



Local Specialists.
National Connectivity.

171 GARDNER LACY ROAD

LIGHT INDUSTRIAL OPPORTUNITY
AVAILABLE



For additional information, please contact:

Adam Cates, CCIM
Senior Advisor

(m) 843.333.4190
acates@traddcommercial.com

Heyes Goldfinch, CCIM
Senior Advisor

(m) 843.222.2523
hgoldfinch@traddcommercial.com



FLEX BUILDING LOCATED ON
MAJOR SUBMARKET TRAFFIC
ARTERY

171 GARDNER LACY ROAD

PROPERTY SPECIFICATIONS

ADDRESS	171 Gardner Lacy Road, Myrtle Beach, SC 29579
MARKET	Myrtle Beach
TOTAL ACRES	14 +/-
TOTAL SQUARE FEET	30,000
TRUCK ACCESS	2 –drive in 2 – dock access
ZONING	Limited Industrial – City of Conway
EXISTING INFRASTRUCTURE	Water – City of Conway Sewer – City of Conway Electric – Santee Cooper
MUNICIPALITY	City of Conway
PRICE	\$8 per square feet + NNN \$4,400,000

For additional information, please contact:

Adam Cates, CCIM
Senior Advisor

(m) 843.333.4190
acates@traddcommercial.com

Heyes Goldfinch, CCIM
Senior Advisor

(m) 843.222.2523
hgoldfinch@traddcommercial.com



FLOOR PLAN SUPPORTS FLEX/LIMITED INDUSTRIAL USER NEEDS

171 GARDNER LACY ROAD

ABOUT 171 GARDNER LACY ROAD

171 Gardner Lacy Road is a flex/light industrial building located on Gardner Lacy Road in the Carolina Forest submarket of Myrtle Beach. Totalling 30,000 square feet on 2.47 acres, this has the ability to be divided into a minimum of two-15,000 square foot units, each with approximately 3,000 square feet of office/showroom space and 12,000 square feet of warehouse. The building is equipped with 2 drive-in and 2 dock-high bays, each serviced by a 14' overhead door. This building is equipped with 3 phase power. The seller will be vacating September 2022 and relocating to a larger building, and is willing to leaseback from purchaser until their new location is ready for occupancy.

Gardner Lacy Road is an extension of Myrtle Ridge Road, and serves as a connector road between Highway 544 and residential populations on the east side of Carolina Forest. Subject property is located 1,500' east of the intersection of Gardner Lacy Drive and Highway 501, Myrtle Beach's main traffic artery that provides connectivity to the polar ends of the Grand Strand via the Carolina Bays Parkway.

DESTINATION	DRIVE TIME	DESTINATION	DRIVE TIME
Carolina Forest	3 minutes	Carolina Bays Parkway/Highway 31	9 minutes
Conway	12 minutes	Surfside Beach	27 minutes
Myrtle Beach	13 minutes	North Myrtle Beach	30 minutes

For additional information, please contact:

Adam Cates, CCIM
Senior Advisor

(m) 843.333.4190
acates@traddcommercial.com

Heyes Goldfinch, CCIM
Senior Advisor

(m) 843.222.2523
hgoldfinch@traddcommercial.com



ABILITY TO SUBDIVIDE INTO MULTIPLE UNITS

171 GARDNER LACY ROAD

PROPERTY SPECIFICATIONS

TOTAL SQUARE FEET	30,000
CEILING HEIGHT	20' eaves
FLOORS/SLAB	6" concrete slab
POWER CAPACITY	3 phase
LIGHTING	Flourescent
NON-WAREHOUSE BUILDOUT	6,000 square feet bullpen-style office space 4 restrooms(2 existing per unit)
ACCESS DOORS	3 drive-in 4 dock-high
BUILDING DIMENSIONS	150' X 200'
COLUMN SPACING	60' X 50'

For additional information, please contact:

Adam Cates, CCIM
Senior Advisor

(m) 843.333.4190
acates@traddcommercial.com

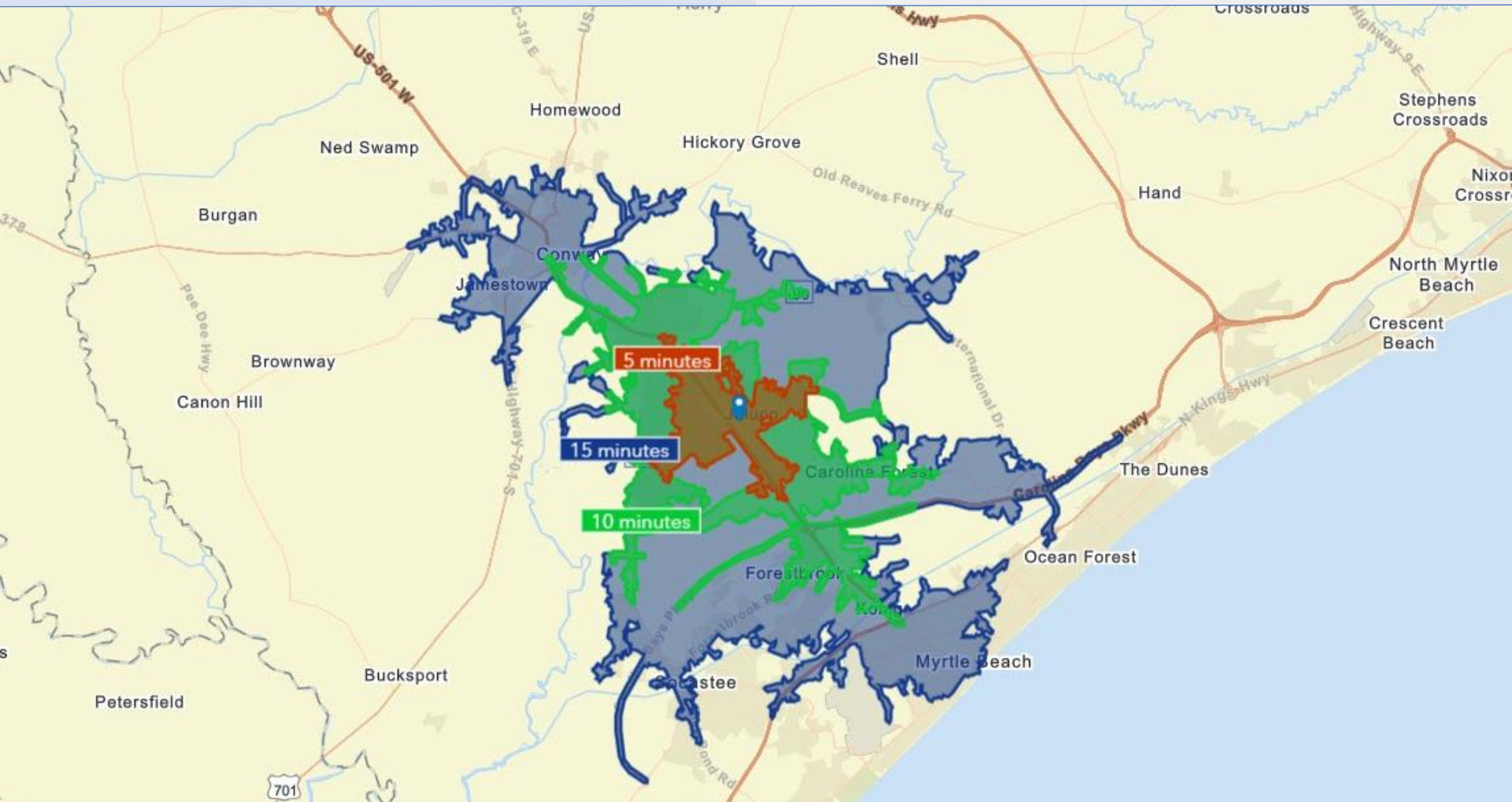
Heyes Goldfinch, CCIM
Senior Advisor

(m) 843.222.2523
hgoldfinch@traddcommercial.com



REASONABLE DRIVE TIMES INCLUDE EXISTING HUBS & PATH OF PROGRESS

171 GARDNER LACY ROAD



For additional information, please contact:

Adam Cates, CCIM
Senior Advisor

(m) 843.333.4190
acates@traddcommercial.com

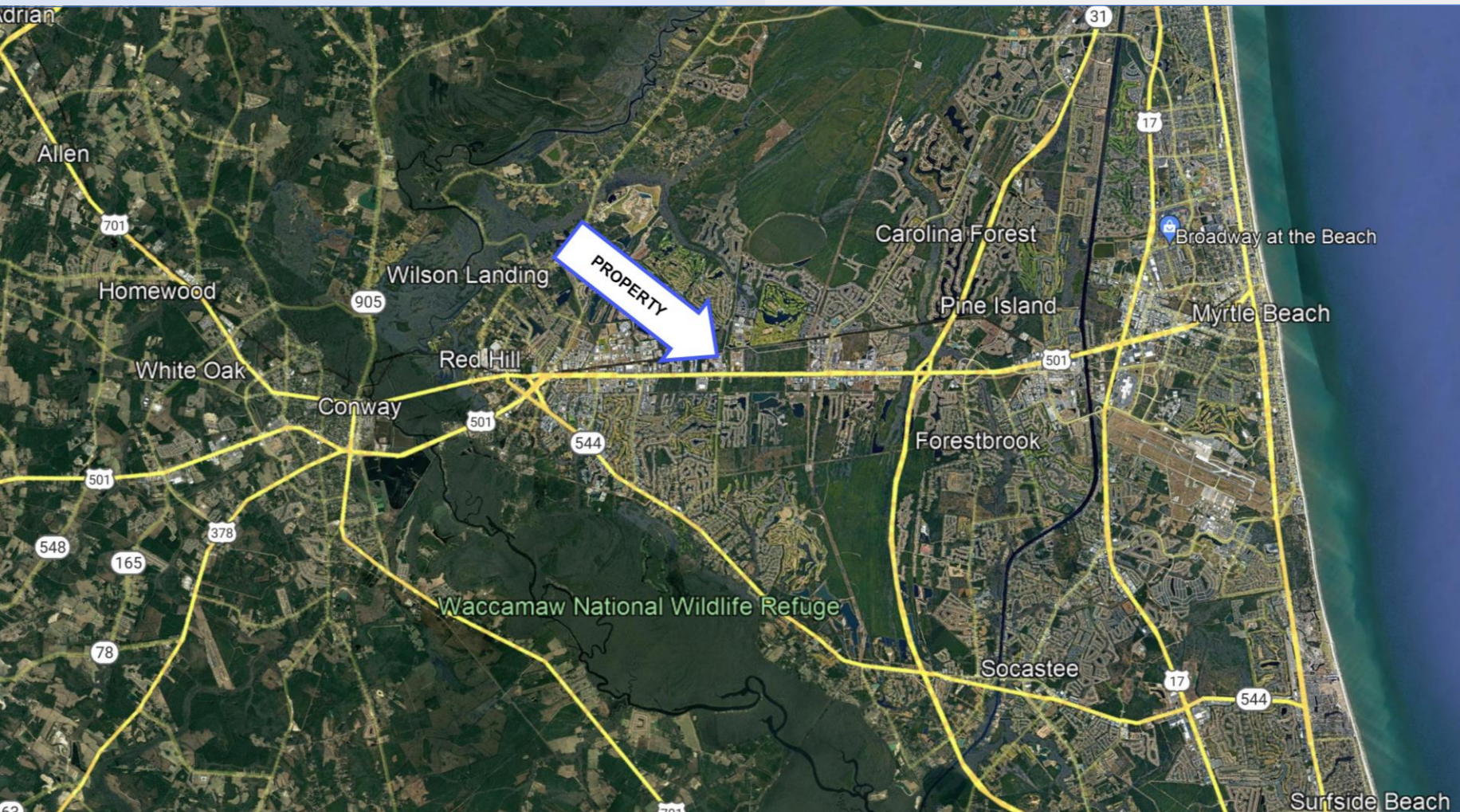
Heyes Goldfinch, CCIM
Senior Advisor

(m) 843.222.2523
hgoldfinch@traddcommercial.com



HIGHWAY 501 PROVIDES CONNECTIVITY THROUGHOUT MYRTLE BEACH MSA

171 GARDNER LACY ROAD



For additional information, please contact:

Adam Cates, CCIM
Senior Advisor

(m) 843.333.4190
acates@traddcommercial.com

Heyes Goldfinch, CCIM
Senior Advisor

(m) 843.222.2523
[hgldfinch@traddcommercial.com](mailto:hgoldfinch@traddcommercial.com)



ACCESS FROM GARDNER LACY
AND GATED YARD PROVIDES
OPTIMAL MANUEVERABILITY

171 GARDNER LACY ROAD



For additional information, please contact:

Adam Cates, CCIM
Senior Advisor

(m) 843.333.4190
acates@traddcommercial.com

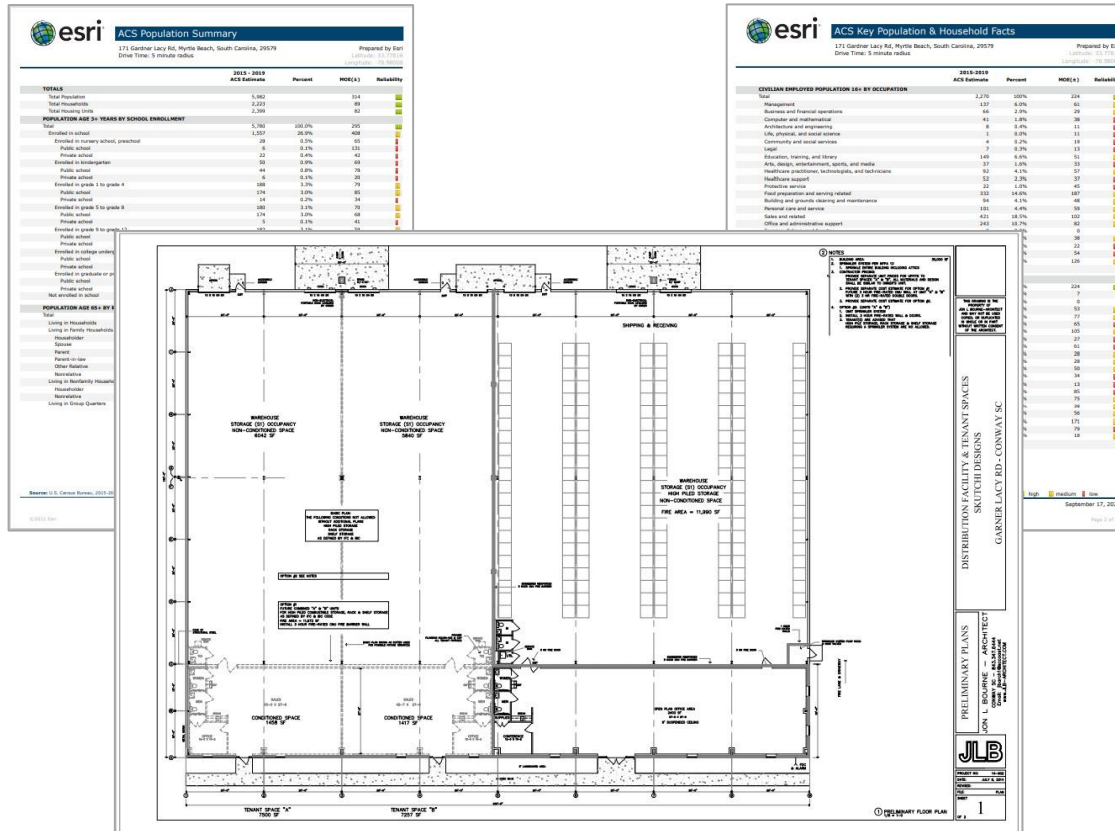
Heyes Goldfinch, CCIM
Senior Advisor

(m) 843.222.2523
hgoldfinch@traddcommercial.com



DEMOGRAPHIC REPORTS AND FLOOR PLANS AVAILABLE

171 GARDNER LACY ROAD



For additional information, please contact:

Adam Cates, CCIM
Senior Advisor

(m) 843.333.4190
acates@traddcommercial.com

Heyes Goldfinch, CCIM
Senior Advisor

(m) 843.222.2523
hgldfinch@traddcommercial.com