

BUILDING FOR LEASE

5,100 - 10,500 sq ft Industrial Space

5 Enterprise Lane
Hilton Head Island, SC 29926



LEASE RATE

\$15.50/sq ft (NNN)

- ▶ ±10,500 sq ft industrial building on 1.64 acres offers two suites that can be leased separately or together.
 - ▶ Suite A: ±5,100 sq ft; three loading docks
 - ▶ Suite B: ±5,400 sq ft; one loading dock
- ▶ Conveniently situated next to the Hilton Head Island Airport and just a short drive from Savannah.
- ▶ Each suite includes 20.5' clear heights, LED lighting, 3-phase/800-amp power, and multiple restrooms.

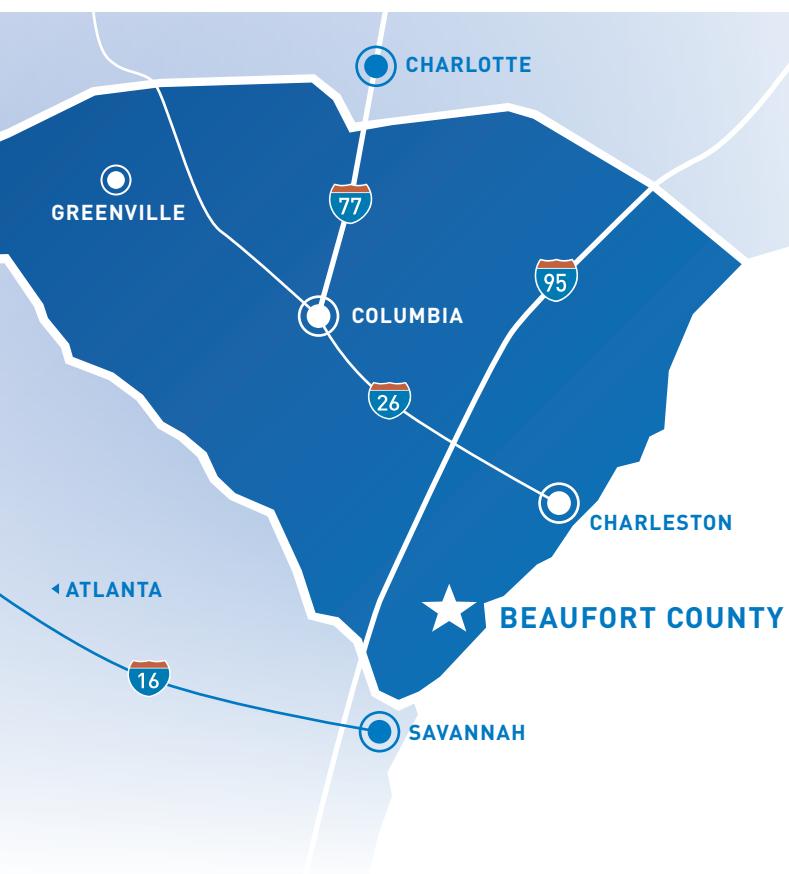
- Centrally-located with easy access to major transportation routes.
- 2nd fastest-growing town in South Carolina with an award-winning quality of life.
- Strong local workforce, including nearby universities and 800 exiting military annually.



SUITE A



SUITE B



DEMOGRAPHIC SNAPSHOT

DRIVE TIME	POPULATION	WORKFORCE
30 minutes	69,195	38,622
45 minutes	111,543	58,263
60 minutes	274,852	153,473

Source: ESRI, December 2025

DISTANCES TO:

Hilton Head Airport:	1 minute
Bluffton, SC:	20 minutes
Interstate-95:	42 minutes
Savannah, GA:	55 minutes
Port of Savannah:	60 minutes
Savannah Int'l Airport:	60 minutes
Charleston Int'l Airport:	2 hours

BEAUFORT COUNTY, SOUTH CAROLINA

Good for your **business**. Good for your **soul**.



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