

FOR LEASE

358 Buck Island Road
Bluffton, SC 29910

±12,500 SF Warehouse Building Available



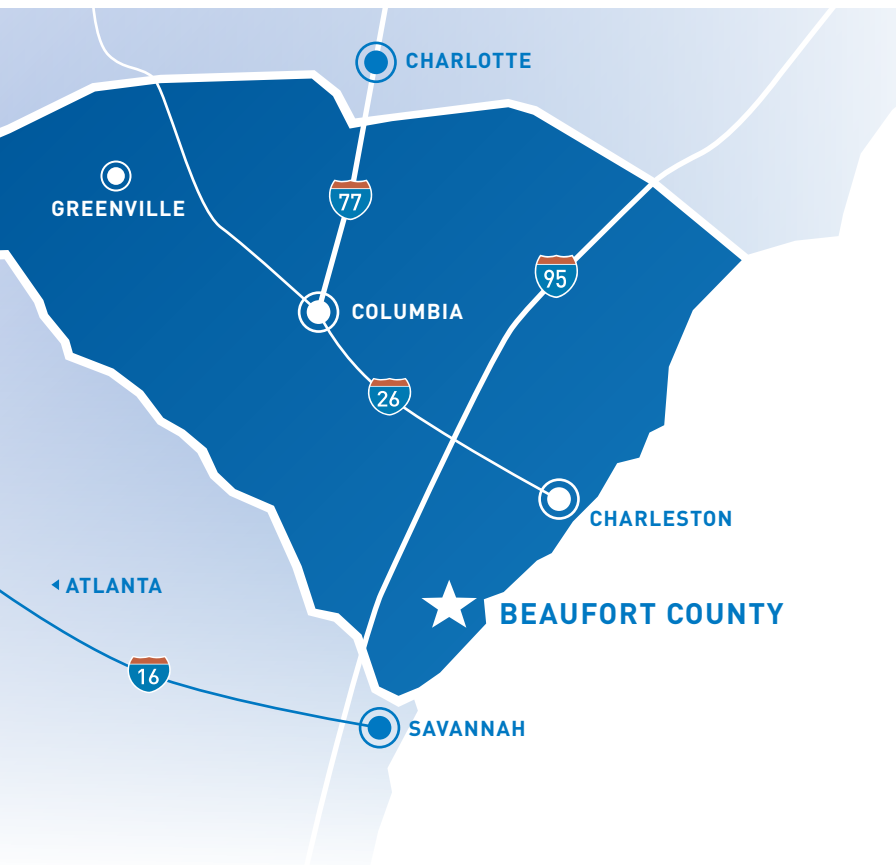
LEASE RATE

\$16 SF/Year (NNN)

- ▶ Located approximately 1 mile from Old Town Bluffton and a short drive to the Palmetto Bluff Community.
- ▶ 12,500 sq ft building built in 1998.
- ▶ Situated on a 3.8-acre lot.
- ▶ Light Industrial warehouse building with 3 loading dock doors (2-dock high and 1-drive up) with 25 foot clear ceiling height.
- ▶ Close proximity to Highways 170 and 278 and Interstate 95.



- 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.



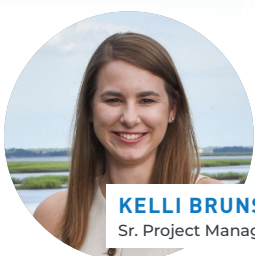
DEMOGRAPHIC SNAPSHOT

DRIVE TIME	WORKFORCE
30 minutes	55,412
45 minutes	176,942
60 minutes	287,201

Source: ESRI, December 2025

DISTANCES TO:

Hilton Head Island, SC	15 mins
Hilton Head Airport	27 mins
Coastal Carolina Med.	27 mins
Interstate-95	27 mins
Hardeeville, SC	22 mins
Savannah, GA	36 mins
Savannah Int'l Airport	41 mins
Charleston Int'l Airport	1 hour & 53 mins



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