

FOR LEASE



AIRPORT PLAZA

North Industrial Park • Myrtle Beach, SC

OFFICE/WAREHOUSE COMPLEX





AVAILABLE SPACE

Building 1 (1389 17th Avenue South):

Unit 1 - 6: 12,600 SF \$12,625/Month

May be divided

Building 2 (1689 Dividend Loop):

Unit 2: 4,560 SF \$4,990/Month



HIGHLIGHTS

42,718 SF Total in Three Buildings on +/-3.23 Acres

Well positioned central US Highway 17 Bypass location. Multiple traffic signal accesses to all major road systems serving both coastal, resort and inland areas.

High quality seasoned business park setting featuring heightened architectural components.

Tenant spaces feature Restrooms, Ceiling Heights 18 feet +, 12 'x 12 ' Overhead Doors, common Dock Well, abundant parking featuring 70 Common Parking Spaces.

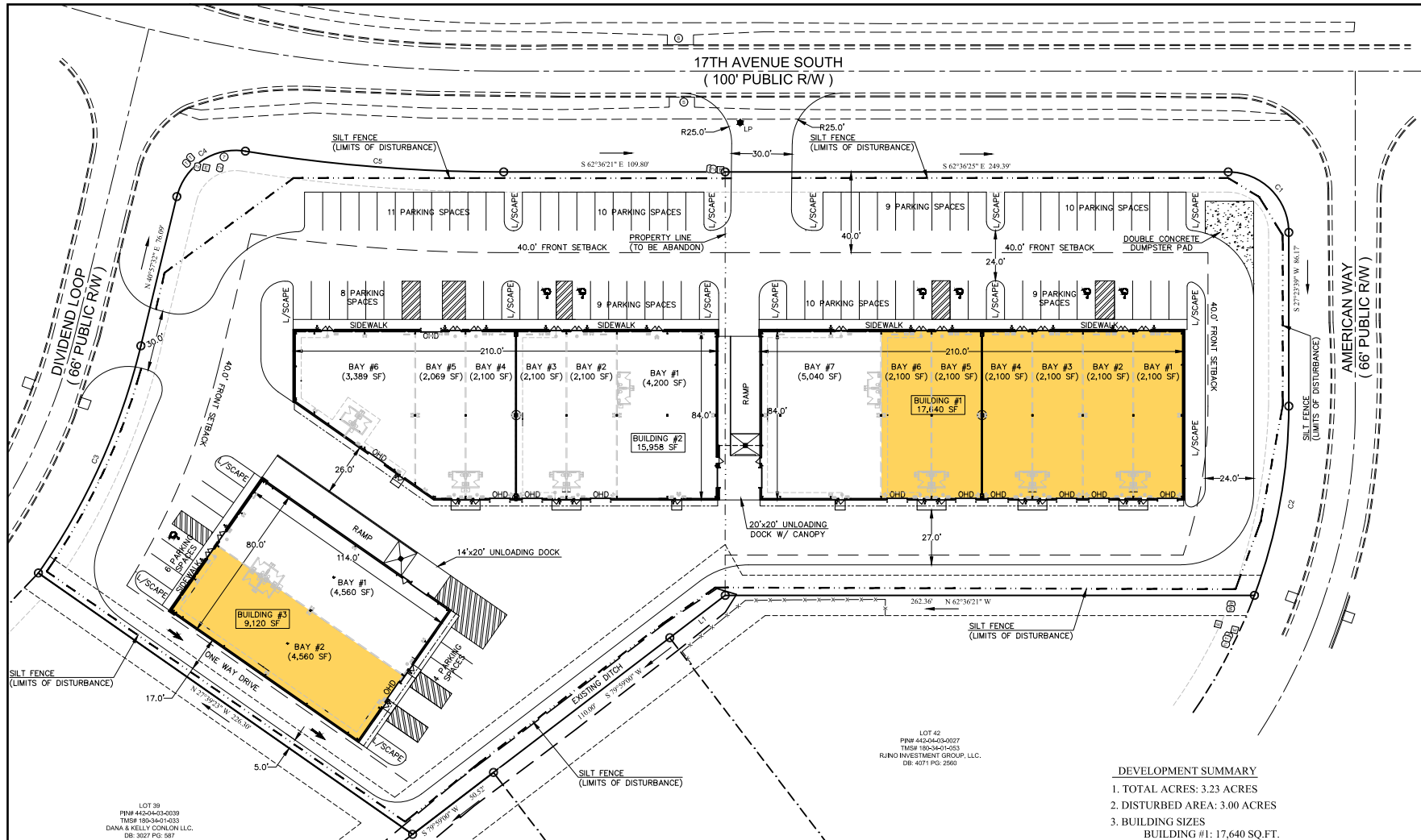
Fixed Lease Rates + \$3.25/SF CAM, TI (Annual Reconciliation)

For more information, please contact:

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

Gabriella Savino • 854.237.4117 • marketing@hbsprings.com





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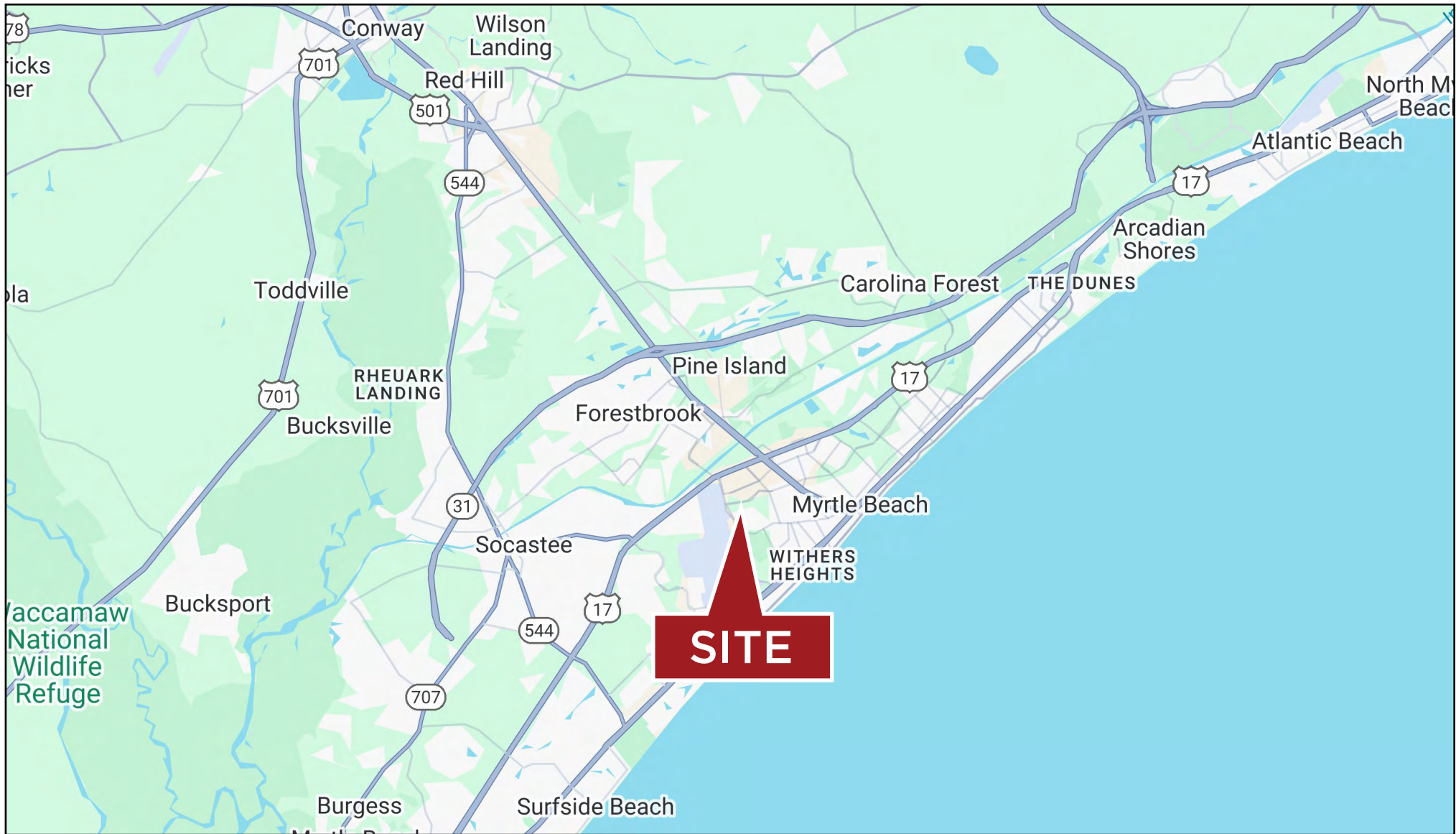


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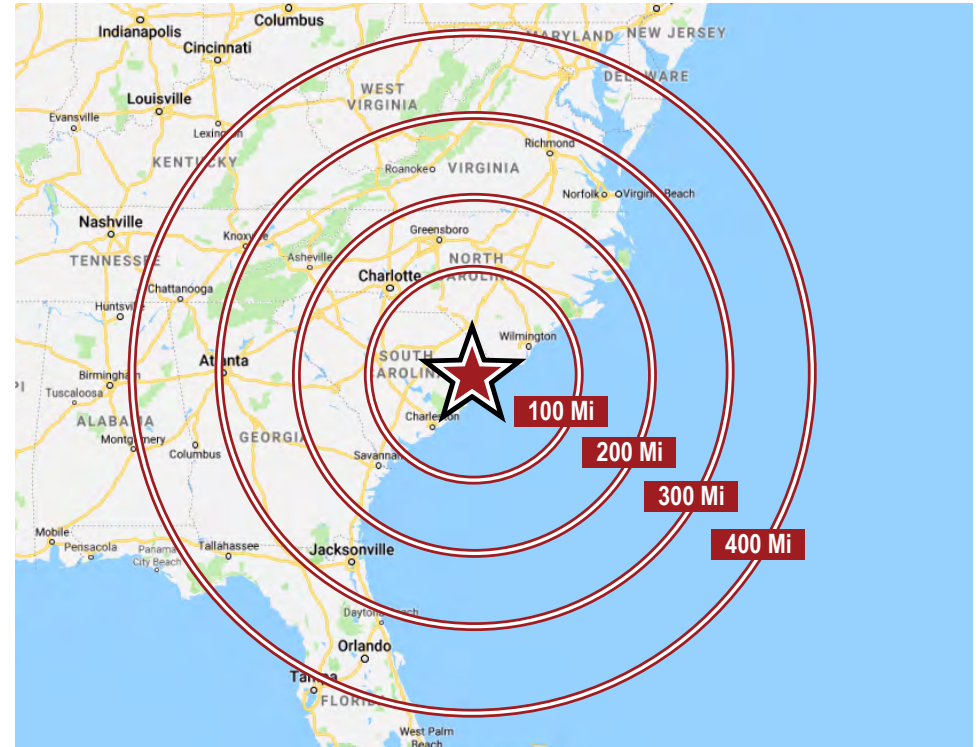
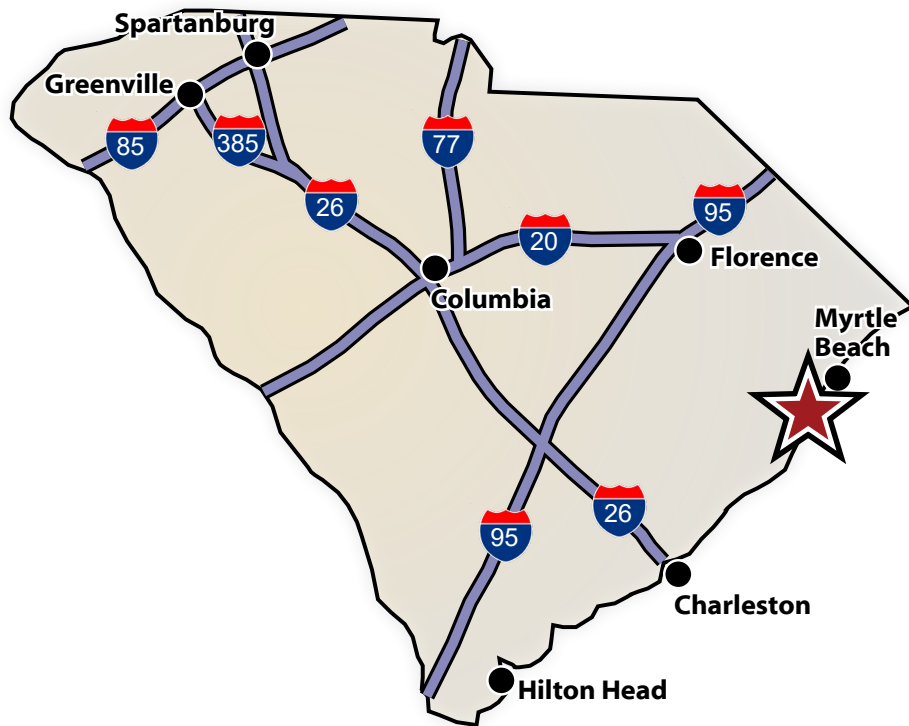
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DRIVE TIMES IN SOUTH CAROLINA

MYR Intl. Airport	5 Min
Port of Georgetown	40 Min
I-95	1 Hr 30 Min
I-20	1 Hr 40 Min
I-77	2 Hr 35 Min
I-26	2 Hr 46 Min

Florence	1 Hr 31 Min
Charleston	2 Hr 10 Min
Columbia	2 Hr 49 Min
Hilton Head	3 Hr 57 Min
Spartanburg	4 Hr 9 Min
Greenville	4 Hr 15 Min



DRIVE TIMES TO MAJOR U.S. CITIES

Wilmington, NC	1 Hr 47 min
Fayetteville, NC	2 Hr 15 Min
Raleigh, NC	3 Hr 8 Min
Charlotte, NC	3 Hr 40 Min
Savannah, GA	3 Hr 52 Min
Augusta, GA	3 Hr 55 Min
Richmond, VA	5 Hr 7 Min

Jacksonville, FL	5 Hr 29 Min
Norfolk, VA	5 Hr 34 Min
Atlanta, GA	5 Hr 50 Min
Knoxville, TN	6 Hr 45 Min
Washington DC	6 Hr 55 Min
Orlando, FL	7 Hr 33 Min
Birmingham, AL	7 Hr 58 Min

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