



INDUSTRIAL PROPERTY FOR LEASE

New Construction Warehouse/Office Building

155 EAST COX FERRY ROAD CONWAY, SC 29526



CURRY MARTIN

843.626.3400 x1023

curry@keystonecommercial.com

RYAN EARNEST

843.626.3400

ryane@keystonecommercial.com

4706 Oleander Drive, Myrtle Beach, SC 29577-5742 | www.keystonecommercial.com



New Construction Warehouse/Office Building

155 EAST COX FERRY ROAD
CONWAY, SC 29526



OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (NNN)
Available SF:	11,740± SF
Lot Size:	1.07± Acres
Horry County Zoning:	Heavy Industrial (HI)

SEE BELOW FOR ZONING LINK:

[CLICK HERE FOR ZONING INFORMATION](#)

PROPERTY OVERVIEW

New Construction Warehouse in the Grand Strand's premier Industrial area. Office area of 1,675± SF with 2 bathrooms and a break room. The 10,065± SF warehouse offers eave heights from 22.5 feet to 18.5 feet. 1 Dock High Loading dock and 2 Grade level 16x14' Roll up doors. The coveted Heavy Industrial zoning offers a wide variety of uses. Plans available upon request.

PROPERTY HIGHLIGHTS

- Identified as Horry County PIN#: 38301020031
- 1,675± SF Office Space.
- Two (2) Bathrooms.
- One (1) Break Room.
- 10,065± SF Warehouse.
- Eave Heights from 18.5± FT to 22.5± FT.
- One (1) 12' x 14' Dock High Loading Door.
- Two (2) Grade Level 16 x 14' Roll Up Floors.
- Low Voltage Wiring and Surveillance System Installed.
- Plans available upon request.

CURRY MARTIN

843.626.3400 x1023

curry@keystonecommercial.com

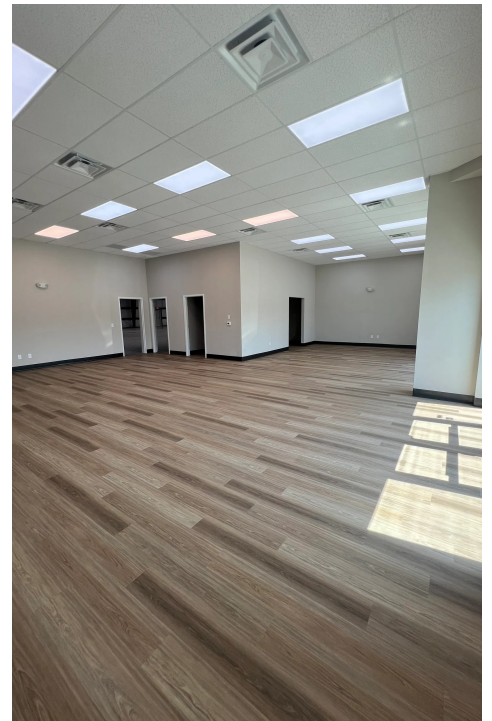
RYAN EARNEST

843.626.3400

ryane@keystonecommercial.com

New Construction Warehouse/Office Building

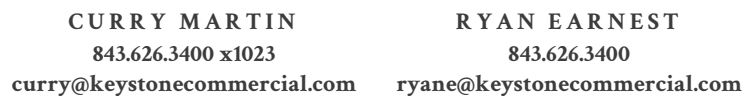
155 EAST COX FERRY ROAD
CONWAY, SC 29526



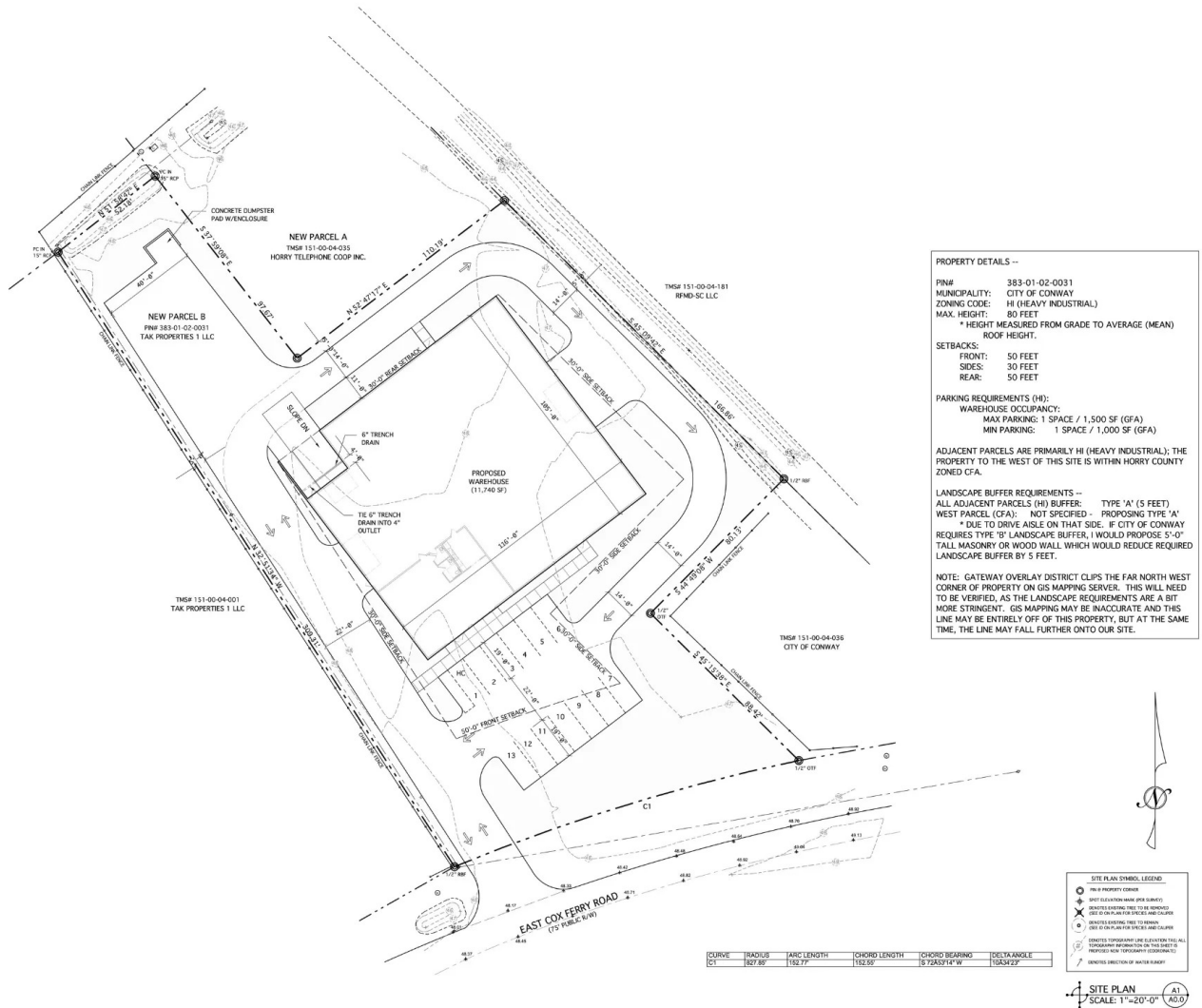
CURRY MARTIN
843.626.3400 x1023
curry@keystonecommercial.com

RYAN EARNEST
843.626.3400
ryane@keystonecommercial.com

155 EAST COX FERRY ROAD
CONWAY, SC 29526



155 EAST COX FERRY ROAD
CONWAY, SC 29526

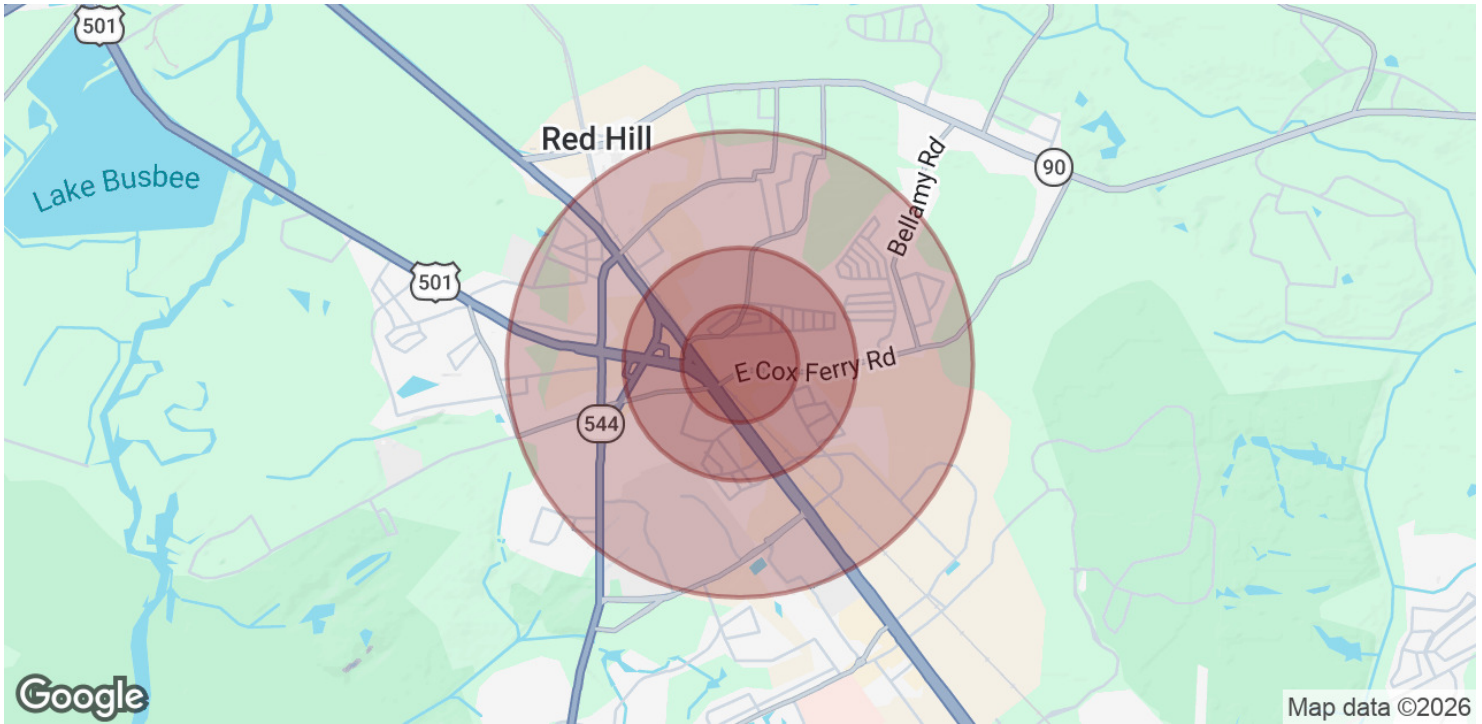


CURRY MARTIN 843.626.3400 x1023 curry@keystonecommercial.com	RYAN EARNEST 843.626.3400 ryane@keystonecommercial.com
---	---



New Construction Warehouse/Office Building

155 EAST COX FERRY ROAD
CONWAY, SC 29526



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	101	632	3,710
Average Age	41.6	33.0	27.8
Average Age (Male)	40.2	32.4	27.4
Average Age (Female)	44.3	34.4	28.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	41	197	933
# of Persons per HH	2.5	3.2	4.0
Average HH Income	\$70,723	\$74,155	\$79,795
Average House Value	\$261,346	\$246,325	\$250,758

2023 American Community Survey (ACS)

CURRY MARTIN	RYAN EARNEST
843.626.3400 x1023	843.626.3400
curry@keystonecommercial.com	ryane@keystonecommercial.com