



Stand-Alone Office / Warehouse Buildings For Lease

12362 Speedway Boulevard
Hardeeville, South Carolina 29927

Property Highlights

- Excellent location to serve all of Jasper County, Savannah, Bluffton and Hilton Head Island and the surrounding area,
- The property is less than 1 mile to I-95 at Exit 5 and fronts on Highway 17 (Speedway Blvd) with great access from two roads.
- There is a total of 11 stand-alone flex buildings.
- The developer will provide finished office space consisting of two offices, small open area with a kitchenette and finished restroom. See the floor plans on pages 10 & 11.
- The entire business park is fenced-in.

Offering Summary

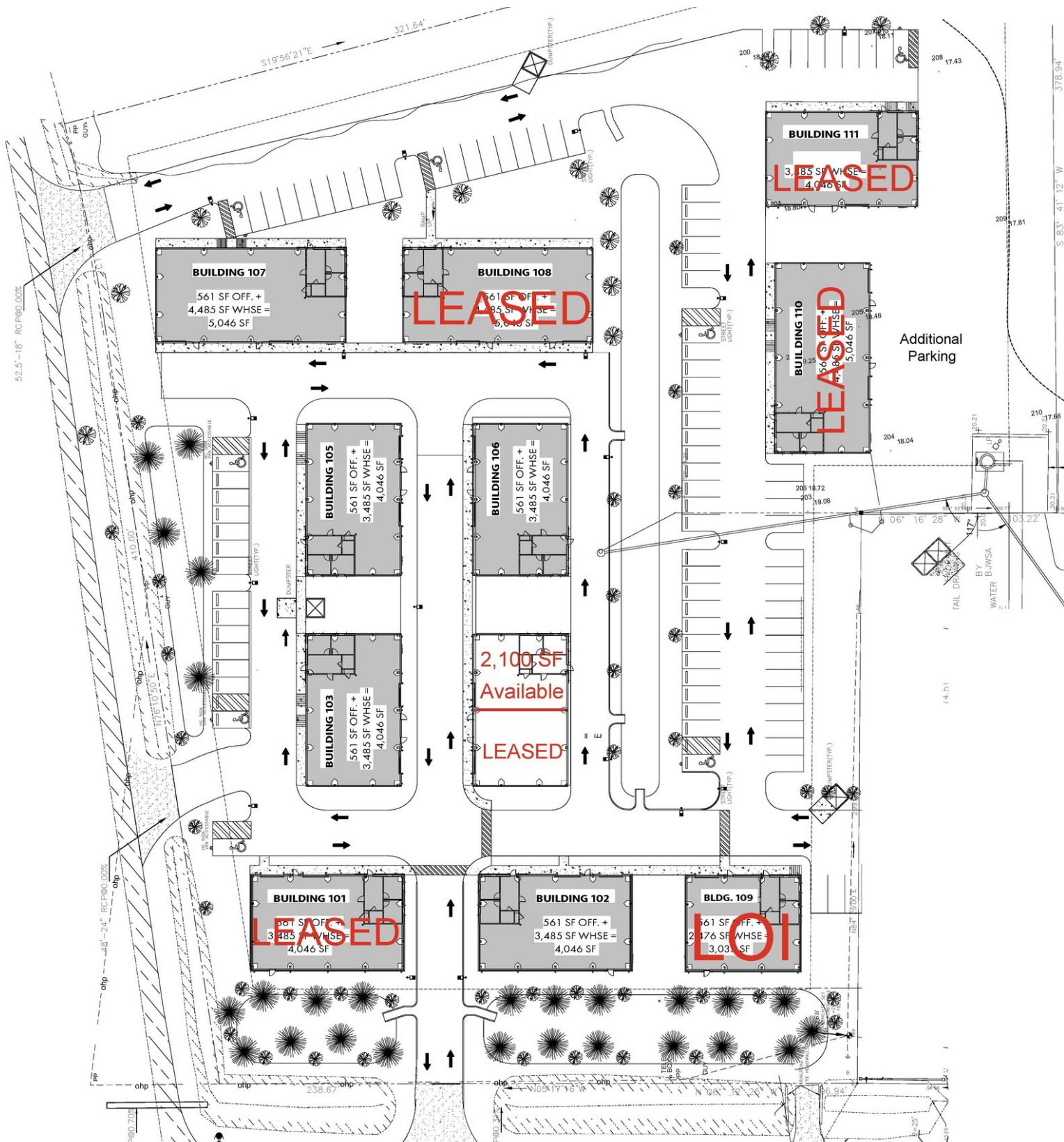
Building Square Footage:	2,100, 4,046 and 5,046 SF
Available:	Ready for Occupancy
Base Rent:	\$18 PSF
2026 Estimated NNN:	\$3.60 PSF
Office Area:	2 Offices, Restroom and Kitchenette, see floor plan
Warehouse Ceiling Height:	+/- 17'-20'
Warehouse Lighting:	LED High Bay
Electrical-Amp/Panel:	200A & 208/120V
Spray Foam Insulation:	Walls & Ceiling
12x14 Roll-up Doors (drive-in)	2 Per Building
Jasper County Zoning:	Community Commercial

For More Information

Baker Wilkins

O: 843 837 4460 x2

baker@naicarolinacharter.com



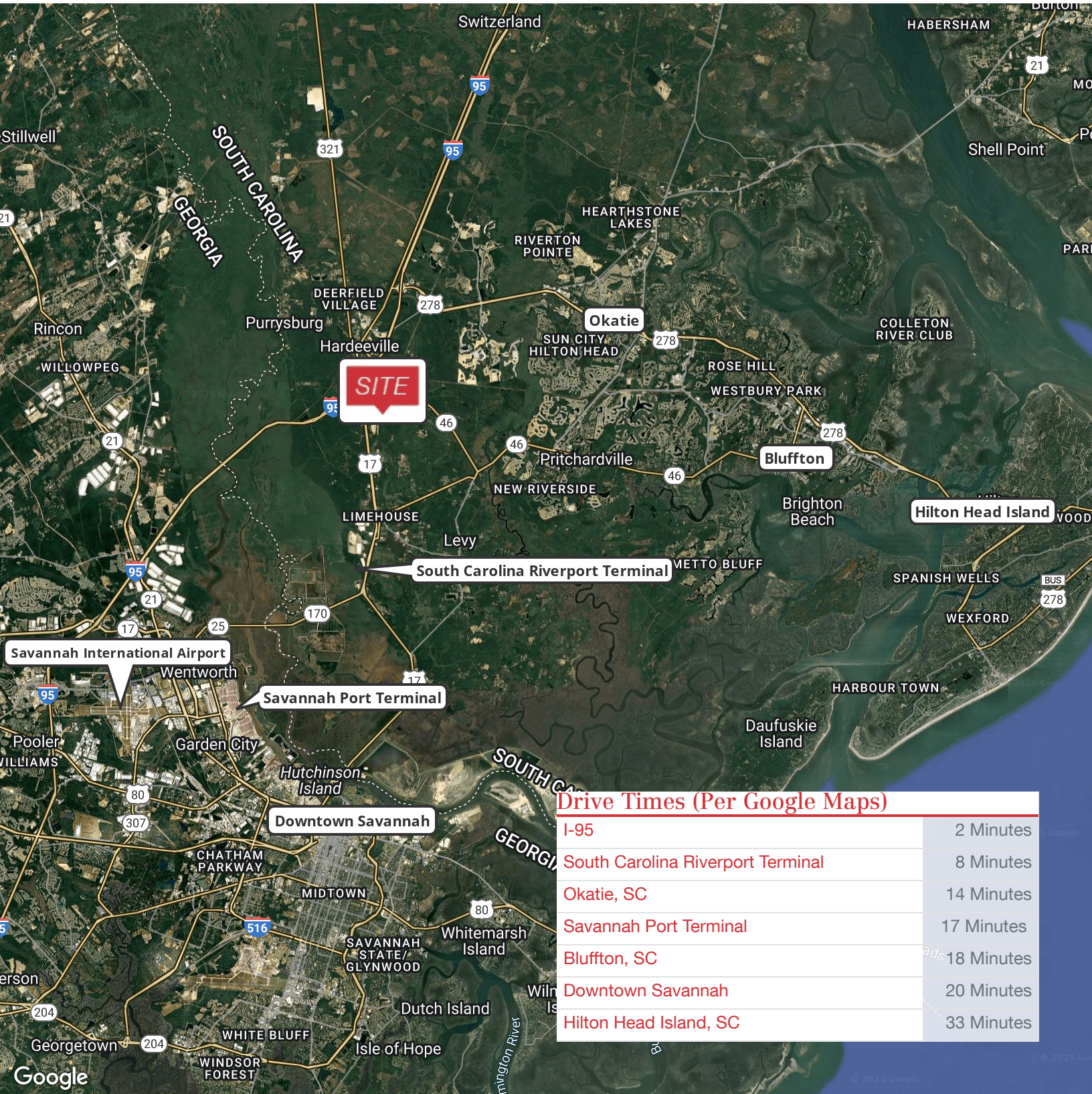
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1227 May River Road, Suite 100
 Bluffton, SC 29910
 843 837 4460 tel
na.carolinacharter.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

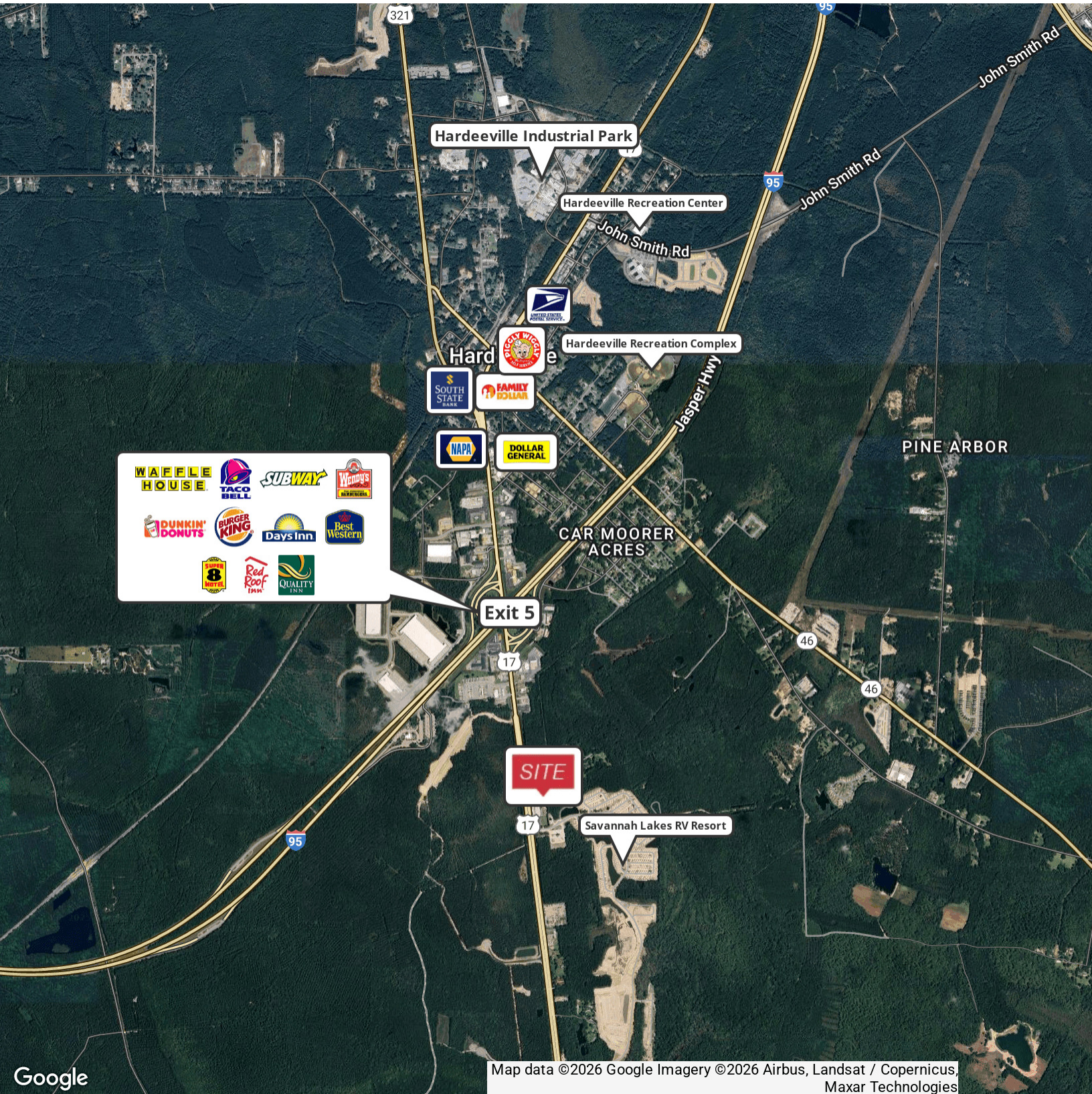
1227 May River Road, Suite 100
Bluffton, SC 29910
843 837 4460 tel
naicarolinacharter.com



Drive Times (Per Google Maps)

I-95	2 Minutes
South Carolina Riverport Terminal	8 Minutes
Okatie, SC	14 Minutes
Savannah Port Terminal	17 Minutes
Bluffton, SC	18 Minutes
Downtown Savannah	20 Minutes
Hilton Head Island, SC	33 Minutes

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1227 May River Road, Suite 100
Bluffton, SC 29910
843 837 4460 tel
naicarolinacharter.com



12362 Speedway Blvd

Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

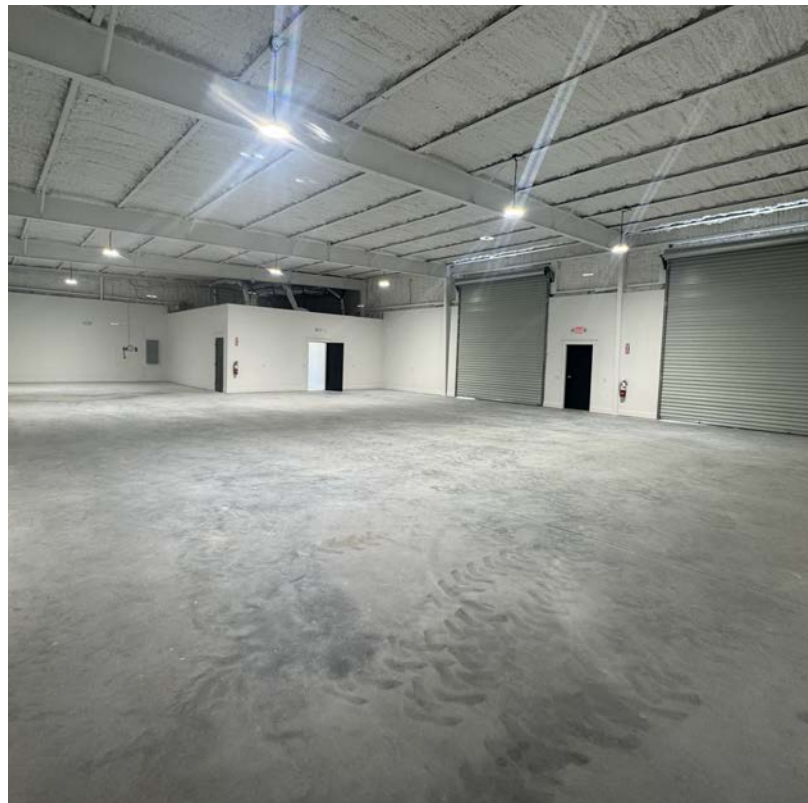
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

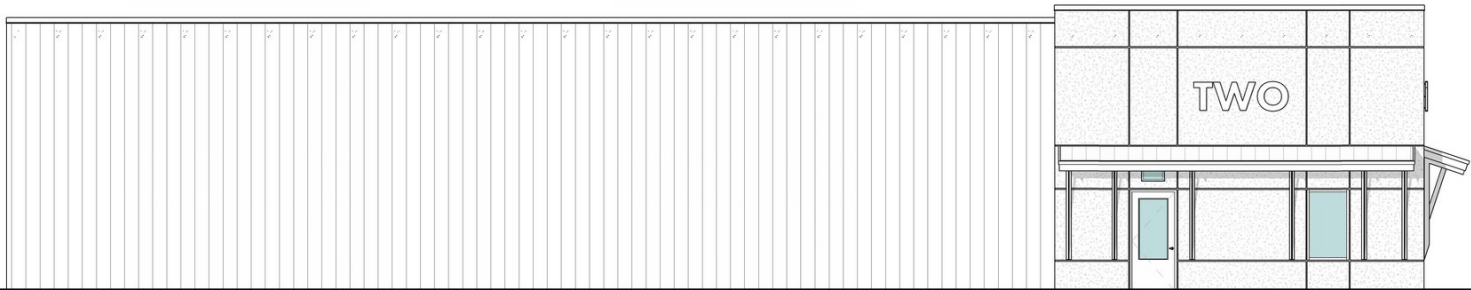


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

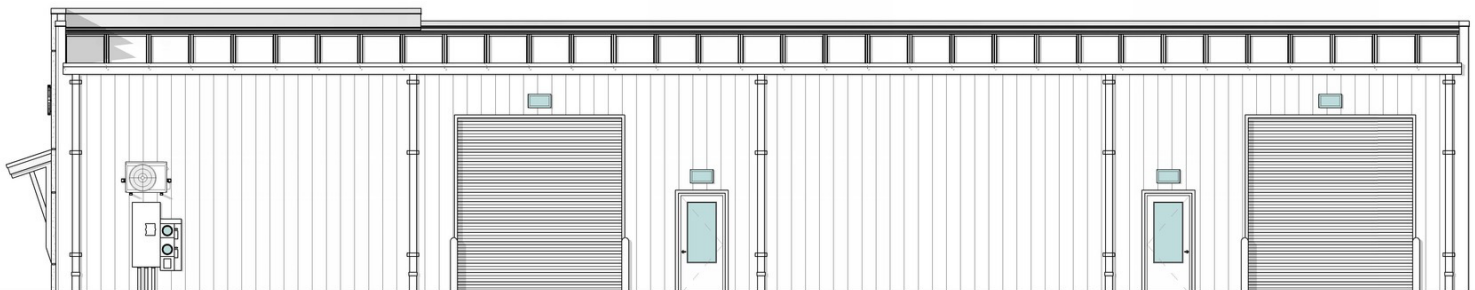
1227 May River Road, Suite 100
Bluffton, SC 29910
843 837 4460 tel
naicarolinacharter.com



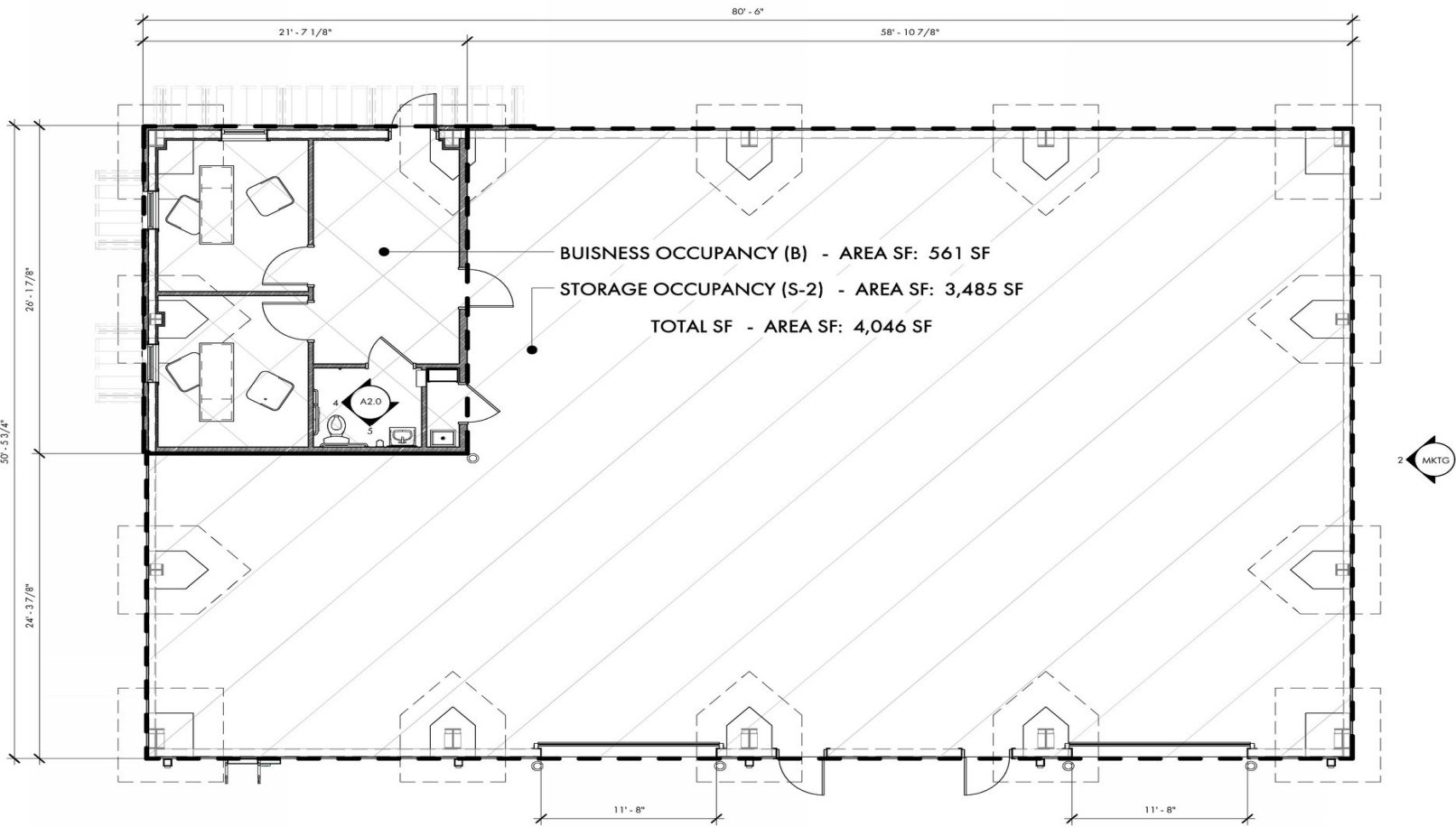




2 FRONT EXTERIOR ELEVATION - MKTG
3/16" = 1'-0"



3 REAR EXTERIOR ELEVATION - MKTG
3/16" = 1'-0"



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

