



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.
- Each building consists of two offices, small open area with a kitchenette and finished restroom. See the floor plans on pages 10 & 11.

Offering Summary

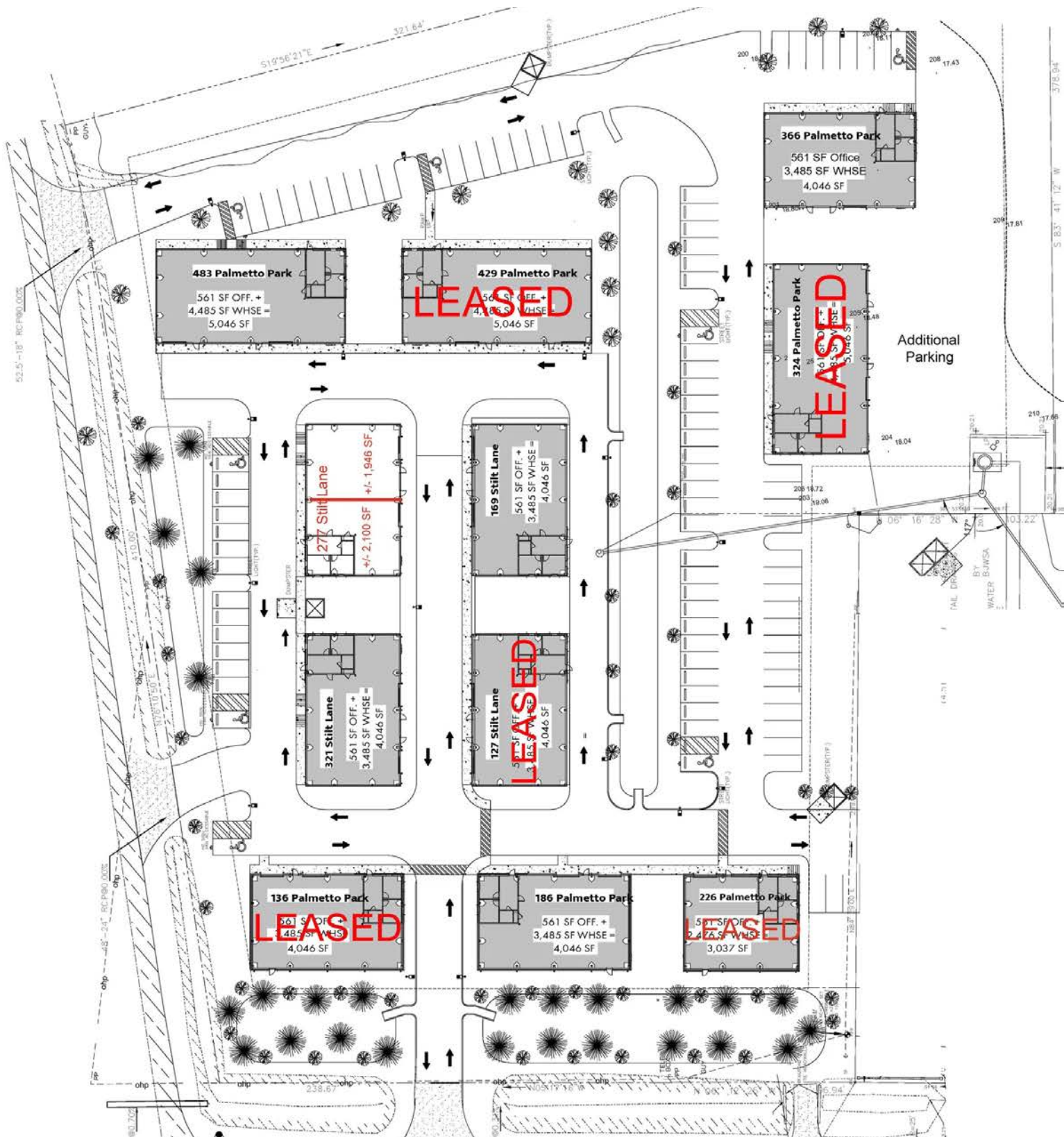
Building Square Footage:	1,946 2,100, 4,046 and 5,046 SF
Available:	Ready for Occupancy
Base Rent:	\$16 PSF
2026 Estimated NNN:	\$3.60 PSF
Office Area:	2 Offices, Restroom and Kitchenette, see floor plan
Warehouse Ceiling Height:	+/- 17'-20'
Warehouse Lighting:	LED High Bay
Electrical-Amp/Panel:	200A & 208/120V
Spray Foam Insulation:	Walls & Ceiling
12x14 Roll-up Doors (drive-in)	2 Per Building
Jasper County Zoning:	Community Commercial

For More Information

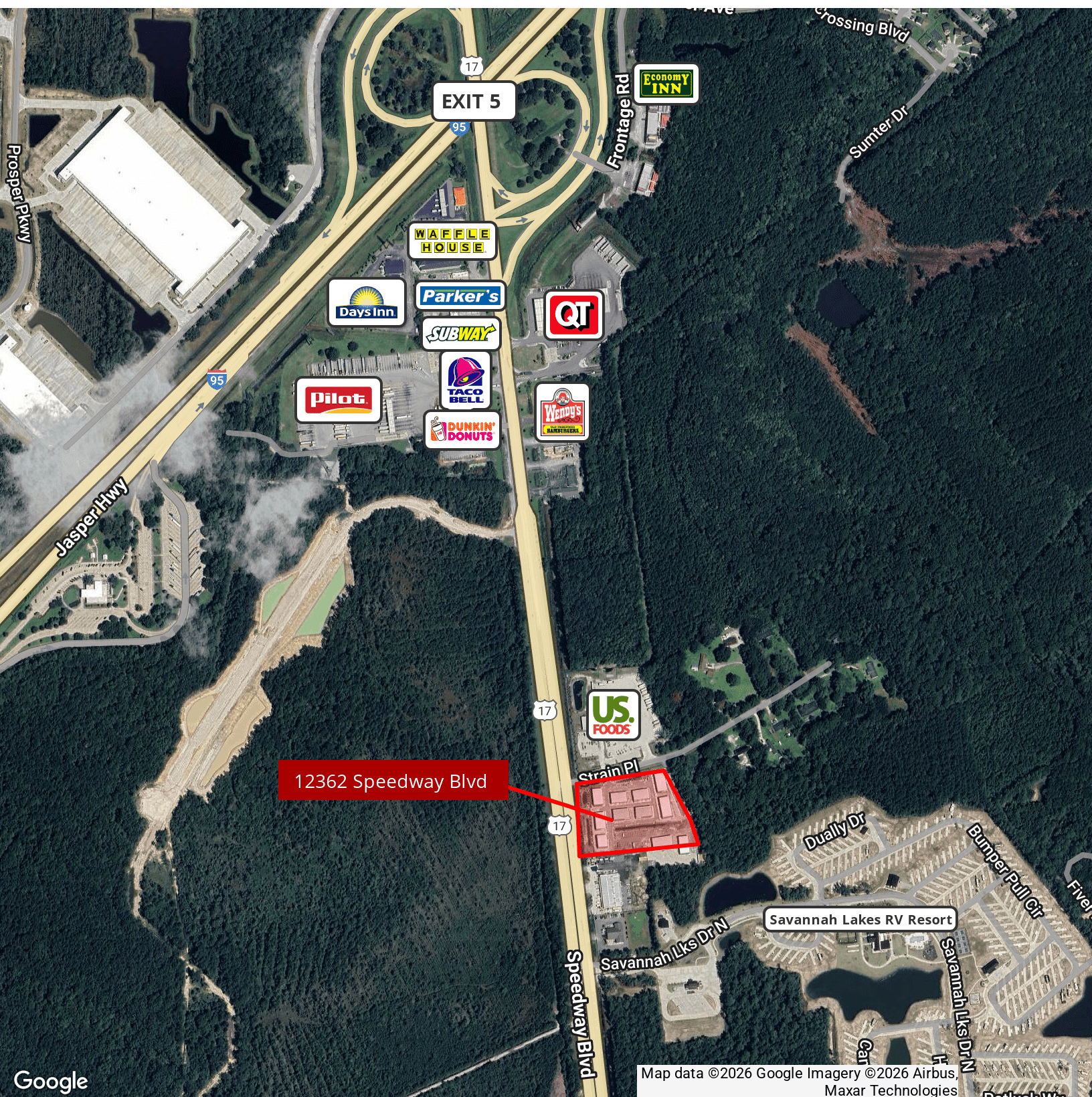
Baker Wilkins

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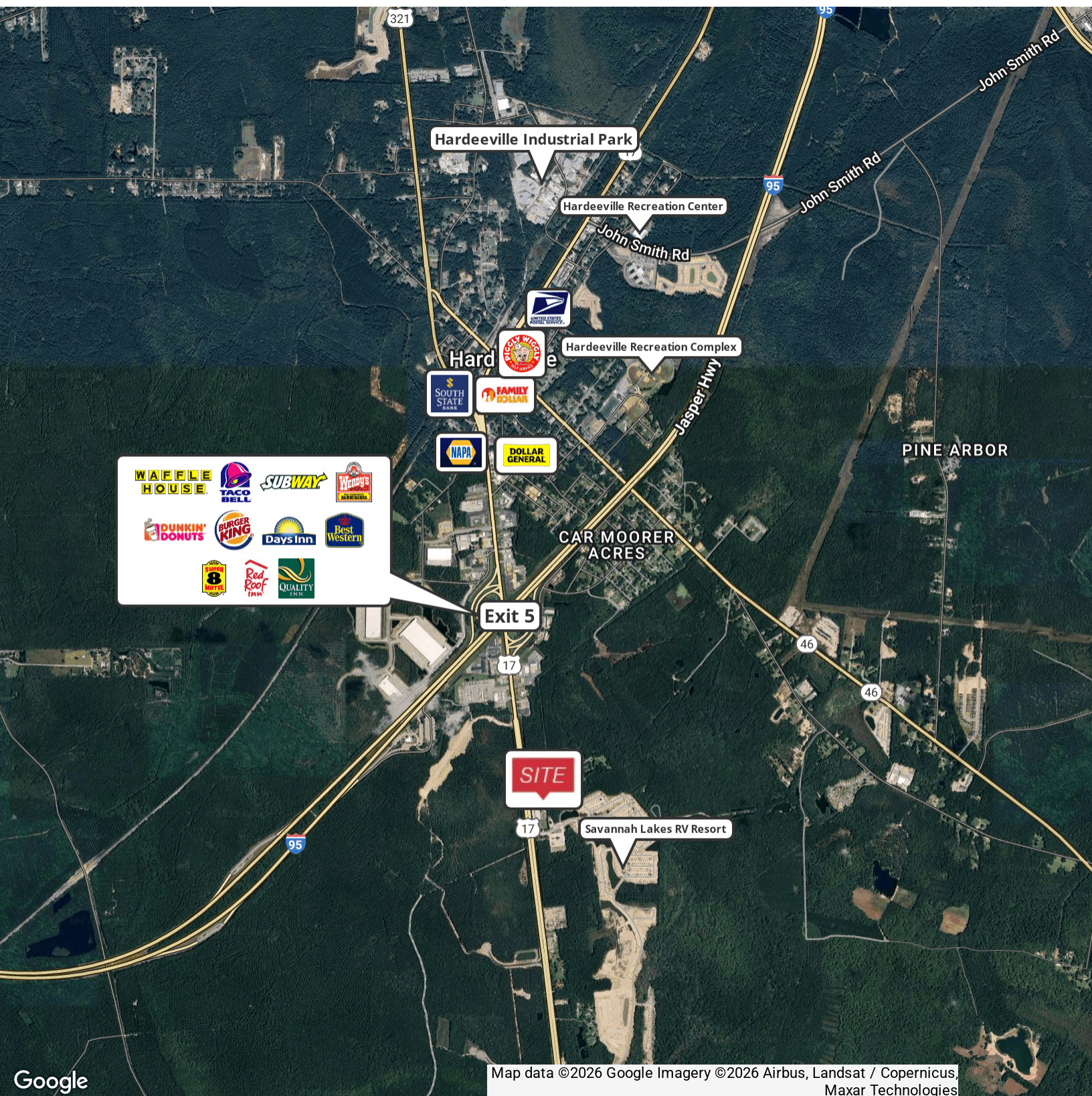
baker@naicarolinacharter.com



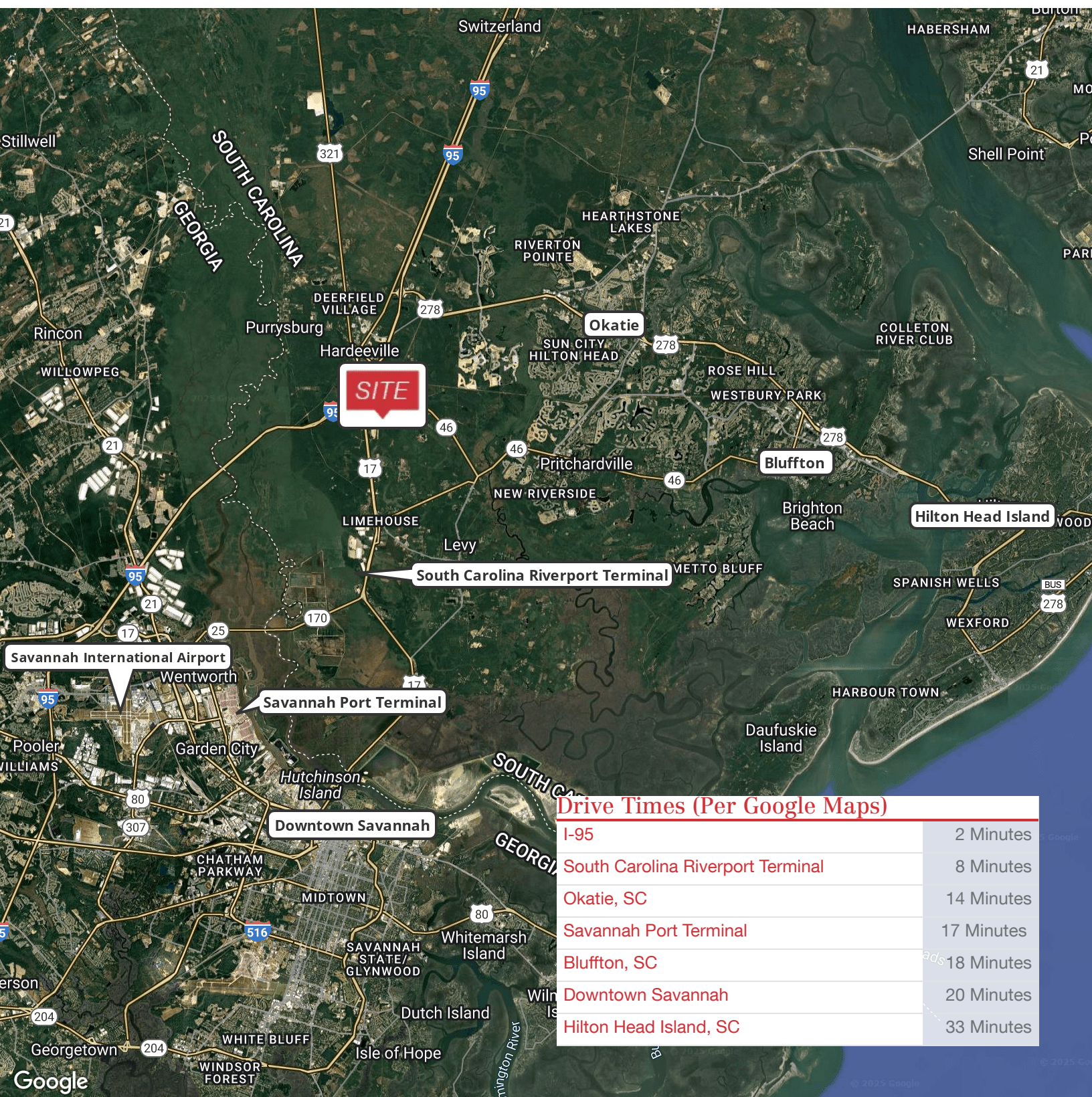




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Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies



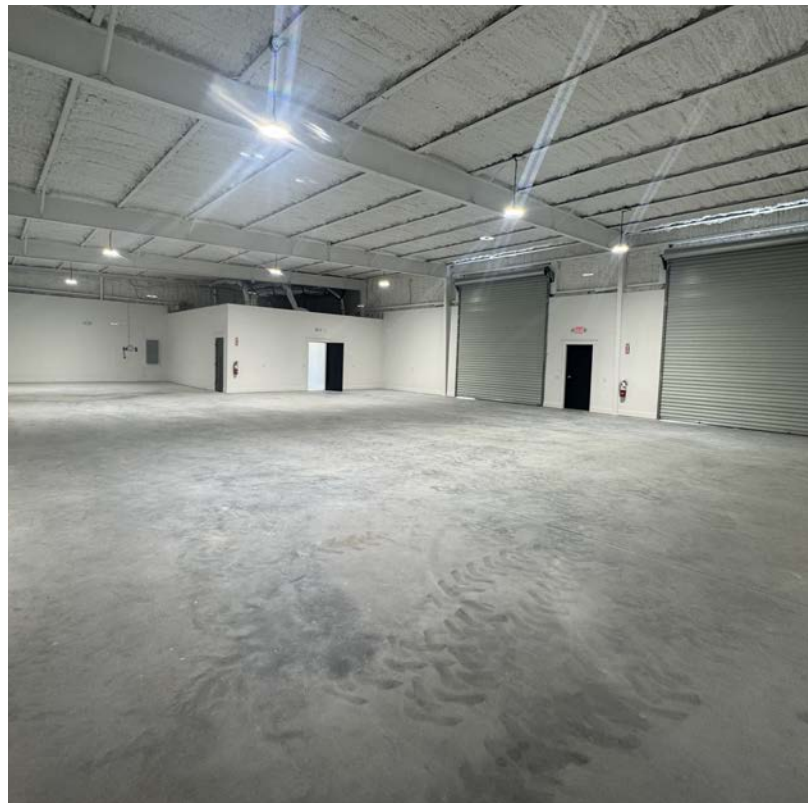
Drive Times (Per Google Maps)

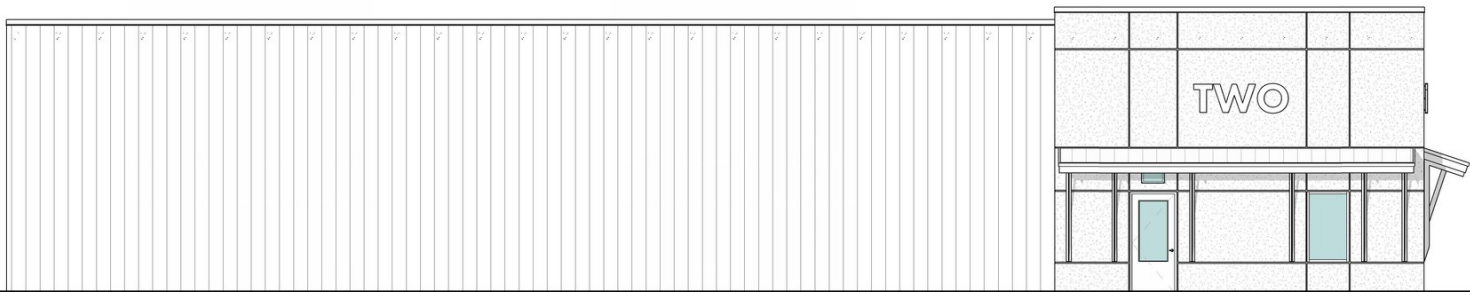
I-95	2 Minutes
South Carolina Riverport Terminal	8 Minutes
Okatie, SC	14 Minutes
Savannah Port Terminal	17 Minutes
Bluffton, SC	18 Minutes
Downtown Savannah	20 Minutes
Hilton Head Island, SC	33 Minutes



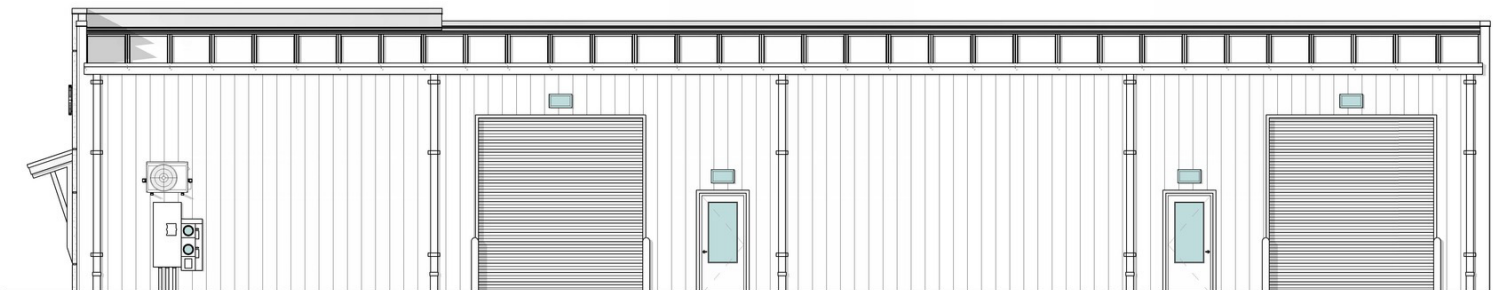








2 FRONT EXTERIOR ELEVATION - MKTG
3/16" = 1'-0"



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

