

FOR LEASE

229 Gumtree Road
Hilton Head Island, SC 29926

Warehouse/Storage with Office Space

THREE SEPARATE UNITS AVAILABLE



Unit C



Unit E

Fully renovated warehouse/storage space with three units available

- ▶ Each unit was fully renovated in January 2025 and features open-concept layout, high ceilings, large windows, and LVL flooring.
- ▶ Units are ideal for business such as HVAC, plumbing, roofing, restoration/cleaning services or services type business.
 - ▶ Unit A: 1,120 SF; bathroom with shower; front door access.
 - ▶ Unit C: 1,430 SF; bathroom with shower; roll-up garage doors, access to fenced area in rear of building.
 - ▶ Unit E: 530 SF; includes bathroom.



Front



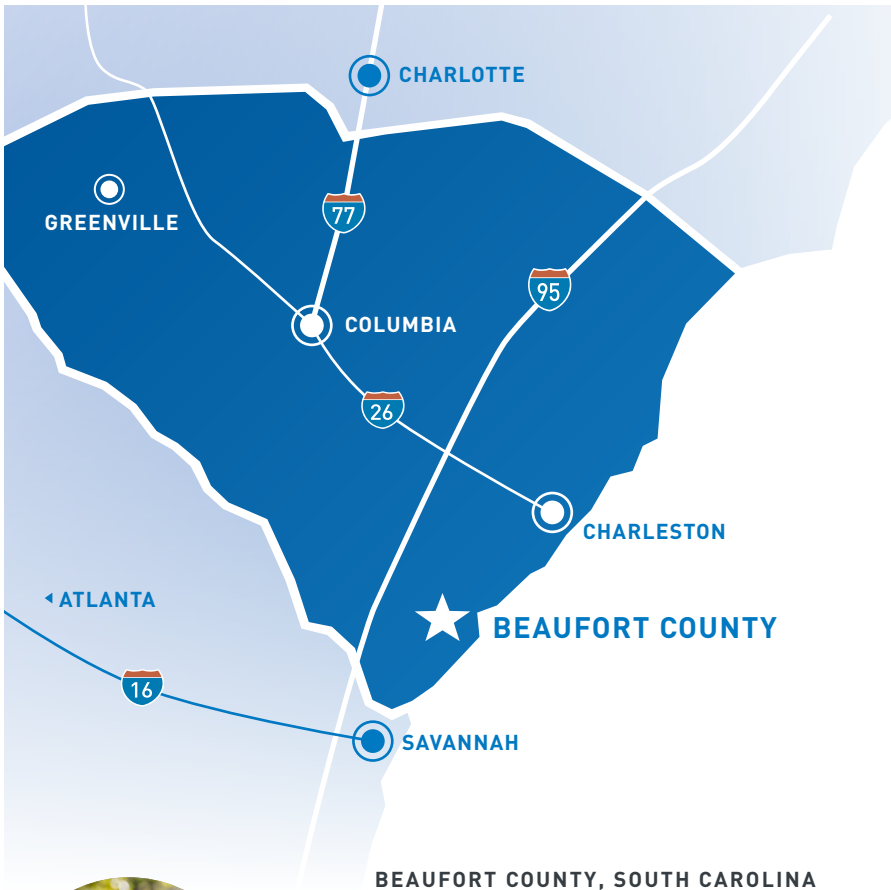
Unit A



Unit C

- Centrally-located with easy access to major transportation routes.
- Strong local workforce, including nearby universities and 900 exiting military annually.
- Award-winning quality of life — Beaufort named one of the best small towns in America by *Travel & Leisure* magazine.

LOCATION MAP



DEMOGRAPHIC SNAPSHOT

DRIVE TIME	POPULATION	WORKFORCE
30 minutes	88,326	45,301
45 minutes	123,748	63,620
60 minutes	352,941	198,997

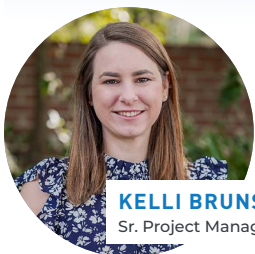
Source: ESRI, March 2025

DRIVE TIMES FROM SITE

Hilton Head Airport:	9 minutes
Interstate-95:	30 minutes
Savannah Int'l Airport:	55 minutes
Port of Savannah:	60 minutes
Charleston Int'l Airport:	120 minutes
Port of Charleston:	135 minutes

BEAUFORT COUNTY, SOUTH CAROLINA

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