

FOR SALE / LEASE



BENEZRA WAREHOUSE

3835 Socastee Blvd • Myrtle Beach, South Carolina

OFFICE & WAREHOUSE FACILITY





PROPERTY FEATURES

- Steel Frame Metal Building
- Stucco Exterior
- Ceiling Height: 20 ft., Sloping
- 2 Overhead Doors: 14 ft x 14 ft
- 5 Overhead Doors: 12 x 14 ft
- Abundant Parking
- Administrative, Reception and Lobby Areas
- Break Room
- High Bay Warehouse Lighting
- 7 Downstairs Individual Office Spaces
- 8 Upstairs Individual Office Spaces
- Well Appointed Features
- Exterior Enclosed Storage Yard

HIGHLIGHTS

15,000 SF Building on +/-0.96 Acres
+/- 5,000 SF of Office Space
+/- 10,000 SF of Warehouse Space

Well-positioned commercial warehouse facility conveniently located along Socastee Boulevard with close proximity to Highway 17.

This location provides efficient access to Myrtle Beach, Surfside Beach, Murrells Inlet, and surrounding areas of southern Horry County.

The property offers a functional mix of office, showroom, and warehouse space suitable for a variety of commercial or light industrial users.

Fixed Rates: \$10,000/Month + \$726/Month Property Taxes & Insurance

Sale Price: \$1,450,000



For more information, please contact:

T. Van Davenport • 843.222.8153 • tvandavenport@hbsprings.com

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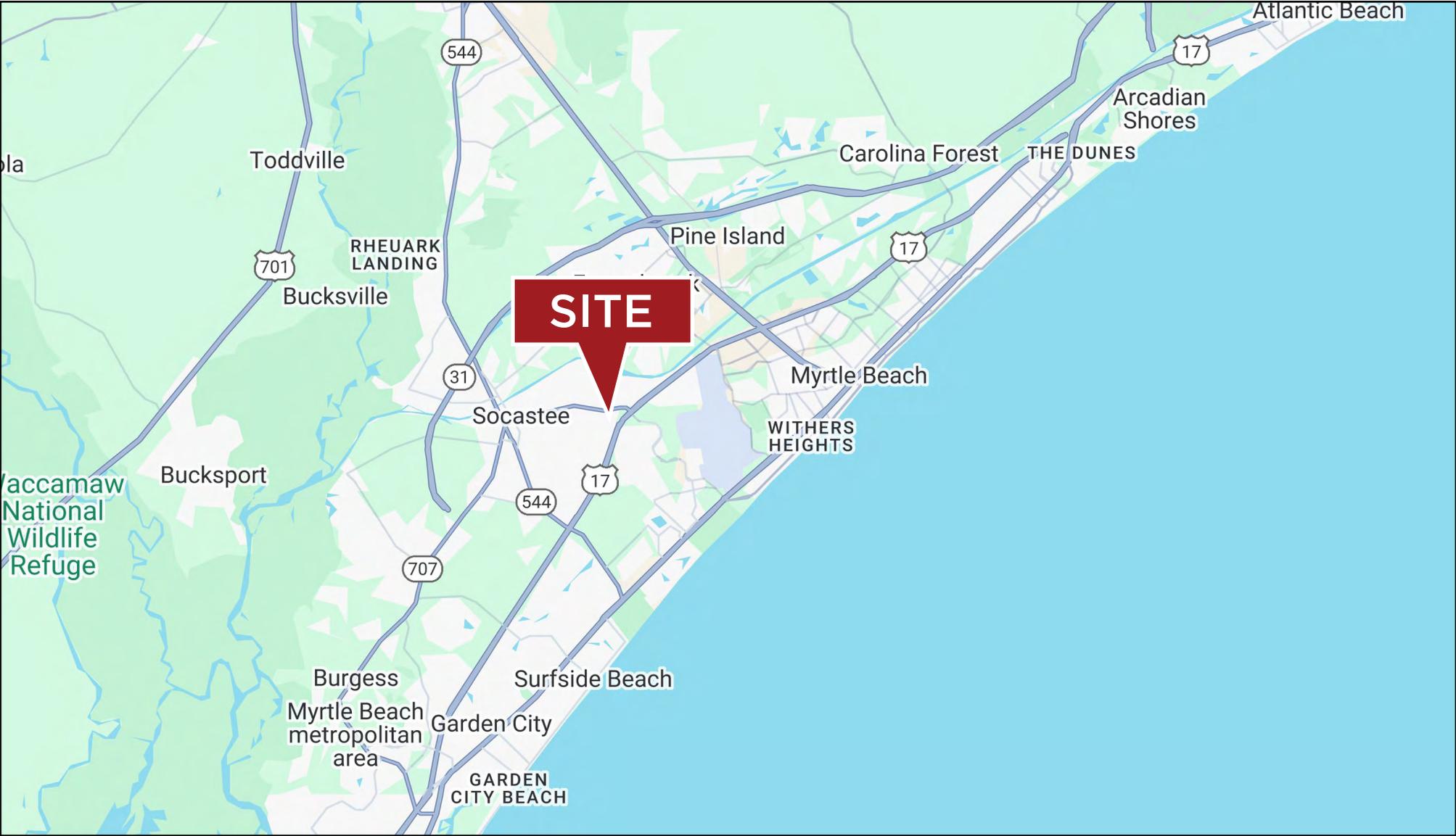


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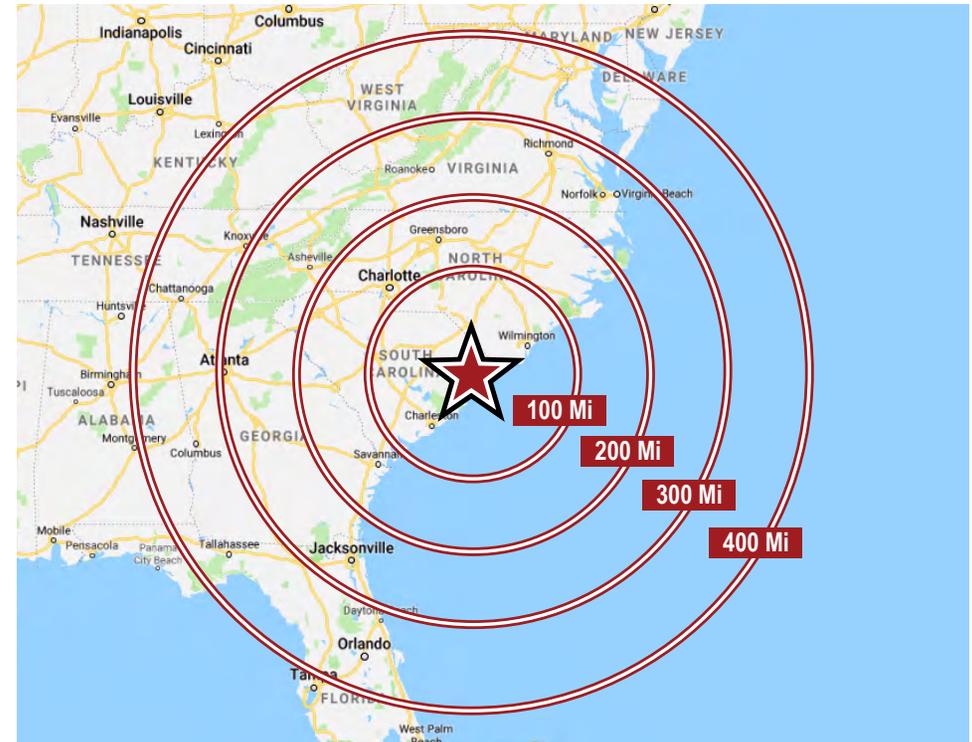
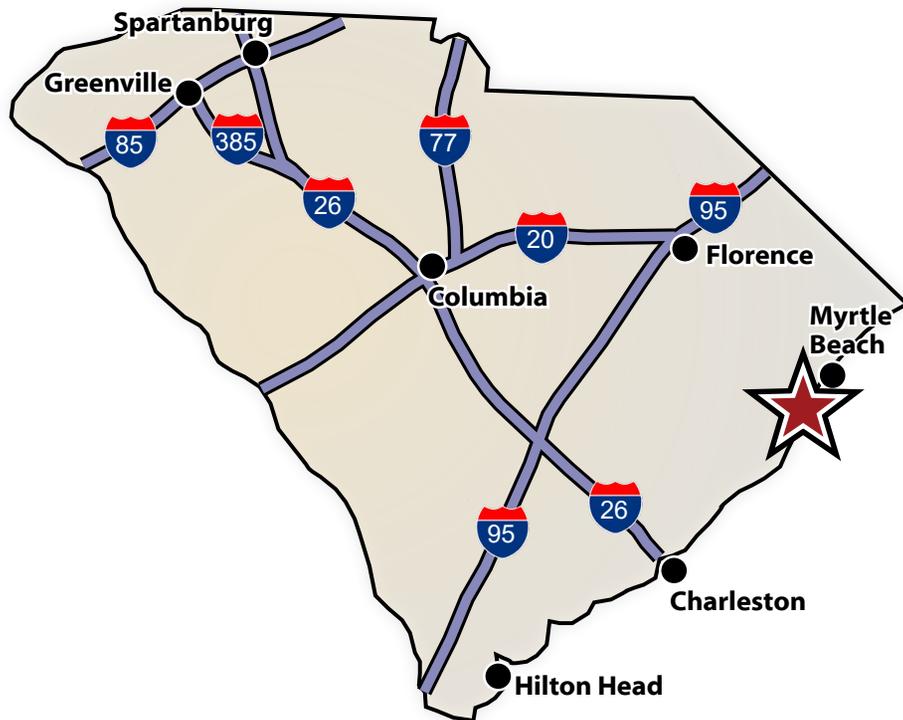
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DRIVE TIMES IN SOUTH CAROLINA

| | | | |
|--------------------|-------------|-------------|-------------|
| MYR Intl. Airport | 14 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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