

# 10,175 sf Office & Warehouse

Myrtle Beach's Premier Industrial Park  
w/ Build-to-Suit Options Available



For additional information, please contact:

**Joseph Ganassa**  
Advisor

(o) 843.839.9777  
(m) 301.461.2593  
[jganassa@traddcommercial.com](mailto:jganassa@traddcommercial.com)

For Lease

1410 17<sup>th</sup> Ave S  
Myrtle Beach, SC

LS3P



## About

1410 17<sup>th</sup> Ave S

### PROPERTY HIGHLIGHTS

- 10,175 sf of warehouse space with office.
- 8,000 sf Warehouse with 20' eave heights
- 14' Roll-up Warehouse Doors
- Outdoor laydown area
- Property is located in North Industrial Park, directly in the core of Myrtle Beach with easy access to all major roadways
- Centrally Located in the Grand Strand area
- North Industrial Park is directly across from the Myrtle Beach International Airport

### LOCAL ACCOLADES

MAJOR TOURIST DESTINATION	20.6 MILLION VISITORS SPENT \$11.1 BILLION IN 2019
	TOP 10 JULY 4 <sup>TH</sup> DESTINATIONS
	NAMED ONE OF AMERICA'S BEST BEACHES TO VISIT
	#10 ON TOP 16 EAST COAST BEACHER

For additional information, please contact:

**Joseph Ganassa**  
Advisor

(o) 843.839.9777  
(m) 301.461.2593  
jganassa@traddcommercial.com



## Details

1410 17<sup>th</sup> Ave S

MARKET	Myrtle Beach & Grand Strand
SIZE / SQUARE FOOTAGE	10,175sf
TOTAL ACREAGE	.96
ZONING	HC
PRICING	\$17 psf + NNN

For additional information, please contact:

**Joseph Ganassa**  
Advisor

(o) 843.839.9777  
(m) 301.461.2593  
[jganassa@traddcommercial.com](mailto:jganassa@traddcommercial.com)





## Location

1410 17<sup>th</sup> Ave S



For additional information, please contact:

**Joseph Ganassa**  
Advisor

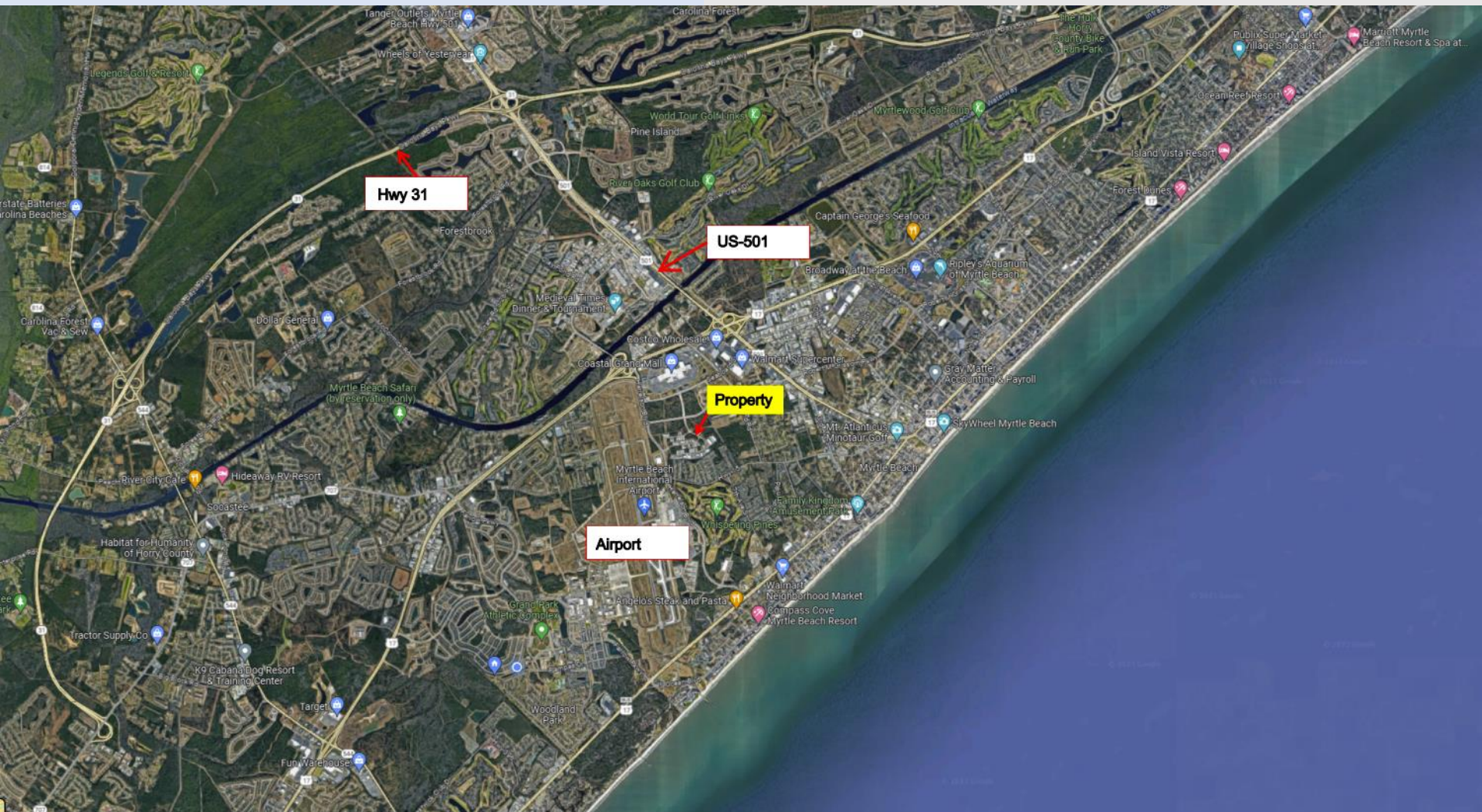
(o) 843.839.9777  
(m) 301.461.2593  
[jganassa@traddcommercial.com](mailto:jganassa@traddcommercial.com)





## Location - Overview

1410 17<sup>th</sup> Ave S



For additional information, please contact:

**Joseph Ganassa**  
Advisor

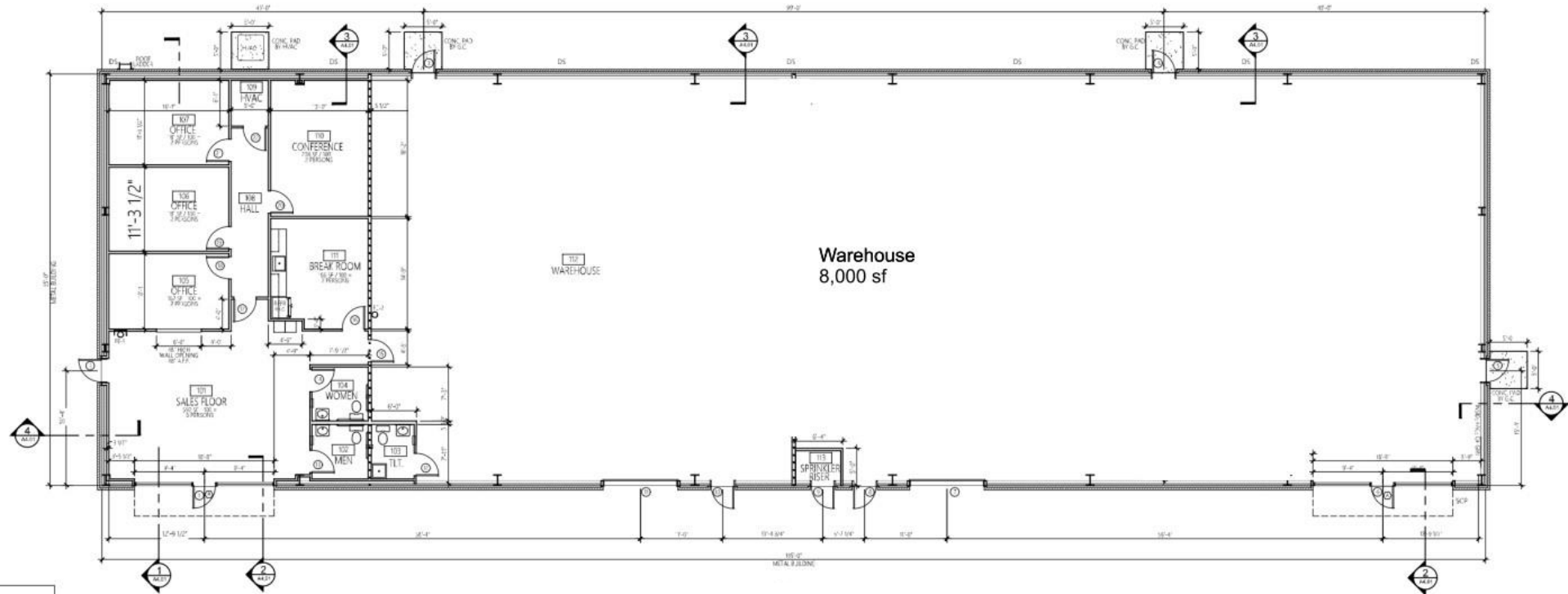
(o) 843.839.9777  
(m) 301.461.2593  
[jganassa@traddcommercial.com](mailto:jganassa@traddcommercial.com)





# Office & Warehouse Layout

1410 17<sup>th</sup> Ave S



For additional information, please contact:

**Joseph Ganassa**  
Advisor

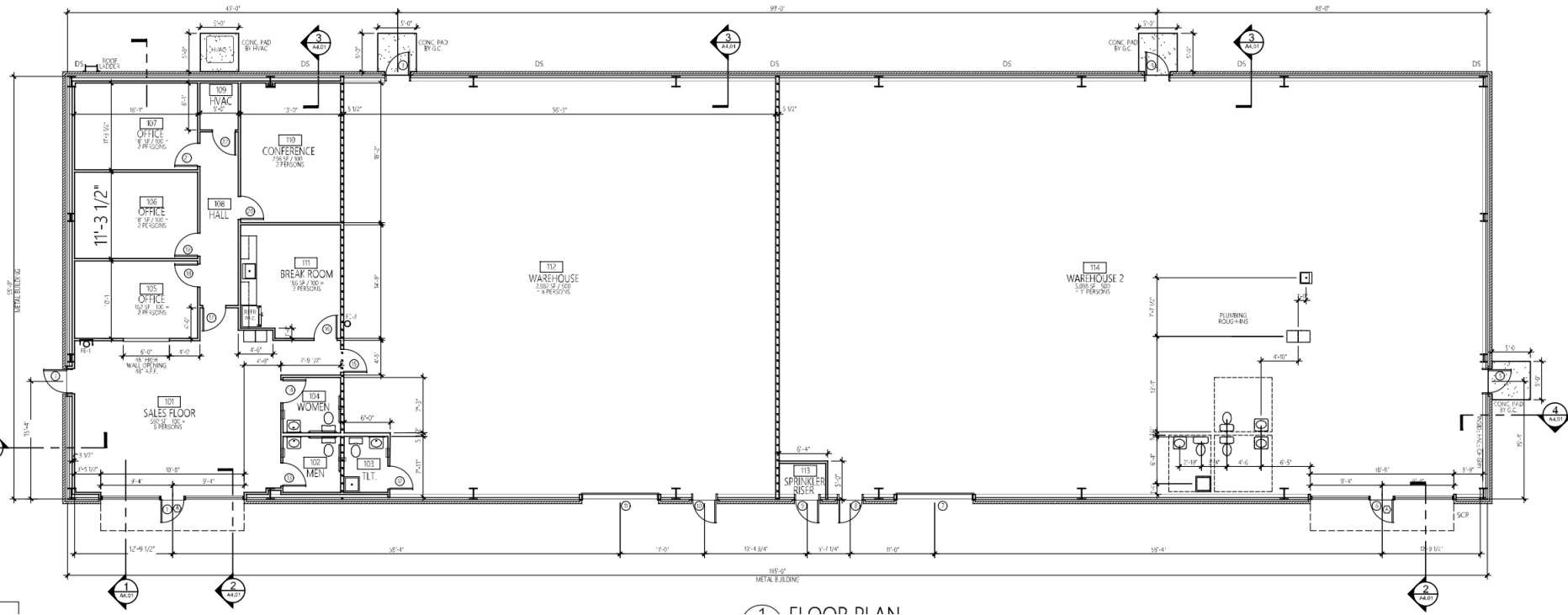
(o) 843.839.9777  
(m) 301.461.2593  
[jganassa@traddcommercial.com](mailto:jganassa@traddcommercial.com)





# Office & Warehouse Layout 2 – Tenant Option

1410 17<sup>th</sup> Ave S



For additional information, please contact:

**Joseph Ganassa**  
Advisor

(o) 843.839.9777  
(m) 301.461.2593  
jganassa@traddcommercial.com