



INDUSTRIAL PROPERTY FOR LEASE



Industrial Warehouse Property

3961 WESLEY STREET, MYRTLE BEACH, SC 29579



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OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (NNN)
Available SF:	25,206± SF
Lot Size:	2.0± Acres
Horry County Zoning:	LI

[CLICK HERE FOR ZONING USES](#)

PROPERTY OVERVIEW

FOR LEASE: 25,206± SF Industrial Warehouse/Distribution property with desirable LI zoning. The property consists of two buildings on 2± acres. Building 1 is 19,976± sq. ft., featuring 2,400± sq. ft. of office/showroom space and 17,576± sq. ft. of warehouse space with clear heights ranging from 14 feet to 16 feet. Building 2 is 5,230± sf of warehouse space with a 24-foot clear height. Building 1 has three 14'x16' grade-level roll-up doors for access to the warehouses and Building 2 has one 14'x16' grade-level roll-up door. The property provides ample fenced and gated laydown areas including 12'x105' overhang eve storage areas.

PROPERTY HIGHLIGHTS

- **Building 1: 19,976± SF**
- Warehouse Space: 17,576± SF
- Three (3) grade level rollup doors
- Office Space: 2,400± SF
- Five (5) Offices, One (1) Break Room
- **Building 2: 5,230± SF**
- Open Warehouse
- One (1) grade level rollup door
- Ample laydown area

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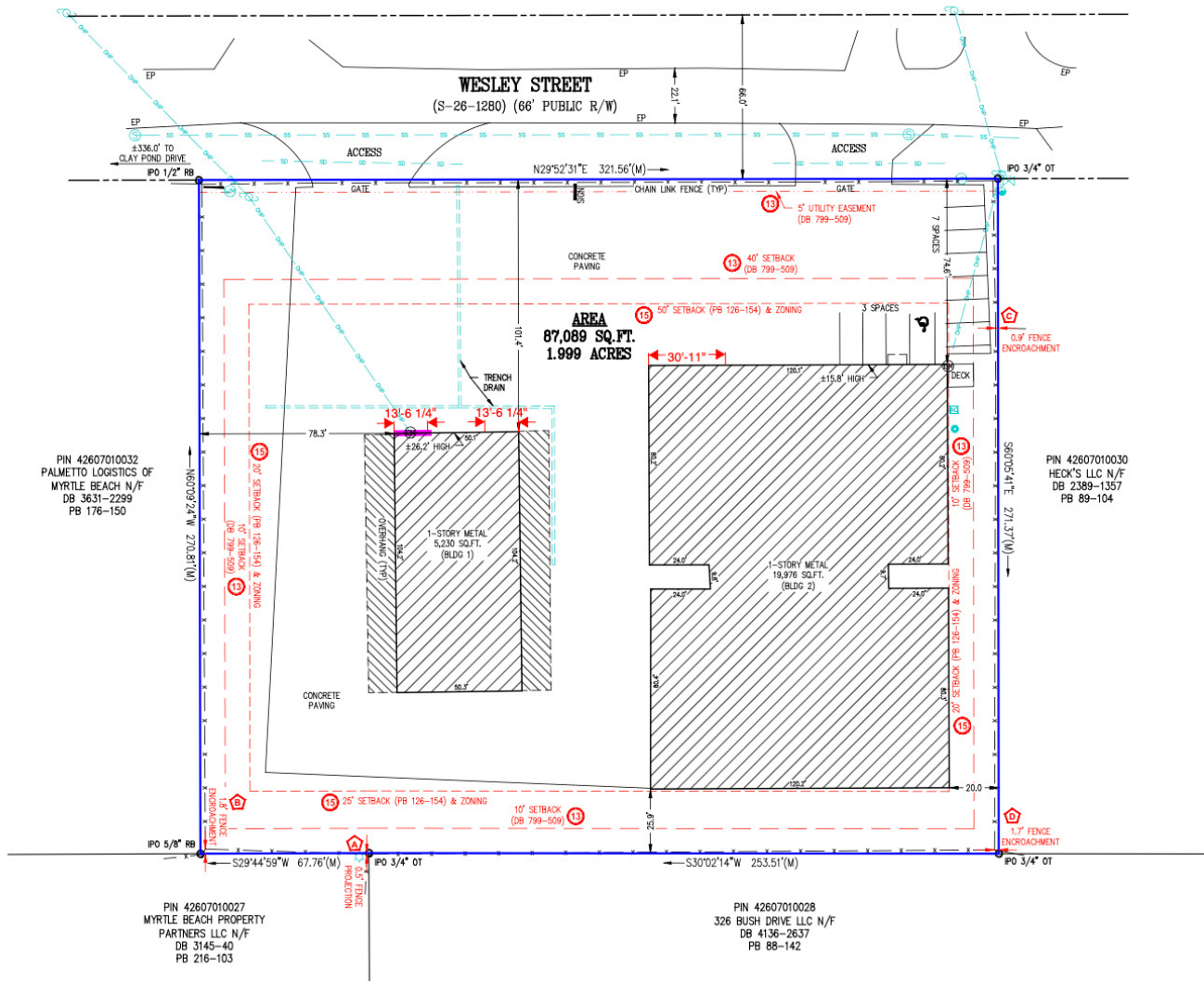
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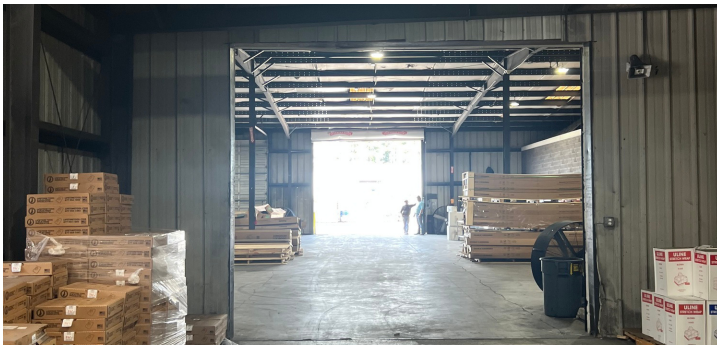
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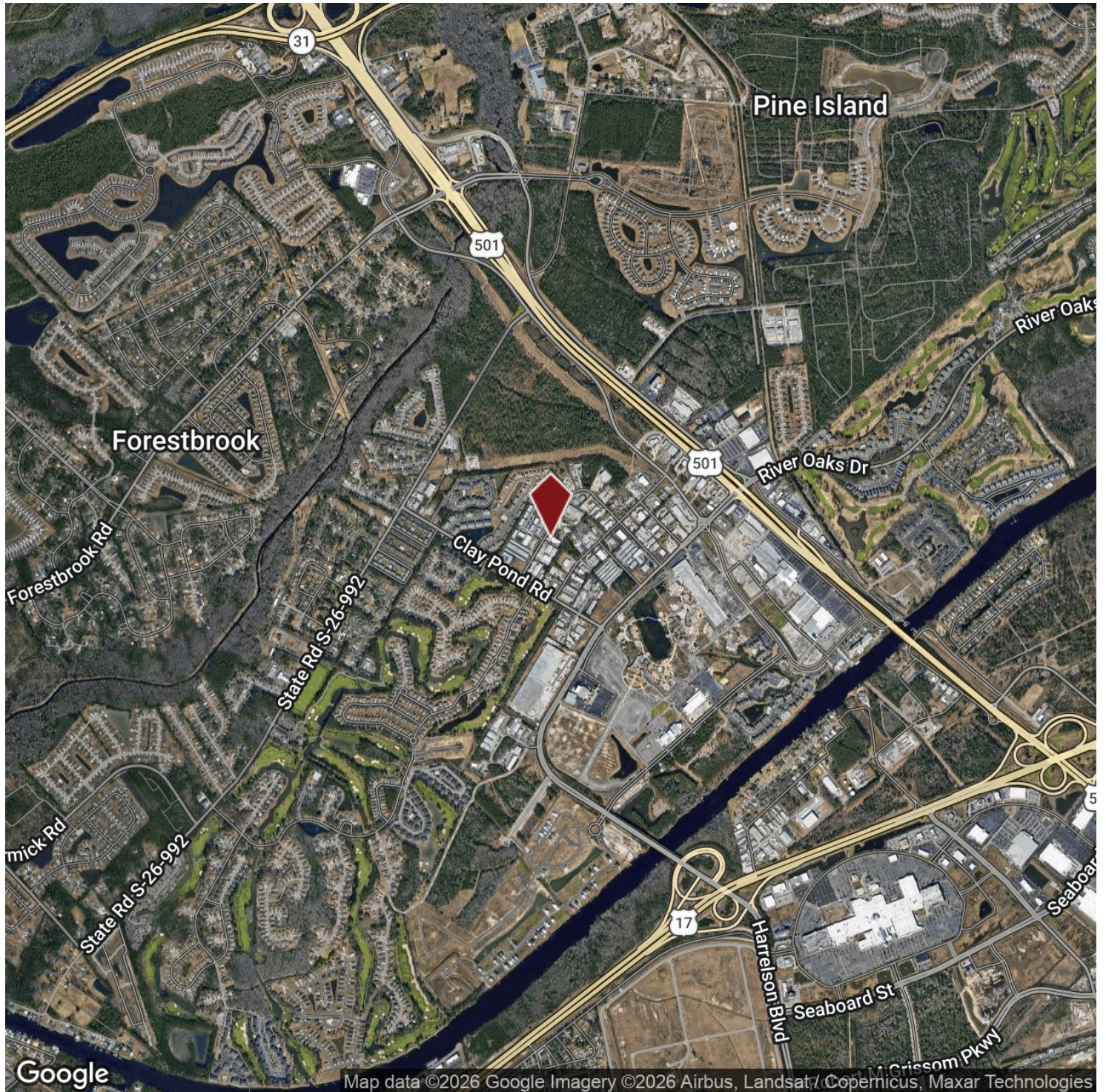
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