

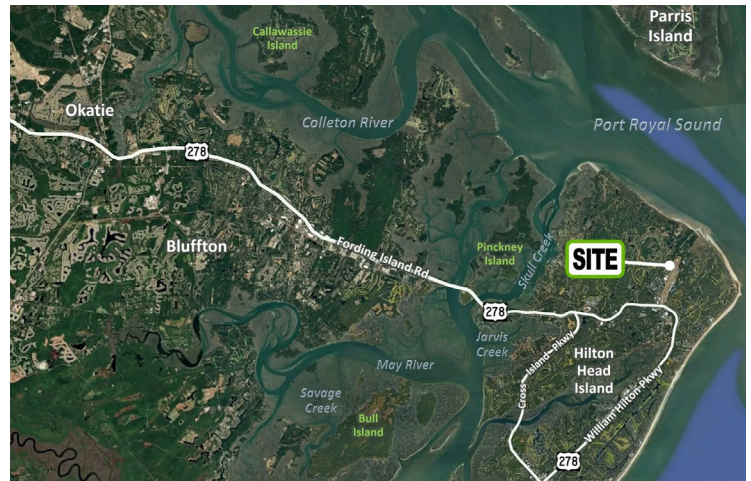


**Super Clean Warehouse Situated on 1.2 Acres  
on the North End of Hilton Head Island**

**SALE PRICE**

**\$1,660,000**

- ▶ 8,100 SF main building plus a 395 SF compressor/ electrical building with room for 2,800 SF of expansion.
- ▶ Fully conditioned, equipped with 480-amp electrical service, 10' x 10' overhead door, epoxy flooring, spray foam insulation, three restrooms, and two usable mezzanines.
- ▶ ±650 SF of functional office space on each side of building.
- ▶ Second-floor break room complete with full kitchen, washer and dryer hook up, and restroom with a shower.



- 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.



### 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



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

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