

FOR LEASE



VM | REAL ESTATE 

OFFICE WAREHOUSE WITH YARD SPACE

5851 LOWCOUNTRY DRIVE RIDGELAND, SC 29936



CONTACT

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PROPERTY OVERVIEW

5851 LOWCOUNTRY DRIVE RIDGELAND, SC 29936



OFFERING SUMMARY

Available SF:	5,630 SF
Lease Rate:	\$15 SF/YR (MG)
Year Built:	2007
Zoning:	MB
Market:	Hilton Head / Bluffton

PROPERTY HIGHLIGHTS

- Office/Showroom + Warehouse
- Fenced Yard Space
- 30 Minute Drive Throughout Market
- Reasonable Rent
- Available Immediately

PROPERTY OVERVIEW

Centrally located warehouse/office/showroom, with fenced outdoor yard, available immediately. This property has good exposure on the very busy Highway 462, that runs from Highway 170 in Okatie to Grays Highway in Ridgeland. Currently configured with a reception area and/or showroom, several offices and a large warehouse. The building has two entrance doors, high ceilings, and a couple of roll up doors. Ideal for any tenants needing office/showroom/warehouse space in the Beaufort/Jasper County markets.

LOCATION OVERVIEW

Situated on Lowcountry Drive / Highway 462, approximately 6.5 miles west of Highway 170 and just about 7.5 miles east of downtown Ridgeland. The property affords access to nearly everywhere in the market (Hilton Head, Bluffton, Beaufort, Hardeeville), within a 30+/- minute drive and is only about an hour and fifteen minutes from Charleston. 2026 Demographics confirm a population of approximately 44,000 people in a 20 minute drive time with average household incomes of approximately \$121,500. This is a high growth area with extremely limited supply of available warehouse buildings.

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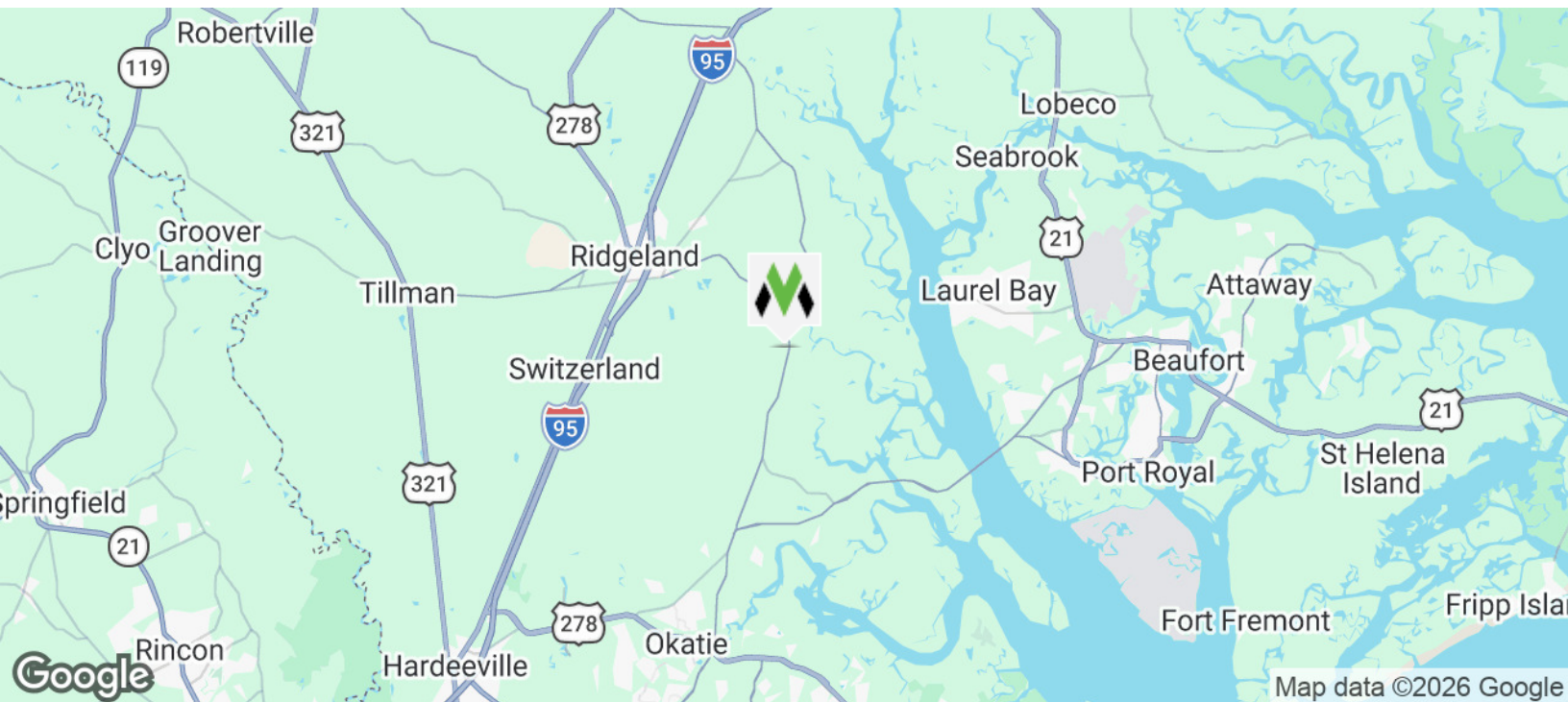


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LOCATION MAPS

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LOCATION MAP

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PICTURES

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