



Flex Space For Lease

140 Beach City Road, Unit D
 Hilton Head Island, South Carolina 29926

Property Highlights

- Flex space with conditioned office/showroom and conditioned warehouse
- Office/showroom space consists of reception/open work space and office.
- Conditioned warehouse includes a large roll up door and restroom.
- Located on the north end of Hilton Head Island just off Beach City Road near the Hilton Head Airport
- Ready for Tenant Improvements and Occupancy

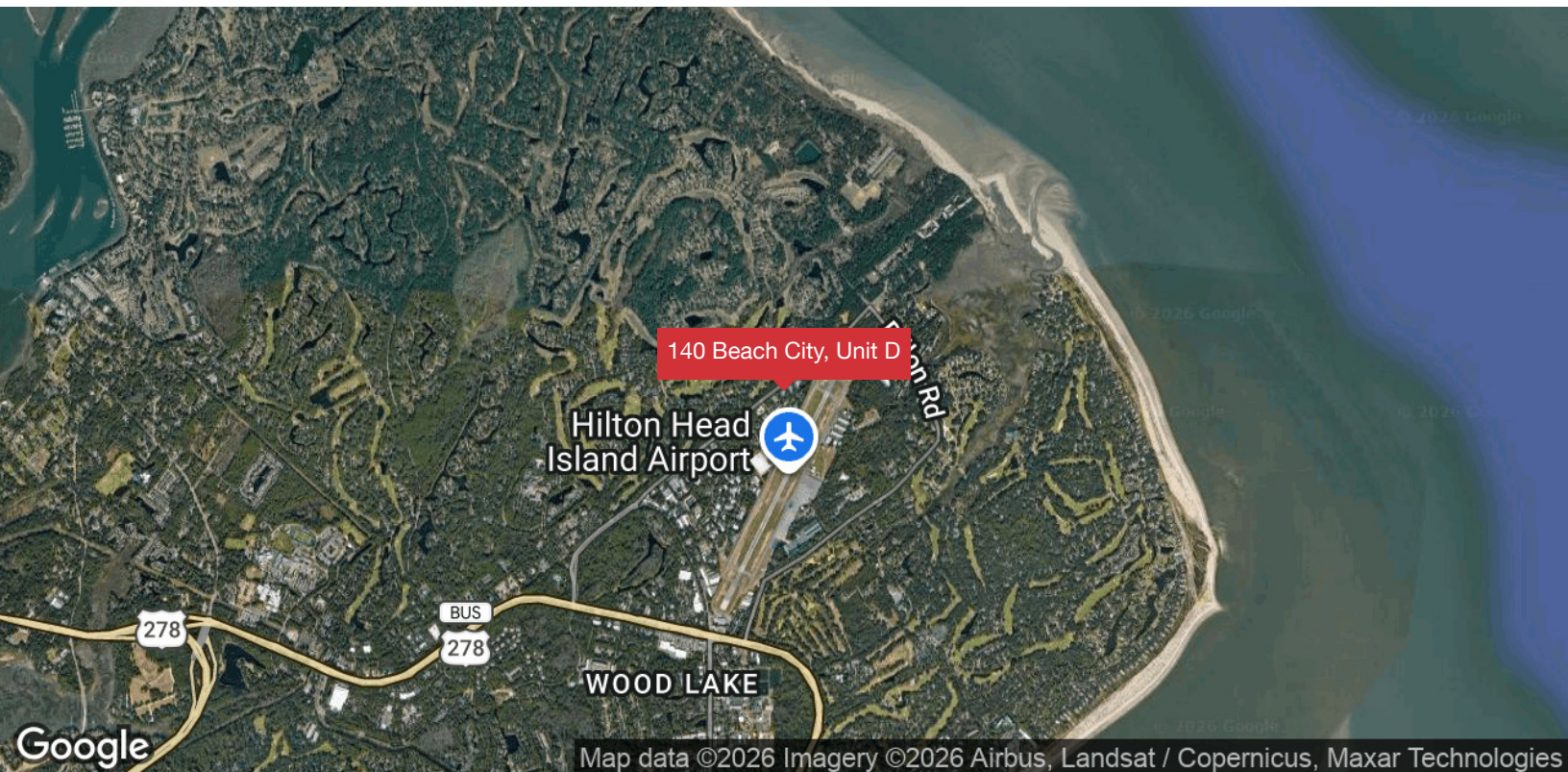
Offering Summary

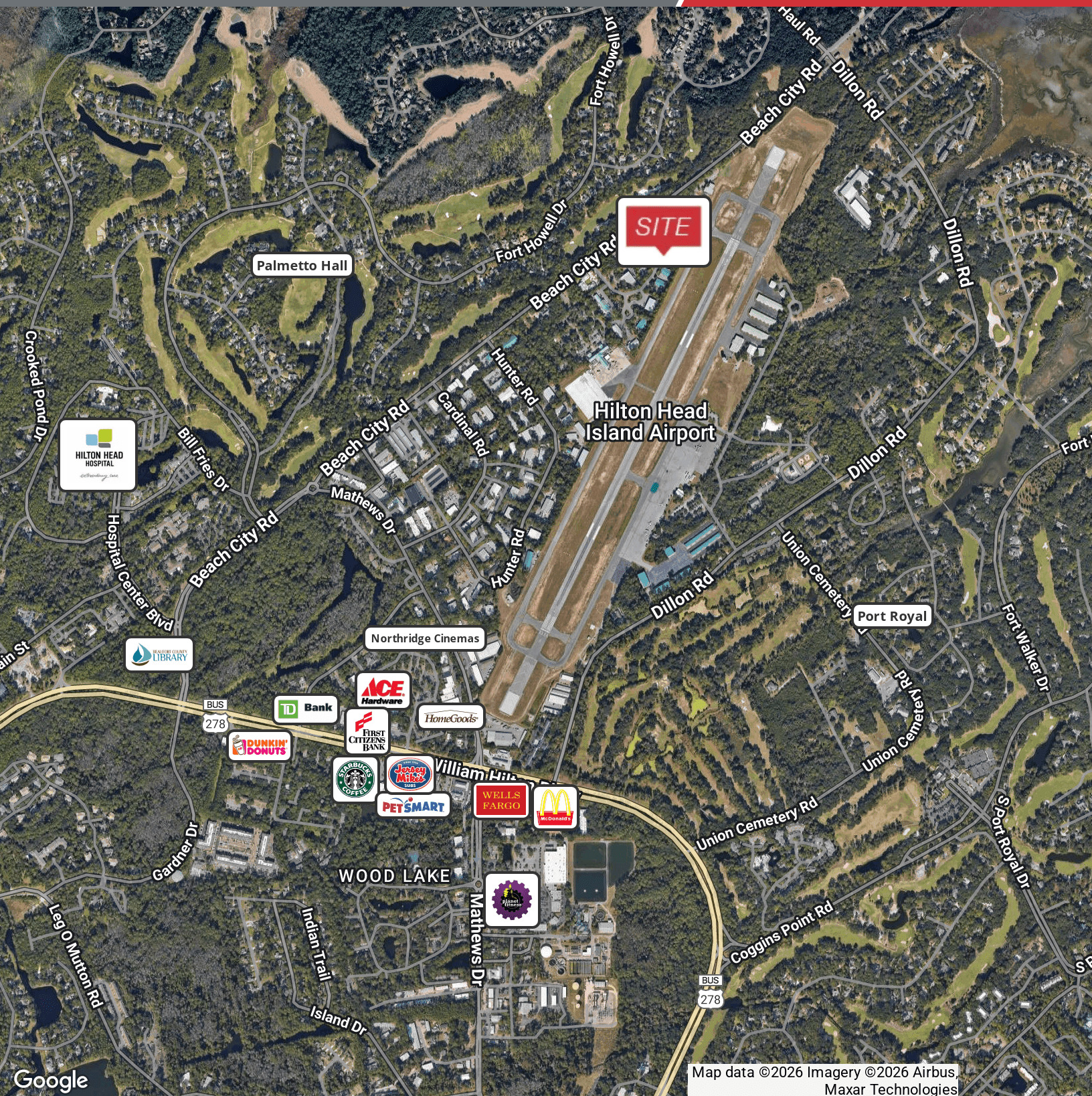
Unit #:	140D
Leaseable SF:	1,663 +/- SF
Base Rent Year 1:	\$18.00 PSF (NNN)
2026 Estimated NNN Budget:	\$5.29 PSF
Annual Increases to the Base Rent:	3%
Zoning:	Light Commercial

For More Information

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140D
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