

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 First Floor Office Space
+/- 5,000 SF of Second Floor Office Space
+/- 5,000 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

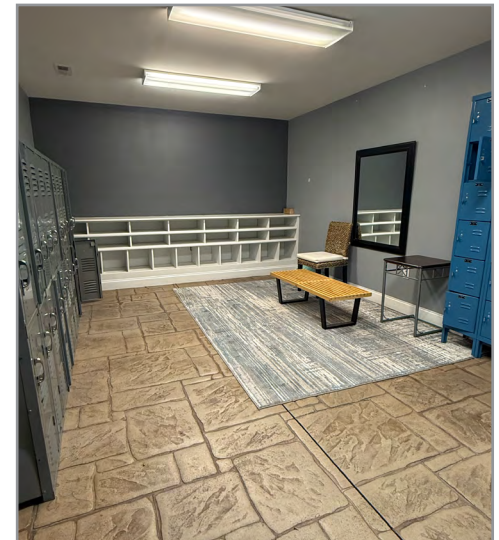
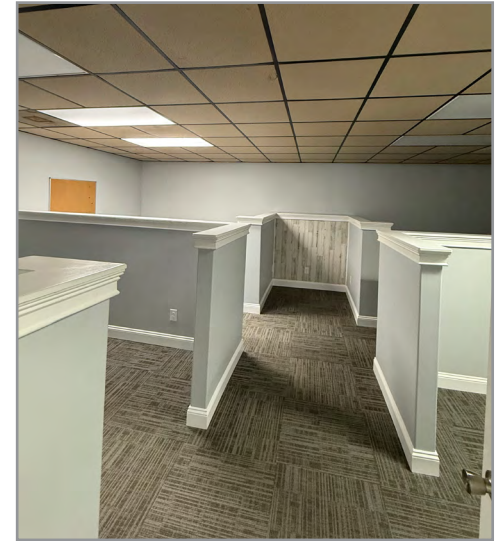


For more information, please contact:

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

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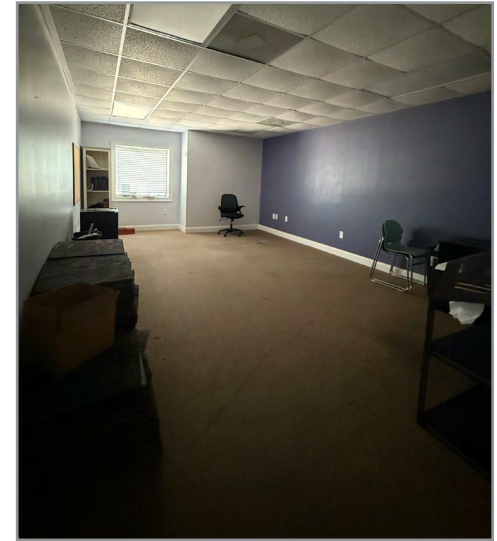


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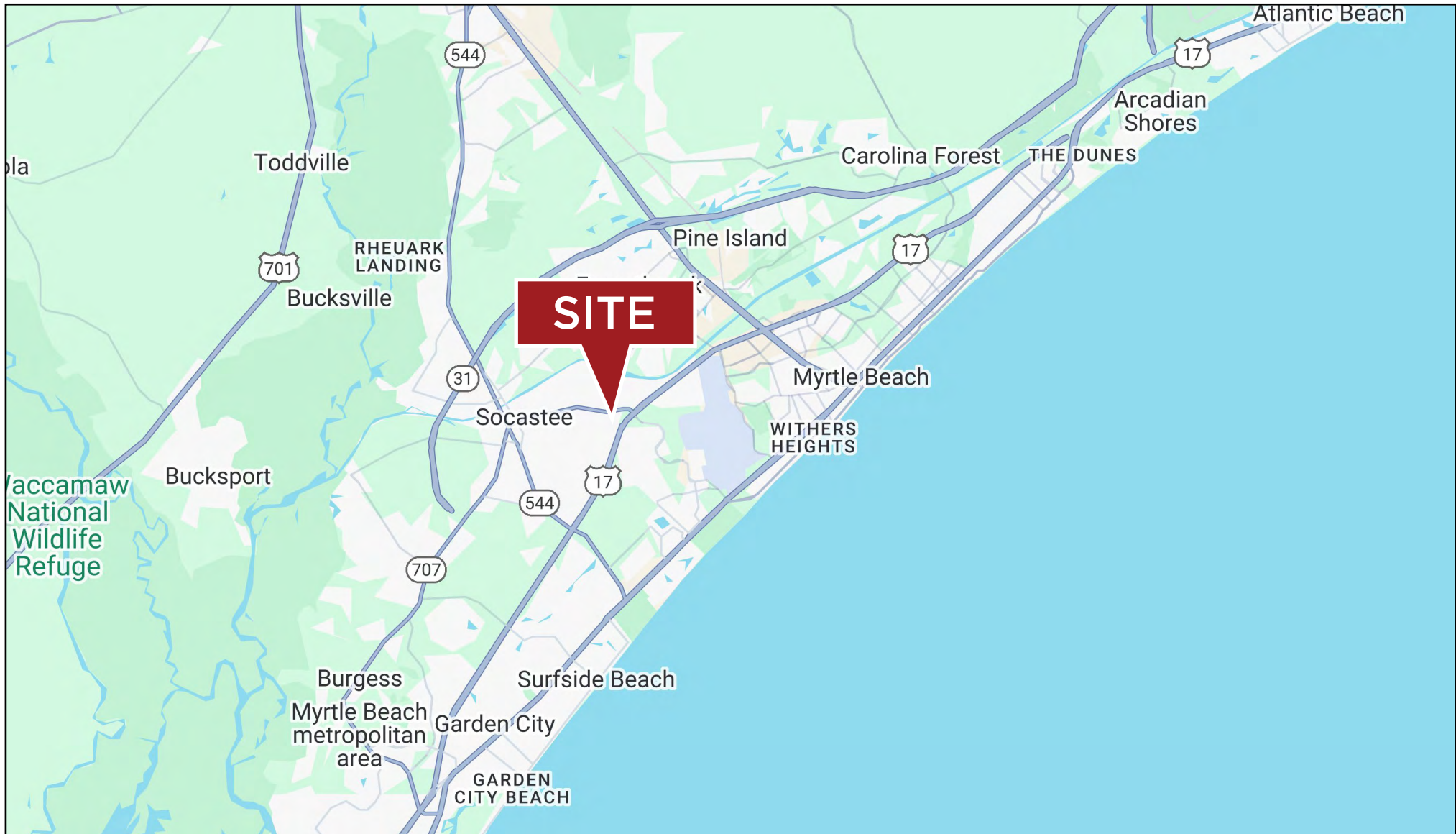


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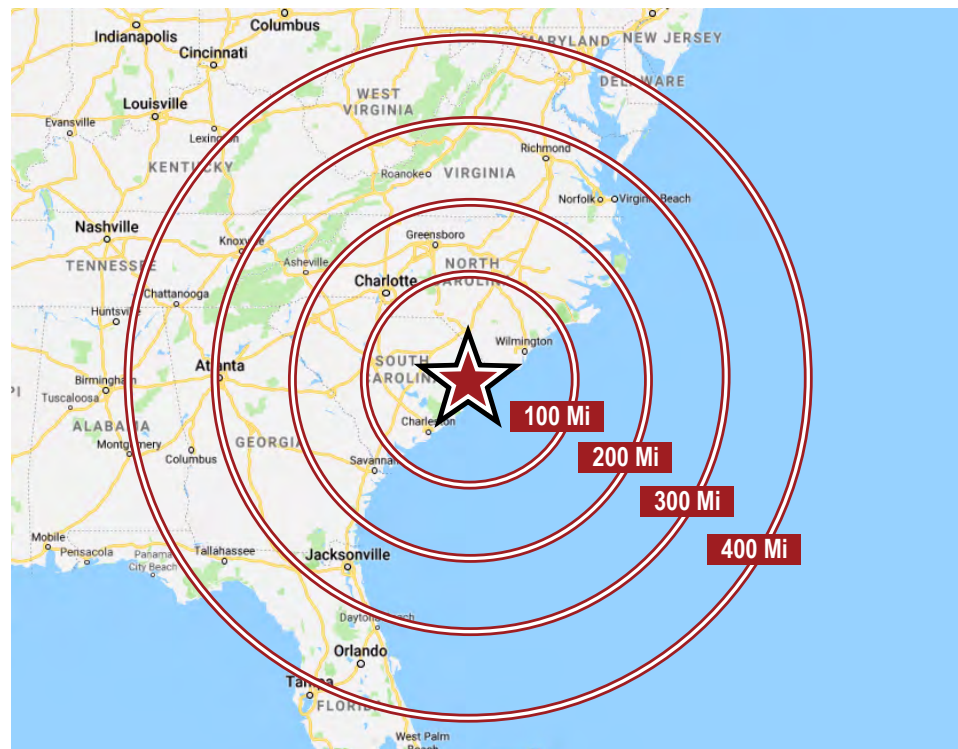
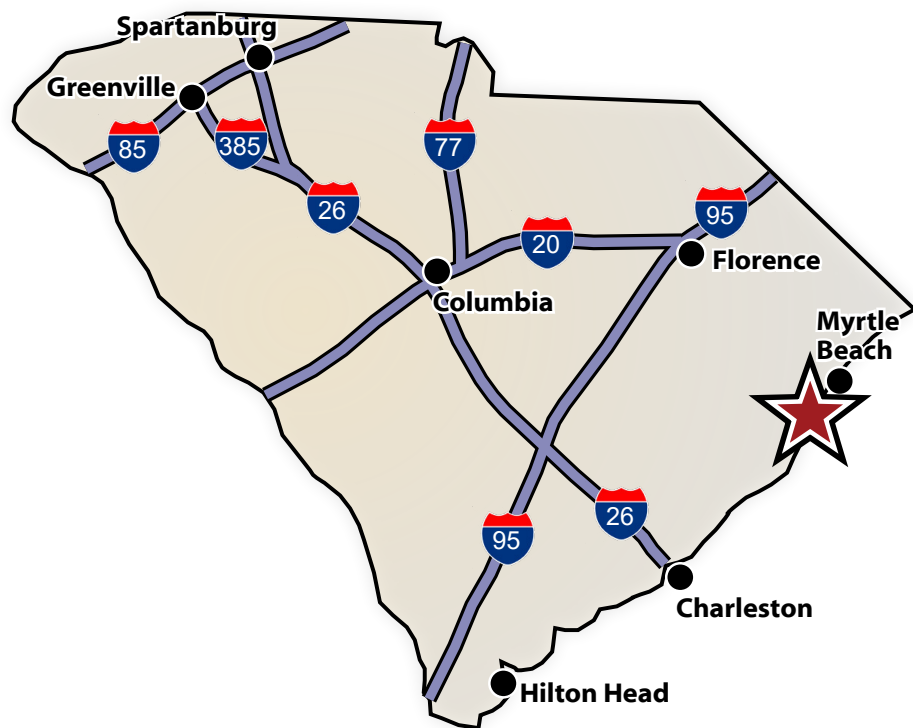
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DRIVE TIMES IN SOUTH CAROLINA

MYR Intl. Airport	14 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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