Manufacturing Warehouse

FOR LEASE

2951 East Highway 501
Conway, SC 29526

PROPERTY SPECBS:

Available SF: 127,535
Land Area: 11.42 AC
PIN(S): 40004020003 & 39901040002
Zoning: Limited Industrial District (LI) by Horry County

B.W. "Rusty" Helm
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PROPERTY HIGHLIGHTS

CLIMATE CONTROL PLANT: 114,535 SF.

FLEXIBLE OFFICE SPACE: 13,000 SF.

TOTAL LAND AREA: 11.42 Acres.

ZONING: Light Industrial (LI), County of Horry, SC.

PIN: Identified as PIN# 40004020003 & 39901040002.

EXTERIOR: Gravel Storage/Lay Down Yard. Entire Building is Served by a Wet Sprinkler System.

POWER/SYSTEMS: 480V 3-Phase 3,000 AMP Service. (2) 200 Feet 3 Phase Power Distribution Bus Ducts.

LIQUID STORAGE: 200,000 Gallon Containment Tank.

FOUNDATION: 6” Reinforced Concrete Slab.

STRUCTURE: Predominately Masonry with Block and Brick.

ROOF: Flat Roof System is Composition Membrane Over Metal Deck on Steel Bar Joists (New in 2013).

EAVE HEIGHT: 15 Feet Minimum. Columns on 40ft Centers.

DOORS: Adequate Man Doors, Five (5) 12’ x 12’ Dock Doors with Levelers and Eight (8) Truck Doors of Various Sizes.

10% Office Space
90% Warehouse/Manufacturing Space

Office Area:
Numerous private offices, cubicles, general office space, conference rooms, employee breakroom and kitchen, storage rooms, technology room and adequate restrooms.

Warehouse Area:
Spaces for manufacturing, assembly, warehousing, shipping and receiving, lab, mechanicals, tool cage, parts and supplies, shop office and restrooms.

Location and Access:
THE REGION

#1 BEST PLACES PEOPLE ARE MOVING TO
US News & World Report, 2019

Ranked # 6
BEST AFFORDABLE
Family Vacation
US News & World Report, 2019

BEST FAMILY BEACH VACATION
RANKED #7
US News & World Report, 2019

ONE OF THE
MOST EXCELLENT
CITIES FOR EXPERIENCES
Trip Advisor, 2018

MYRTLE BEACH, SC.
Metropolitan Statistical Area

The Grand Strand has some of the most beautiful beaches in the world, ocean and river water sports, over 100 golf courses, 1,500 restaurants, numerous theatres offering international recording artists and Broadway Shows. The Myrtle Beach area enjoys an outstanding quality of life. The temperate climate, cultural and recreational opportunities, and robust economy continue to draw an increasing number of visitors and people relocating from other areas. Considered one of America’s top vacation destinations, the area hosts an estimated 16 million visitors annually. Myrtle Beach is home to Coastal Carolina University and Horry-Georgetown Technical College, and the area has an impressive labor force of professional, technical, and skilled personnel.

Population
U.S. Census Bureau
2010: 376,722
2018: 467,292
2023: 533,198

Total Households
U.S. Census Bureau
2010: 158,522
2018: 196,299
2023: 244,089

Avg. Household Income
U.S. Census Bureau
2010: $68,058
2018: $77,206

EMPLOYMENT,
Bureau of Labor Statistics

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