



INDUSTRIAL PROPERTY FOR LEASE

North Point Commerce Center

1330 17TH AVENUE SOUTH MYRTLE BEACH, SC 29577



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LOCATION DESCRIPTION

North Point Commerce Center offers strategic advantages for businesses seeking a central and accessible base of operations.

Key Location Highlights:

***Proximity to Major Transportation Routes:** The property is conveniently close to major thoroughfares connecting the Grand Strand and surrounding areas. Highway 17 Bypass, Highway 17 Business, Hwy 501 and Hwy 31.

***Near Myrtle Beach International Airport:** Located directly across from the airport, the site offers unparalleled access for businesses that require frequent air travel or shipping.

***Central Positioning:** Being in the heart of Myrtle Beach, the property provides easy access to the entire area, making it ideal for companies that service clients throughout the region.

OFFERING SUMMARY

Lease Rate:	\$12.00 NNN
Available SF:	10,701 SF - 27,239 SF
Lot Size:	4.7 Acres
Building Size:	78,648 SF

SPACE DETAILS:

- Unit A: Design Center / Warehouse with Mezzanine: 16,266 SF
- Unit B: Showroom & Warehouse Space: 10,701 SF
- Clear Height: Showroom & Warehouse: 26'
- Dock High and Drive In Doors
- Pin #44301040005
- Zoning: MB - LM

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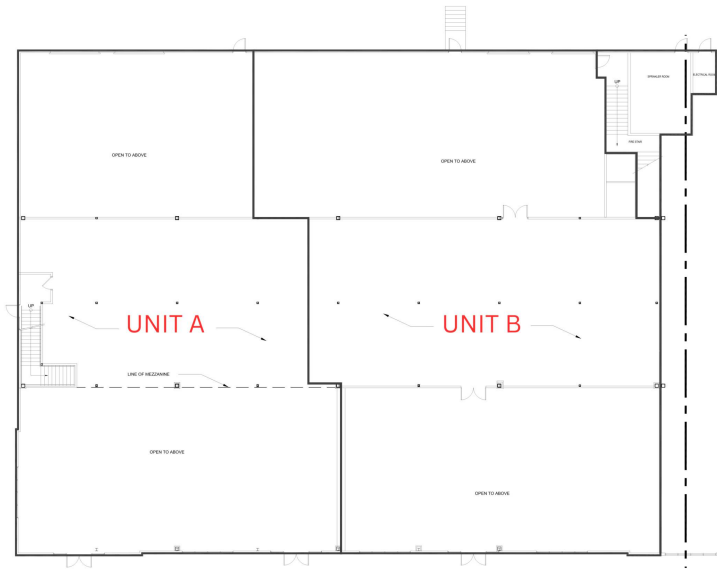
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AVAILABLE SPACES

UNITS	SF	TYPE	DESCRIPTION
UNIT A	16,266 SF	Design Center & Warehouse	Design Center/Work Area: 6,317 SF
			Mezz Office Area: 6,762 SF
			Warehouse: 2,500 SF
UNIT B	10,701	Showroom & Warehouse	Showroom Area - 3,309 SF - 4 Offices
			Middle Work Area - 3,661 SF - 5 Offices and 2 Restrooms
			Warehouse Area- 3,731 SF - 1 Restroom

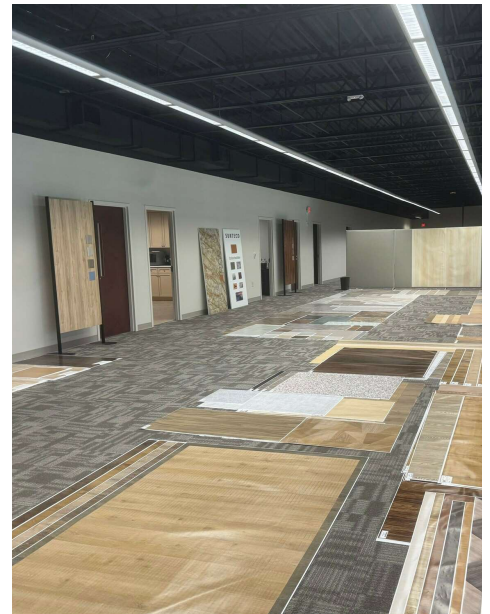
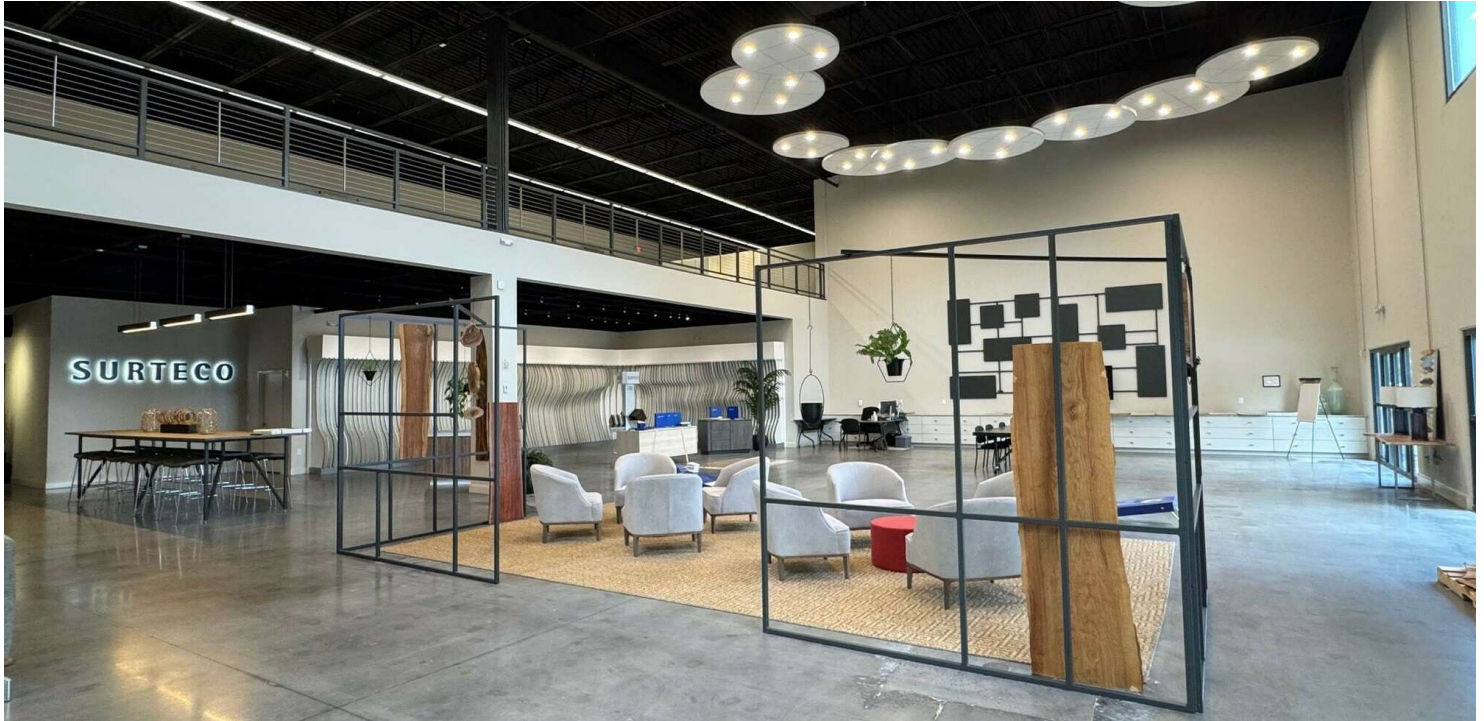
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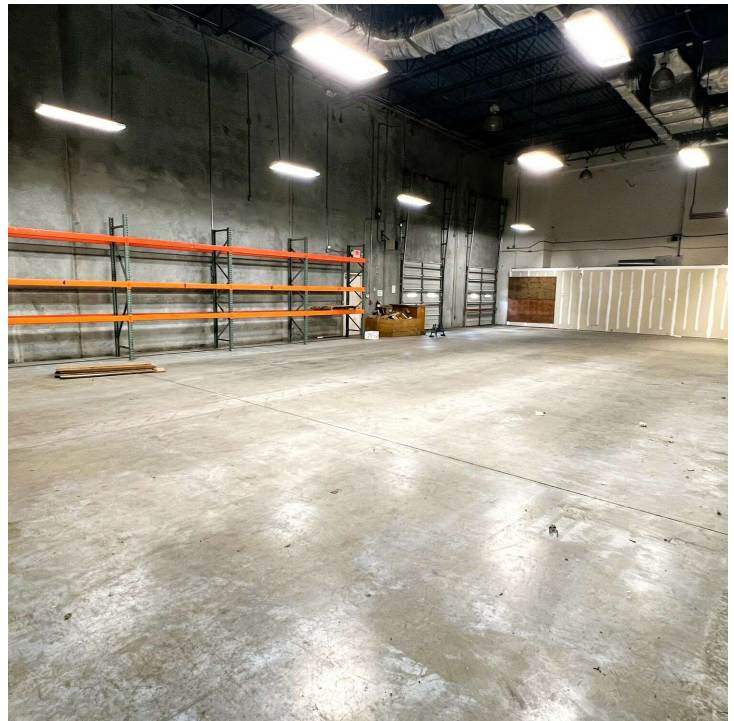


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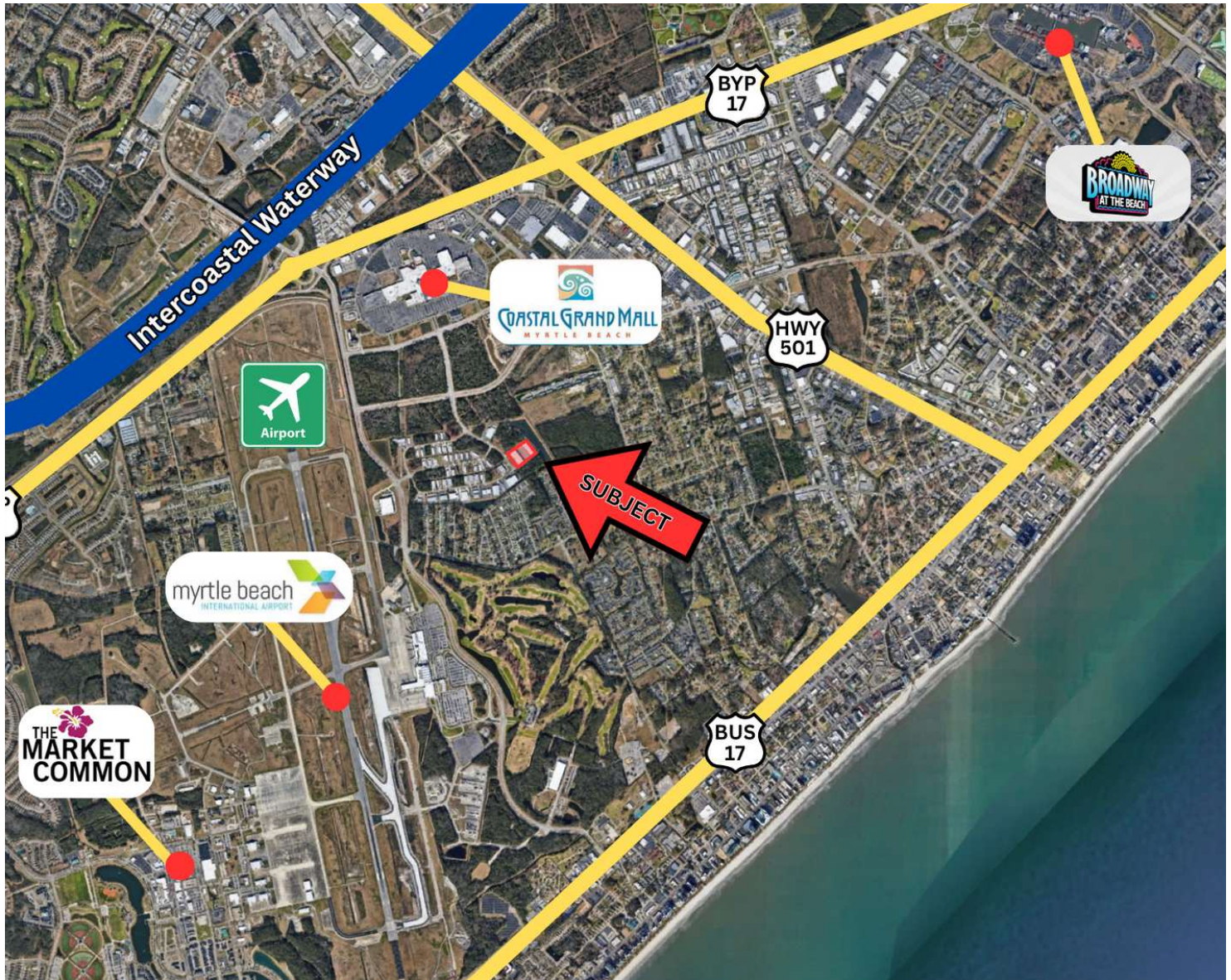
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