

FOR LEASE



# DIVIDEND PLAZA

1409 Dividend Loop • Myrtle Beach, SC

OFFICE/WAREHOUSE COMPLEX





## AVAILABLE SPACE

- 3,750 SF (Unit B2)
- Expandable Floor Plans
- Restrooms
- Ceiling Height, Sloped Roof: Rear: 16 ' , Front: 20
- 12 'x 12 'and 12' x 14' Overhead Doors
- 1 Covered Dock Well
- 24 Common Parking Spaces
- Heightened Architectural Building Components

## HIGHLIGHTS

Complex situated on +/-1.01 Acres

Well positioned central US Highway 17 location.

Multiple traffic signal accesses to all major road systems serving both coastal, resort and inland areas.

High quality seasoned business park setting, convenient to Myrtle Beach International Airport.

**Fixed Lease Rates + \$3.25 CAM, TI (Annual Reconciliation)**

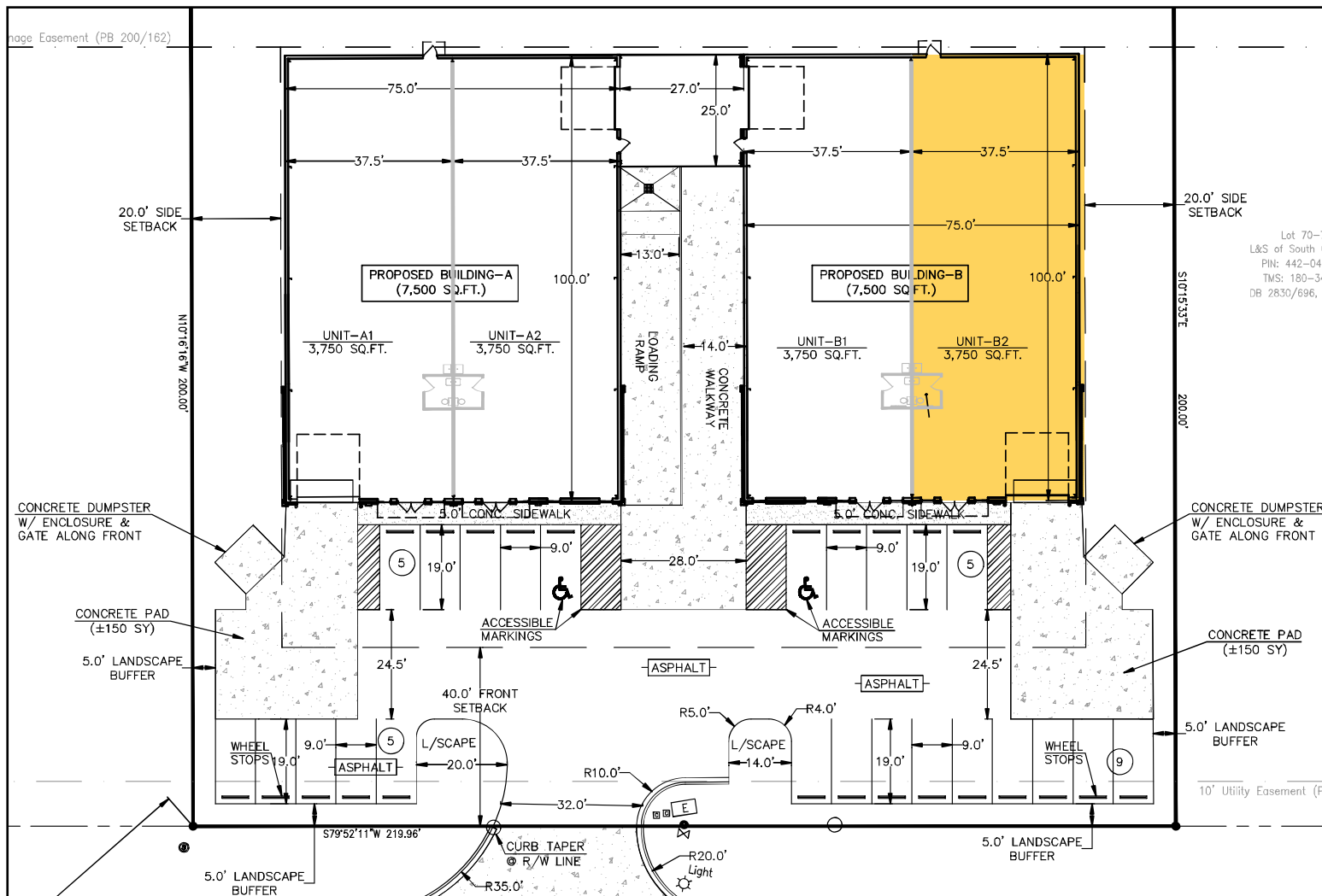


*For more information, please contact:*

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**Gabriella Savino** • 854.237.4117 • [marketing@hbsprings.com](mailto:marketing@hbsprings.com)





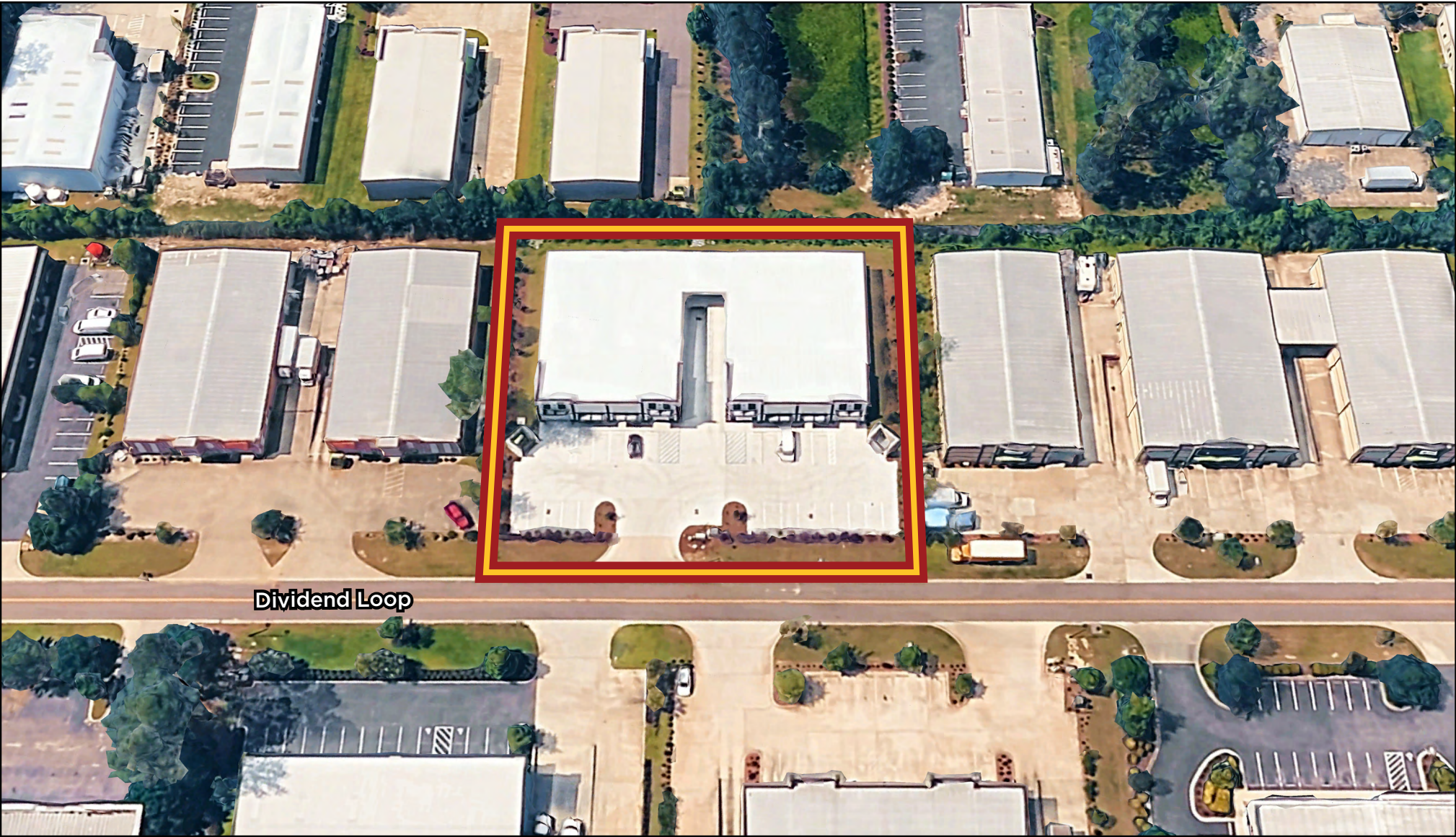
**AVAILABLE**

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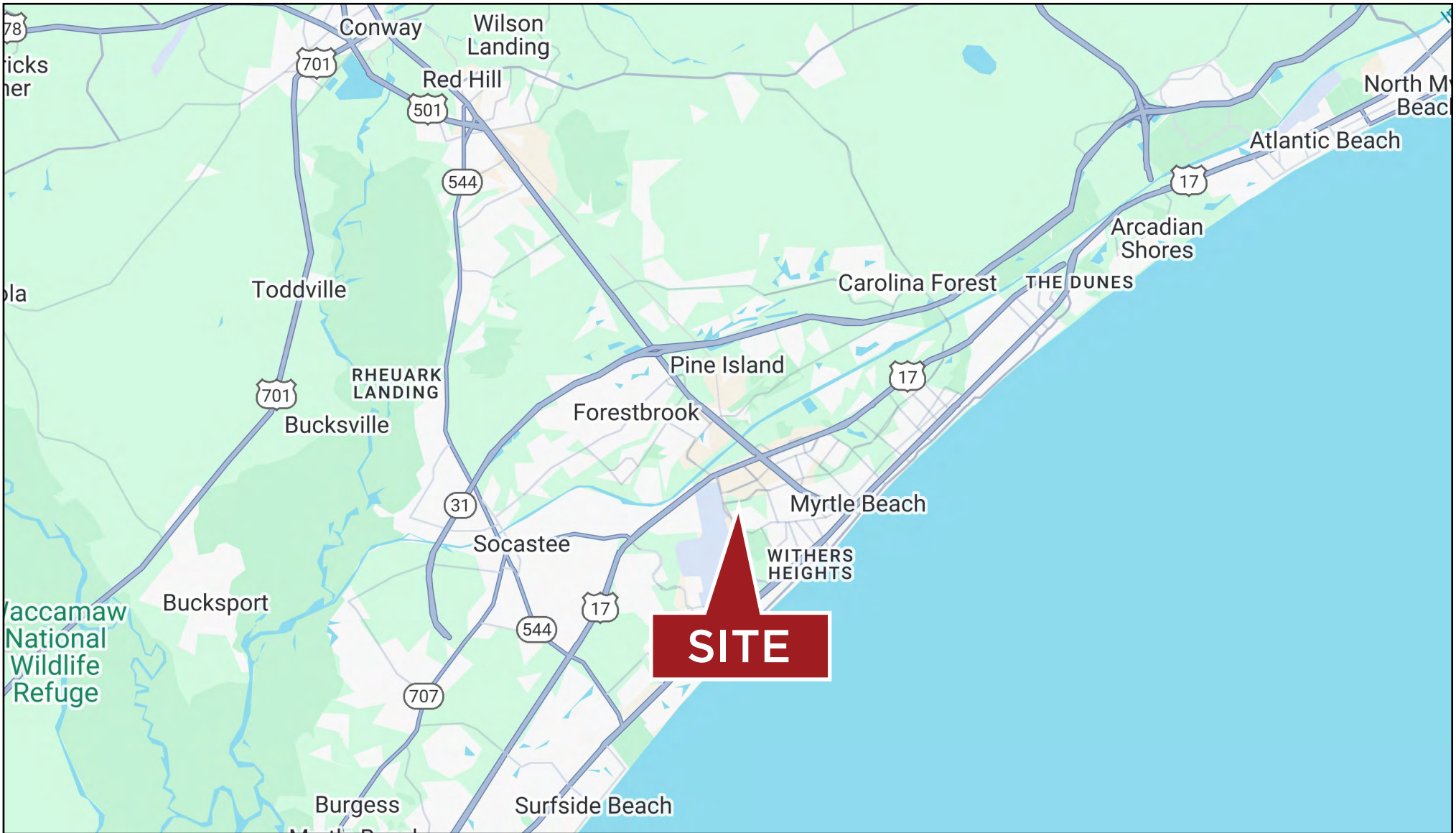


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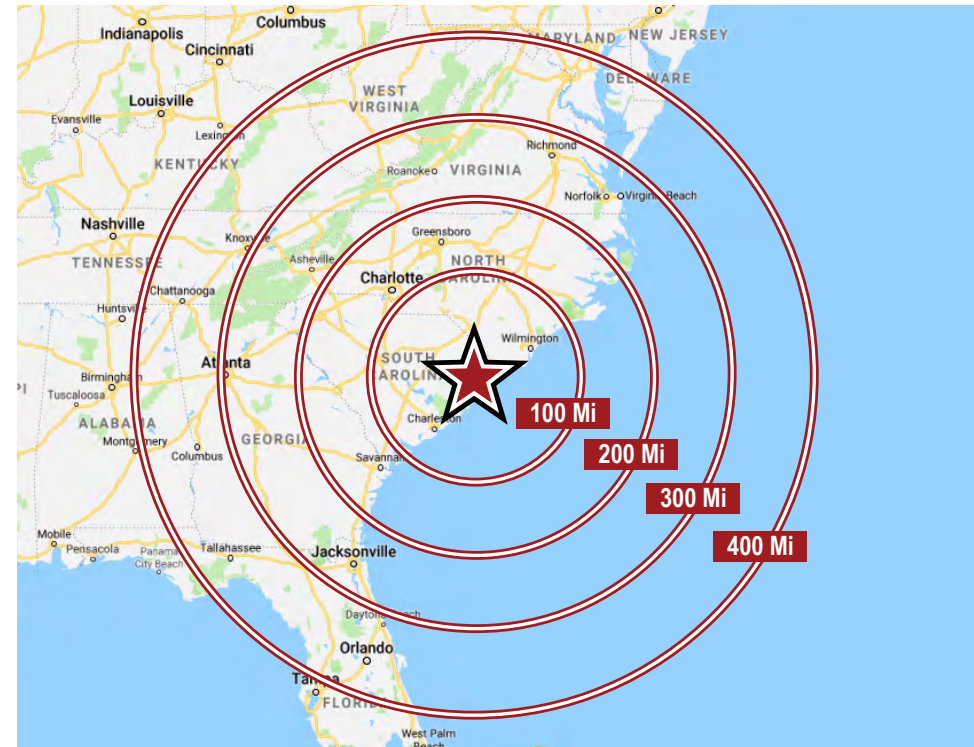
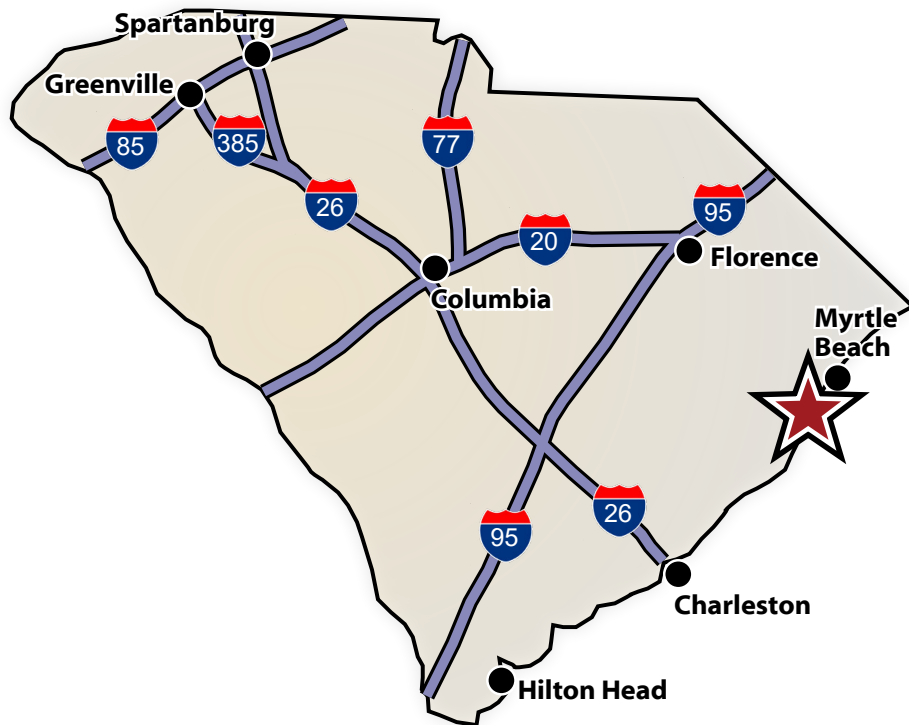
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## DRIVE TIMES IN SOUTH CAROLINA

MYR Intl. Airport	5 Min	Florence	1 Hr 31 Min
Port of Georgetown	40 Min	Charleston	2 Hr 10 Min
I-95	1 Hr 30 Min	Columbia	2 Hr 49 Min
I-20	1 Hr 40 Min	Hilton Head	3 Hr 57 Min
I-77	2 Hr 35 Min	Spartanburg	4 Hr 9 Min
I-26	2 Hr 46 Min	Greenville	4 Hr 15 Min



## DRIVE TIMES TO MAJOR U.S. CITIES

Wilmington, NC	1 Hr 47 min	Jacksonville, FL	5 Hr 29 Min
Fayetteville, NC	2 Hr 15 Min	Norfolk, VA	5 Hr 34 Min
Raleigh, NC	3 Hr 8 Min	Atlanta, GA	5 Hr 50 Min
Charlotte, NC	3 Hr 40 Min	Knoxville, TN	6 Hr 45 Min
Savannah, GA	3 Hr 52 Min	Washington DC	6 Hr 55 Min
Augusta, GA	3 Hr 55 Min	Orlando, FL	7 Hr 33 Min
Richmond, VA	5 Hr 7 Min	Birmingham, AL	7 Hr 58 Min

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