

FOR LEASE BUILT TO SUITE

GENERAL COMMERCIAL
AND RETAIL SPACE

FROM 3,600 SF -1,036,456 SF

261 PIN TAIL CREEK DR, HARDEEVILLE, SC 29927



CLOSE PROXIMITY
TO GEORGIA PORTS



120
ACRES



5
CLASS



TO BE
DETERMINED

- TOTAL PROJECT AREA - 111.18 AC
- PROPOSED PARCEL BOUNDARY - LOTS 1 - 6
- PROPOSED 80' PRIVATE R/W
- PROPOSED 50' PRIVATE ACCESS & UTILITY EASEMENT
- COMMON AREA - 37.78 AC (34.0%)
- JURISDICTIONAL WETLAND - 8.46 AC (7.6%)
- NON-JURISDICTIONAL WETLAND - 0.81 AC (0.7%)
- LAGOON - 4.32 AC (3.9%)
- OFFICE WAREHOUSE/FLEX SPACE - 23.55 AC (21.2%)
- EXISTING SINGLE FAMILY TO REMAIN - 0.81 AC (0.7%)
- ASPHALT - 3.97 AC (3.6%)
- GRAVEL - 29.92 AC (26.9%)
- CONCRETE - 1.56 AC (1.4%)



Building No.	Total SF	No. Units	SF per Unit	Required Parking	Provided Parking
1A	12,001	1	12,001	12	
1B	24,072	2	12,036	24	
1C	96,540	4	24,135	97	
1D	24,076	2	12,038	24	
Lot 1 Total	156,689	9		157	157
2A	12,000	1	12,000	12	
2B	12,000	1	12,000	12	
2C	60,000	5	12,000	60	
2D	24,000	2	12,000	24	
Lot 2 Total	108,000	9		108	108
3A	24,090	2	12,045	24	
3B	12,091	1	12,091	12	
3C	12,000	1	12,000	12	
Lot 3 Total	48,091	4		48	69
4A	60,000	5	12,000	60	
4B	30,000	3	10,000	30	
4C	60,000	5	12,000	60	
4D	36,000	3	12,000	36	
4E	24,000	2	12,000	24	
4F	48,000	4	12,000	48	
Lot 4 Total	258,000	22		258	278
5A	60,000	5	12,000	60	
5B	48,000	4	12,000	48	
Lot 5 Total	108,000	9		108	108
6A	60,000	5	12,000	60	
6B	36,000	3	12,000	36	
6C	24,076	2	12,038	24	
6D	21,600	6	3,600	22	
6E	48,000	4	12,000	48	
6F	36,000	3	12,000	36	
6G	48,000	4	12,000	48	
6H	48,000	4	12,000	48	
6I	36,000	3	12,000	36	
Lot 6 Total	357,676	34		358	358
Total	1,036,455	87		1,036	1,078



SC PORT PROPERTIES DEVELOPMENT, LOCATED AT 261 PINTAIL CREEK DRIVE, OFFERS AN EXCEPTIONAL OPPORTUNITY TO LEASE GENERAL COMMERCIAL AND RETAIL SPACE NEAR THE PORT OF SAVANNAH. THIS PRIME SITE, ADJACENT TO THE SOUTH CAROLINA RIVER TERMINAL, SPANS 120 ACRES, PROVIDING AMPLE SPACE FOR COMMERCIAL, RETAIL, AND FLEX OPERATIONS.

THE BUILDINGS ARE BUILT-TO-SUIT, GIVING YOU THE FLEXIBILITY TO CREATE A CUSTOM SPACE TAILORED TO YOUR EXACT BUSINESS NEEDS. WITH 28 SUB-DIVIDABLE BUILDINGS RANGING FROM 3,600 SF - 1,036,456 SF, YOU CAN SELECT THE IDEAL SPACE FOR YOUR OPERATIONS.

STRATEGICALLY LOCATED ON INTERSTATE 17, THE PROPERTY OFFERS EASY ACCESS TO MAJOR TRANSPORTATION ROUTES, INCLUDING INTERSTATE 95, HIGHWAY 516, AND THE PORT OF SAVANNAH.

DON'T MISS THIS OPPORTUNITY TO LEASE A UNIQUE COMMERCIAL AND RETAIL FACILITY IN ONE OF THE MOST SOUGHT-AFTER LOCATIONS NEAR THE PORT OF SAVANNAH.

HIGHLIGHTS

- 120 USEABLE ACRES
- FUTURE DEVELOPMENT
- LOCATED JUST MINUTES FROM THE PORT OF SAVANNAH, THE SINGLE LARGEST & FASTEST GROWING CONTAINER TERMINAL IN AMERICA
- NEXT DOOR TO SC RIVER TERMINAL
- EASY ACCESS TO MAJOR TRANSPORTATION ROUTES INCLUDING INTERSTATE 17, 95 & INTERSTATE 516



120
USEABLE AC



8 MILES FROM THE
PORT OF GEORGIA



EASY ACCESS TO
INTERSTATE 17, 95, 516

NEW CONSTRUCTION



AREA MAP



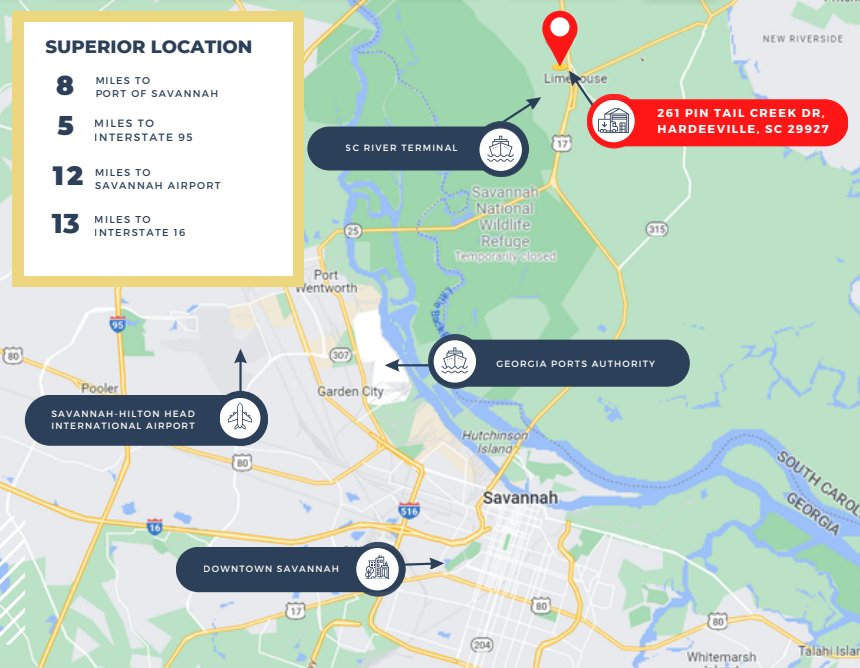
SUPERIOR LOCATION

8 MILES TO
PORT OF SAVANNAH

5 MILES TO
INTERSTATE 95

12 MILES TO
SAVANNAH AIRPORT

13 MILES TO
INTERSTATE 16



CONTACT US

CONTACT US TODAY TO SCHEDULE A TOUR AND
EXPLORE THE POSSIBILITIES THIS PROPERTY OFFERS!



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