



WATER TOWER ROAD // NORTH MYRTLE BEACH, SOUTH CAROLINA

PALMETTO COAST INDUSTRIAL PARK

**MYRTLE BEACH'S PREMIER CLASS A INDUSTRIAL PARK
PHASE 2 | UP TO 561,000 SF AVAILABLE
BUILD-TO-SUIT AND SALE OPPORTUNITIES**





2.2 MSF
RETAIL CENTER

WATERSIDE
BY MERITAGE HOMES

RYAN HOMES
AT GRANDE DUNES

GRANDE
DUNES RESORT

22

17

ARCADIA
AT GRANDE DUNES

ABRAZO
GRANDE DUNES

31

31



WATERTOWER ROAD



amazon

PCIP B1 | 165,000 SF



PCIP

PCIP B2
178,507 SF



PCIP

PCIP B3
147,000 SF

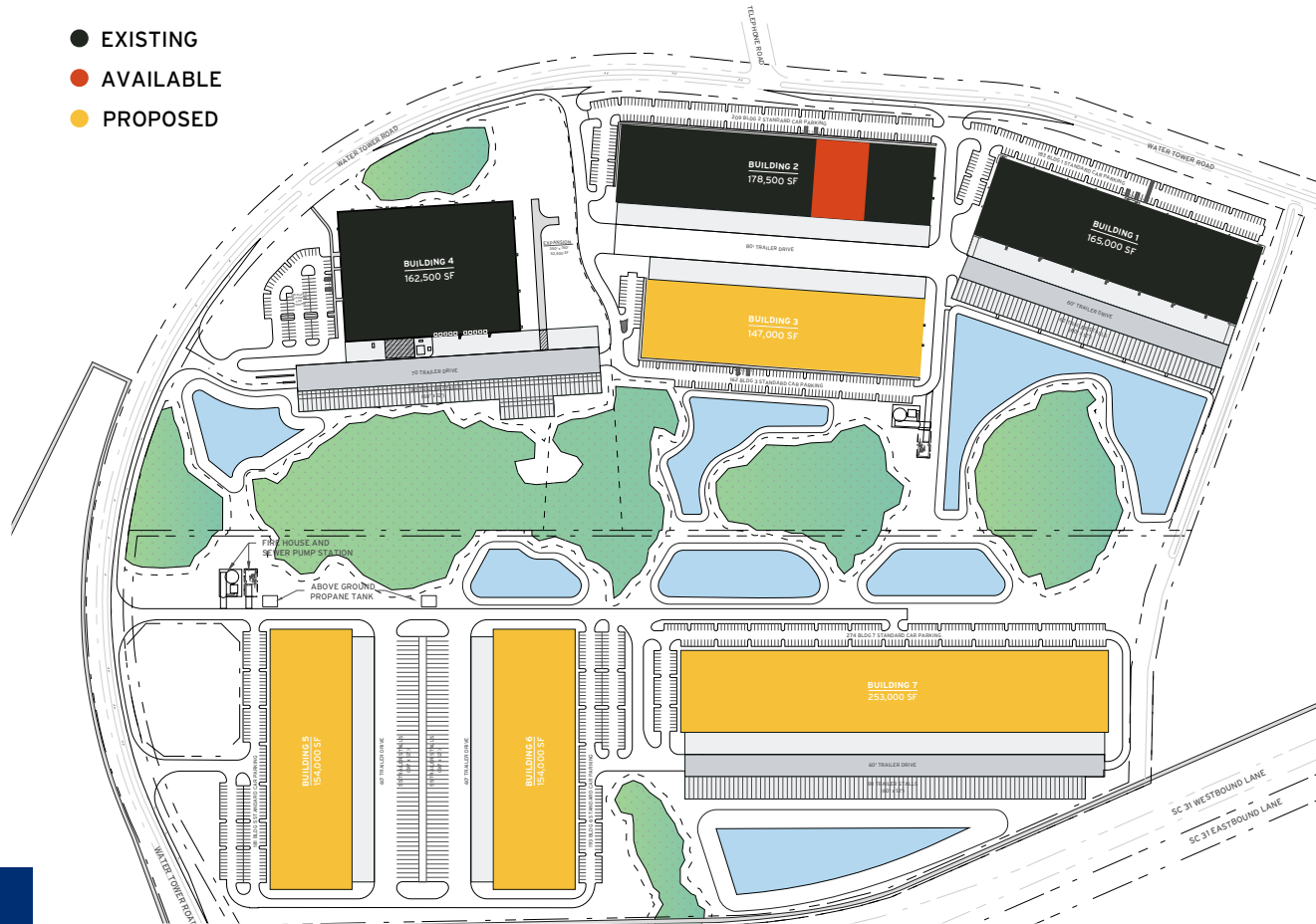


PCIP B4 | 164,850 SF

Edgewater Ventures is pleased to present Palmetto Coast Industrial Park (PCIP) – the Myrtle Beach market's first Class A industrial park. Totalling 130 acres and 1,214,000 SF across seven (7) buildings, the project provides users with a best-in-class park setting capable of accommodating users from 25,000 SF up to 253,000 SF. Positioned along Water Tower Road with uninterrupted access to SC HWY 31, SC HWY 22, and US HWY 17, the park provides outstanding connectivity to the entire Myrtle Beach MSA in addition to Wilmington, NC and Charleston, SC.

SITE PLAN

- EXISTING
- AVAILABLE
- PROPOSED



PARK SUMMARY

PROPERTY INFORMATION

ADDRESS	Water Tower Road
CITY	North Myrtle Beach
STATE	South Carolina
COUNTY	Horry
PARCEL ID	38900000243
TOTAL PARK ACRES	±69.28
ZONING	Planned Development District with intended Industrial Use
NUMBER OF BUILDINGS	Three (3) Existing, Four (4) Proposed

ACCESSIBILITY

SC HWY 31	Immediate access
SC HWY 22	2.5 miles
US HWY 17	4.0 miles
MYRTLE BEACH INTERNATIONAL AIRPORT	14.2 miles
GEORGETOWN	46.3 miles
WILMINGTON	77.3 miles
CHARLESTON	107.0 miles

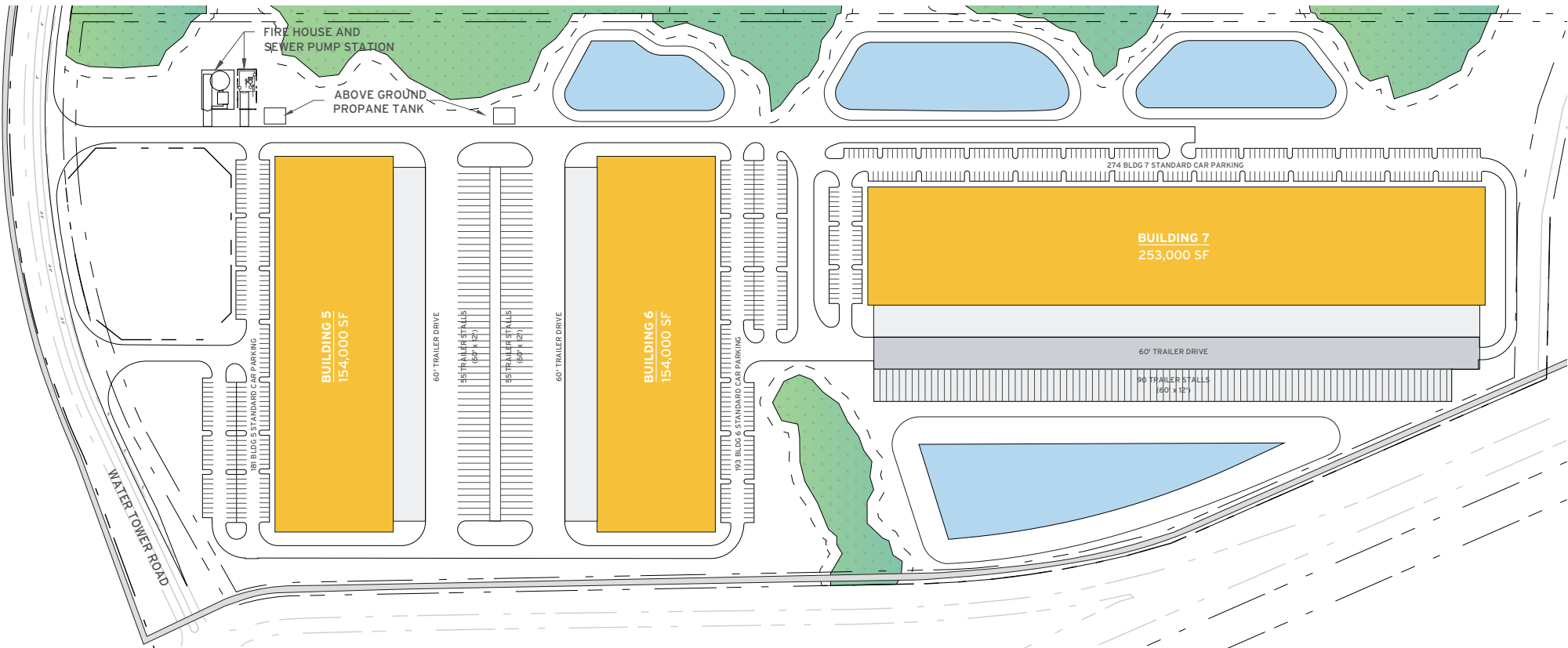


BUILDING 5 - 6- 7 SPECIFICATIONS

BUILDING DEPTH	260'
COLUMN SPACING	54' x 50' with 60' speed bay
BUILDING SIZE	154,000 - 253,000 SF
AVAILABLE SF	154,000 - 253,000 SF
OFFICE SF	BTS
CONSTRUCTION TYPE	Tilt-up concrete
ROOF	60 mil TPO

PARKING	193 - 274 employee spaces
TRAILER PARKING	55-90 Stalls
TRUCK COURT DEPTH	180' deep truck court
FLOOR THICKNESS	6" concrete
CLEAR HEIGHT	32' minimum
LIGHTING	LED
WAREHOUSE HEATING	Roof mounted gas unit heaters

SPRINKLER SYSTEM	ESFR sprinkler system
LOADING DOCKS	Per Tenant Requirement
GRADE LEVEL LOADING	Two (2) 12' x 16' doors
VENTILATION	Roof mounted ventilation fans
AVAILABILITY	Proposed
LEASE RATE	Call for details



LOCATION OVERVIEW



GATEWAY LOCATION TO MYRTLE BEACH

-  One-turn connectivity from Palmetto Coast Industrial Park to HWY 31 provides uninterrupted access to HWY 22 and HWY 17
-  Infrastructure improvements on Water Tower Road have created an attractive median-divided access road to the park, capable of future expansion to accommodate commercial and residential growth
-  Close proximity to the Grand Strand's densely populated mixed-use developments to include Barefoot Landing & Resort, Arcadian Shores, Grande Dunes, and Carolina Forest
-  Positioned less than five minutes away from 2.2 million SF of retail including Tanger Outlets and Arcadian Shores Commons

DRIVE TIMES

10 MIN MAIN ST. NORTH MB	20 MIN MB INTERNATIONAL AIRPORT	45 MIN GEORGETOWN
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WITHIN TEN MILES

 54,000 HOUSEHOLDS	 127,000 RESIDENTS	 8,600 BUSINESSES
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LOCATION OVERVIEW

DRIVE TIMES

10 MIN | MAIN ST.
(NORTH MB)

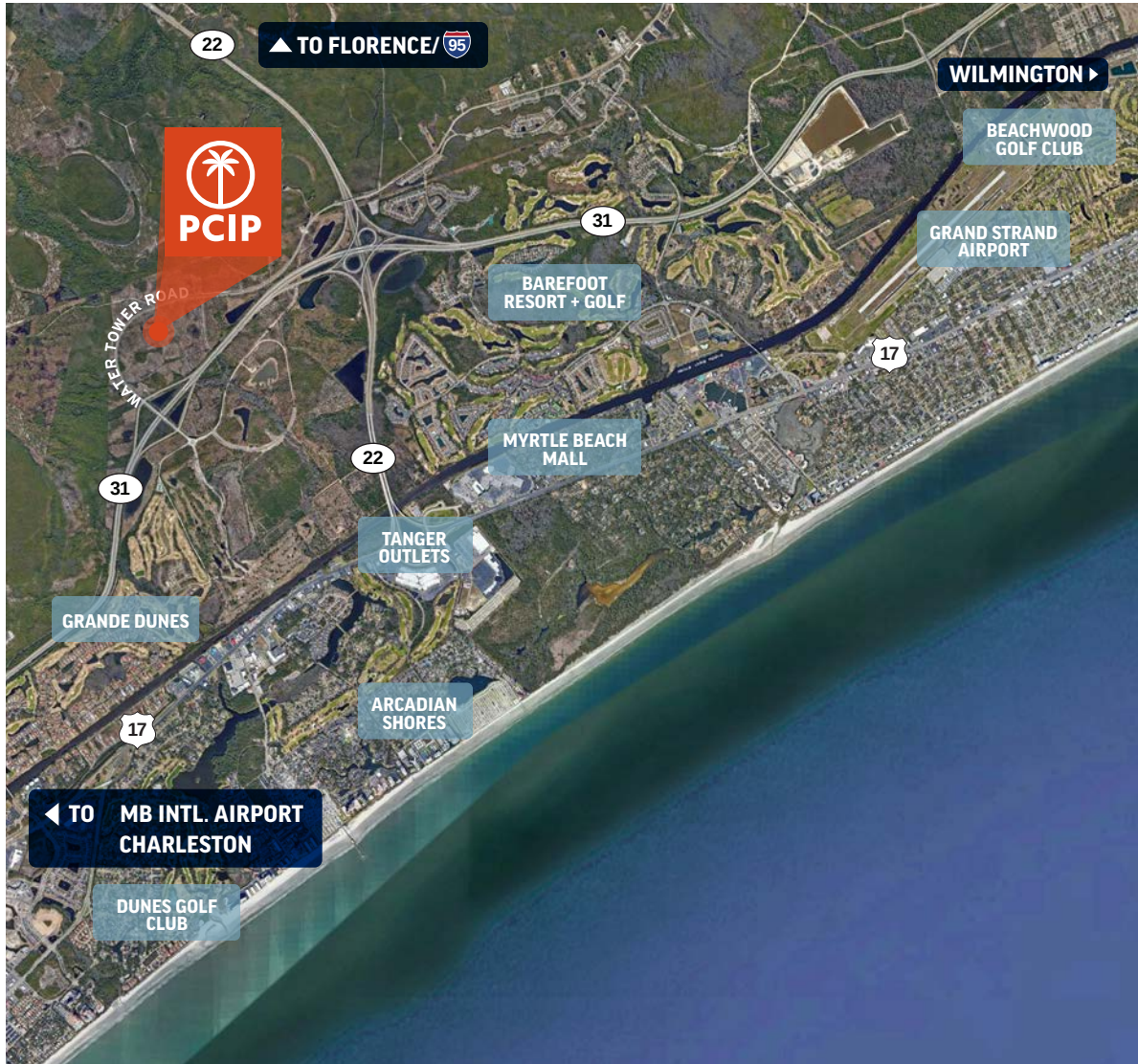
10 MIN | CAROLINA
FOREST

20 MIN | MB INTL.
AIRPORT

45 MIN | GEORGETOWN

1 HOUR | WILMINGTON

2 HOURS | CHARLESTON





DEVELOPED BY
EDGEWATER
VENTURES

LEASING BY



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