



Industrial & Office Space - 12,000 sf to 125,000 sf

FOR LEASE

East Coast Industrial Park

385 French Collins Rd, Conway, SC 29526

**AVISON
YOUNG**



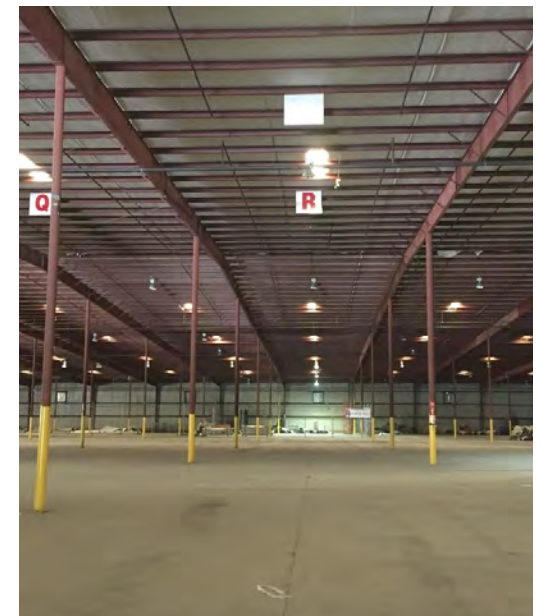
Multiple Building Industrial Park

Industrial spaces ranging from 12,000 to 125,000 sf

East Coast Industrial Park - located at 385 French Collins Rd. in Conway, SC is a privately owned, multiple building industrial park consisting of 4 buildings situated on over 50 acres zoned industrial in Horry County.

Buildings are ideal for distribution and warehouse needs. Fully sprinklered, including dock, well lighted with trailer spotlights, substantial trailer and truck parking. Building is in excellent condition with some office space existing and the ability to built to suit. Space sizes are flexible with various floorplan configurations. Secured site with gated entrance.

Intermodal options available via the recently re-vamped short line, now serviced by RJ Cormin Railroad Group since March of 2016. The railroad interchanges with CSX at Mullins, SC and is approximately 90 miles of rail line including the cities of Mullins, Nichols, Loris and Conway. The rail line also enters NC at Fail Bluff, Chadbourn, Tabor City and Whiteville.





Property Description

Building A is the primary distribution building in the Park. Measuring just over 300,000 sf with flexible floor-plans and room for expansion- this building is an ideal fit for a variety of distribution and warehouse users. Spaces available for lease ranging from 12,000 sf to over 50,000 contiguous square feet. Clear heights from 22'-29' and 25' eave height. Oversized drive-in doors, and a covered, lighted and fully sprinklered loading platform for access to +16 docks. Options for build-to-suit office space, laydown yard and truck parking are available, depending on use and terms.

Building A can be expanded with a 125,000 sf addition. Landlord would build-to-suit for a credit tenant and match to the existing Building A standards.

On site, there is potential for outside storage. Please call broker for more information.

Offering Summary

Available SF:	12,000 - 125,000 SF
Lease Rate:	\$7.00 SF/yr (NNN)
Lot Size:	51 Acres
Total Park SF:	+/- 346,488 SF
Year Built:	1996 (Approximate)
Zoning:	Light & Heavy Industrial
County:	Horry County
Tax Map:	138-00-06-118, 052, 085, & 137-00-02-069
Additional Rent:	\$0.80 SF/yr



Alex Irwin

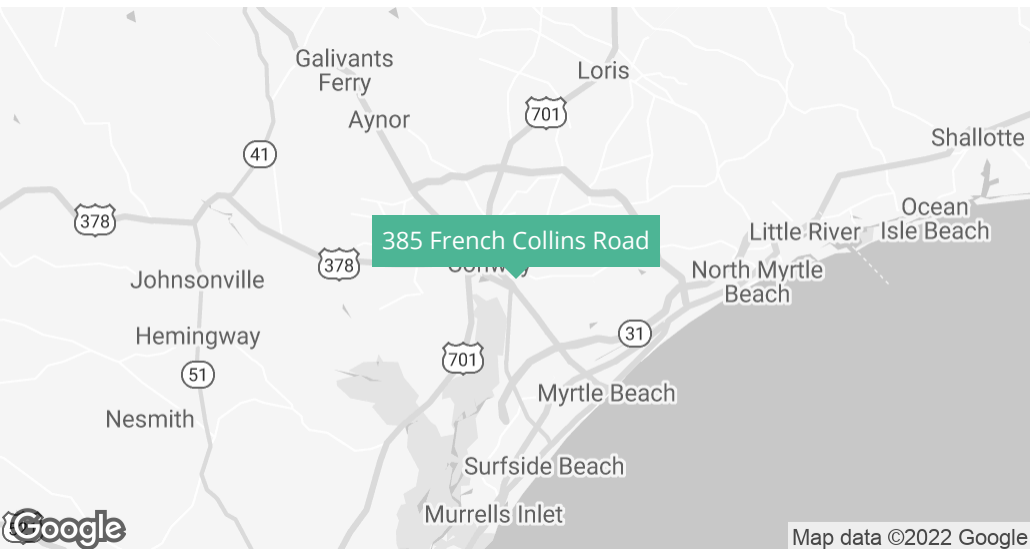
Vice President, Industrial Services
D 843 637 5013
alex.irwin@avisonyoung.com

Ryan Young

Vice President, Industrial Services
D 803 530 4153
ryan.young@avisonyoung.com

East Coast Industrial Park

385 French Collins Rd



Location Description

East Coast Industrial Park is located just east of the center of Conway on Route 501 Corridor.

Site offers access to some of the Southeast's most prominent markets:

Charlotte-Savannah-Sumter-Florence-Beaufort-Fayetteville-Spartanburg-Augusta-Anderson-Raleigh-Columbia and more, all within a 300 mile driving distance.

A sustainable option for companies looking to service large consumer markets, while mitigating operations costs and maintaining a one day service radius.

Heading North on US-17, take a slight left onto US-701. After approximately 36 miles, turn right onto US-501/Main Street. After two miles, turn left onto State Road S-26-14. Property is located on right.



Location Details

County	Horry
Municipality	City of Conway
City of Georgetown	41 Miles (Drive / Distance)
City of Charleston	98 Miles (Drive / Distance)
CSX Charleston / NS Charleston	105 Miles (Distance)

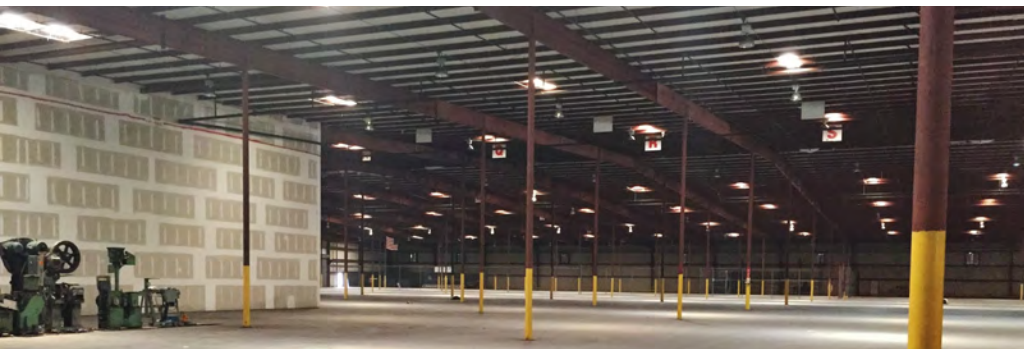


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Vice President, Industrial Services
D 843 637 5013
alex.irwin@avisonyoung.com

Ryan Young
Vice President, Industrial Services
D 803 530 4153
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Building A - Industrial Space

385 French Collins Rd



Building Description

Measuring just over 309,000 sf with flexible floorplans and room for expansion, this building is an ideal fit for a variety of distribution and warehouse users. Spaces available for lease ranging from 12,000 sf to over 50,400 sf contiguous square feet. Clear heights from 22'-29' and 25' eave height. Oversized drive-in doors, and a covered, lighted and fully sprinklered loading platform for access to +16 docks. Options for build-to-suit office space, laydown yard and truck parking are available, depending on use and terms.

Building A

Specifications

Building Dimensions: 450' x 690' (approx.)

Total SF: +/- 309,220 sf

Available SF: 12,000 sf - 54,000 sf

Loading Docks: +16

Drive In Bays: 4 (20'w x 14'h)

Center Height: 30'

Clearance Height: 22' - 29'

Eave Height: 25'

Column Spacing: 30' x 50'

Roof / Walls / Siding: Insulated Metal

Air / Heat Source: To Suit

Lighting: Metal Halide & Skylights

Power Phase: 3 Phase

Sprinklers: Wet & Dry System

Parking Spaces: +120

Trailer Parking: Available

Lease Rate: \$7.00 SF/yr

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Avison Young - South Carolina, Inc. | 1315 Ashley River Road | Charleston, SC 29407 | 843 725 7200

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Building A - Additional Photos

385 French Collins Rd



[Alex Irwin](#)

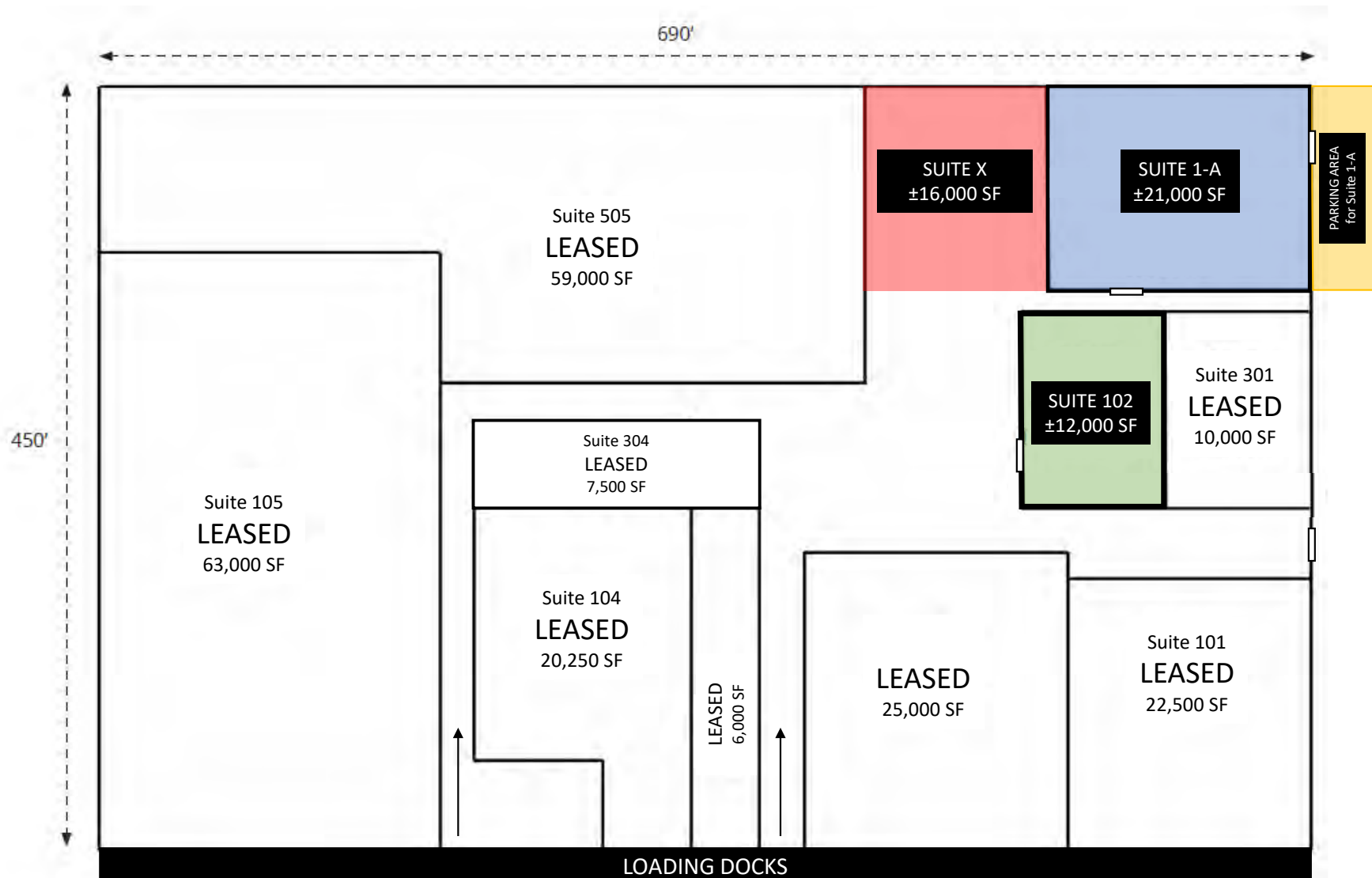
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for more information, please contact

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