

**AVISON
YOUNG**

East Coast Industrial Park

385 FRENCH COLLINS ROAD | CONWAY, SC 29526



**6,000 - 125,000 sf
Industrial, Office & IOS Space
For Lease**

For more information, contact:

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Location



East Coast Industrial Park is located just east of the center of Conway on Route 501 Corridor.



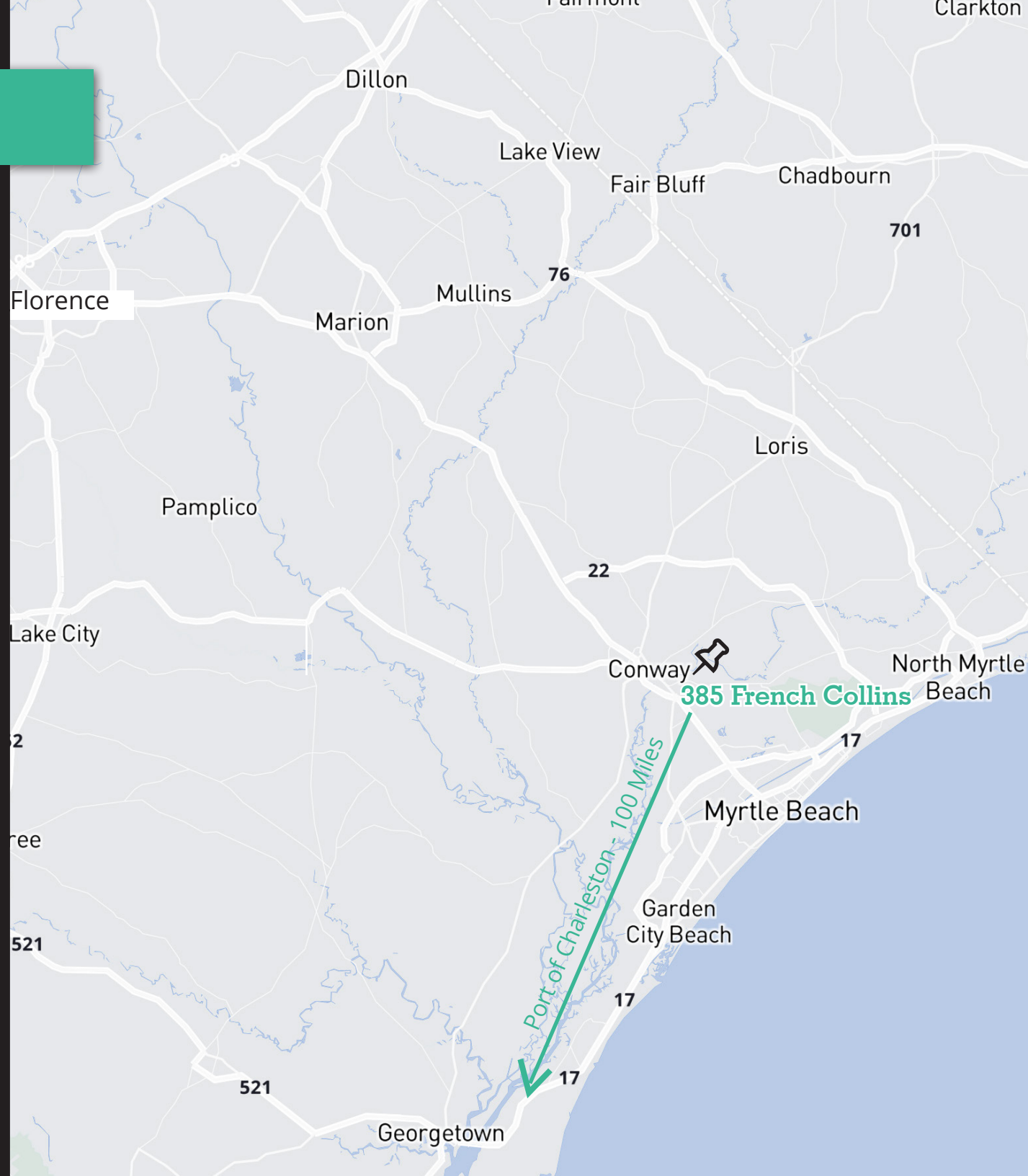
Site offers access to some of the Southeast's most prominent markets.



Charlotte-Savannah-Sumter-Florence-Beaufort-Fayetteville-Spartanburg-Augusta-Anderson-Raleigh-Columbia and more, all within a 300 mile driving distance.



A sustainable option for companies looking to service large consumer markets, while mitigating operations costs and maintaining a one day service radius.



Site overview



ACROSS TRUCK COURT
build-to-suit
±10 acres total

DROP YARD
AVAILABLE
±0.7 acres total

RAIL SPUR AREA
build-to-suit
±5 acres total

LEASED

Building C
AVAILABLE
±11,250 sf

Suite 101
LEASED
22,500 sf

LEASED

Suite 301
LEASED
10,000 sf

Suite 102
LEASED
±18,000 sf

Suite 104
LEASED
20,250 sf

Suite 304
LEASED
7,500 sf

Suite 105
LEASED
63,000 sf

Building Addition
build-to-suit
±123,000 sf

Building D
AVAILABLE
±670 sf

Suite 506
AVAILABLE
±27,000 sf

Suite 505
LEASED
31,500 sf

Suite 1-A
LEASED
±22,000 sf

No ramps
and 8' high

Loading Dock

French Collins Road

Building A | SPECIFICATIONS

Building Dimensions 450' x 690' (approx.)

Total sf 309,220 sf

Available sf 12,000 sf - 125,000 sf

Loading Docks +16

Drive in Bays 1 (20'w x 14'h)

Center Height 30'

Clearance Height 22' - 29'

Eave Height 25'

Column Spacing 30' x 50'

Roof/ Walls/ Siding Insulated Metal

Lighting Metal Hallide & Sky Lights

Power Phase 3 Phase

Sprinklers Wet & Dry System

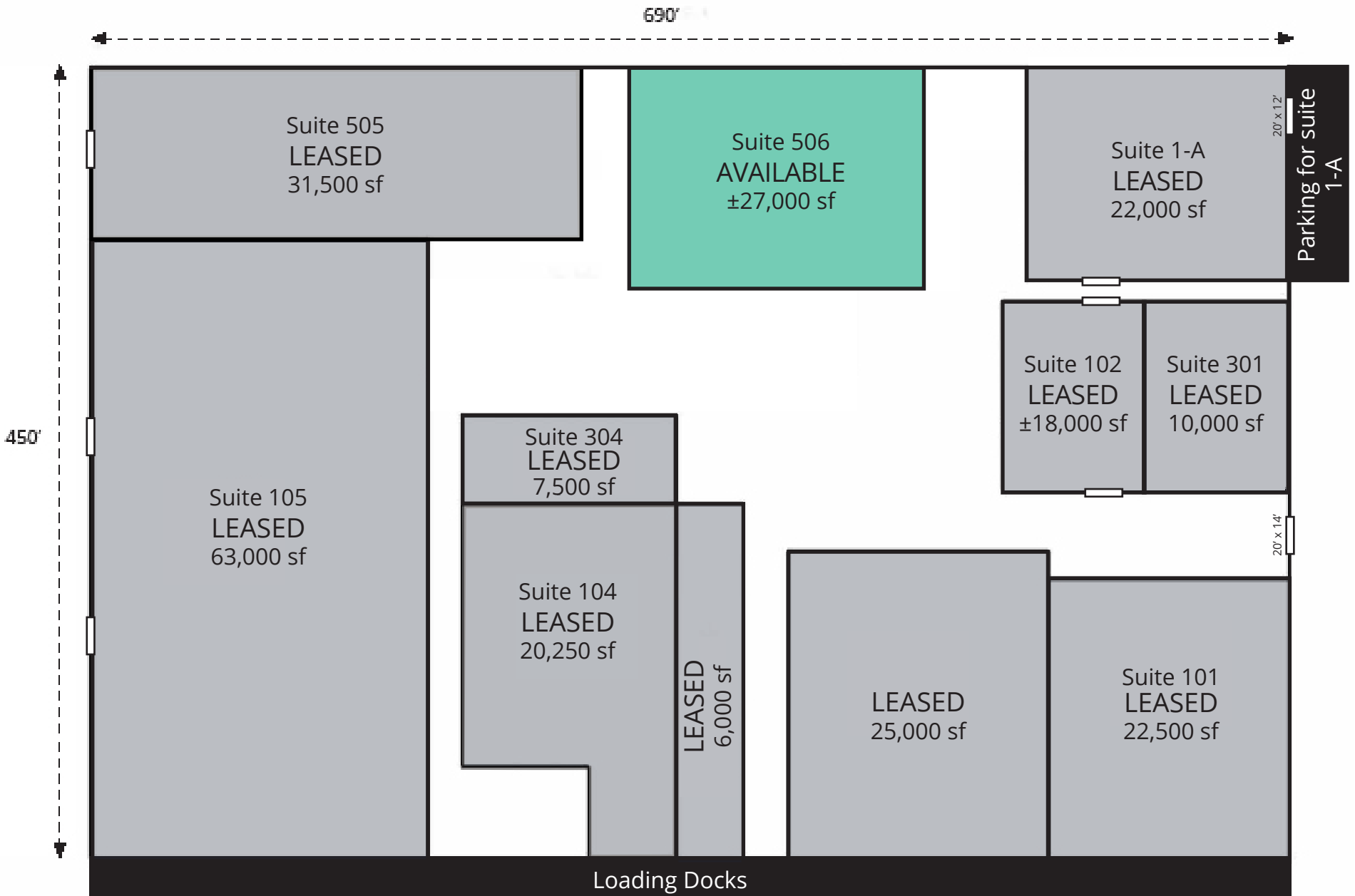
Parking Spaces +120

Trailer Parking Available

Lease Rate \$8.00 sf/yr



Building A | FLOOR PLAN



Building C | SPECIFICATIONS

Building Dimensions	150' x 150'
Available sf	11,250 sf
Drive in Bays	1 (20' x 14')
Clearance Height	26'
Column Spacing	30' x 50'
Parking Spaces	10
Lease Rate	\$8.00 sf/yr



Industrial outdoor storage for lease

Available Space ±0.7 Acres

Date Available Immediate

Lease Rate \$6,000/month



Building D | SPECIFICATIONS

Space Type Office

Available sf 5,670 sf

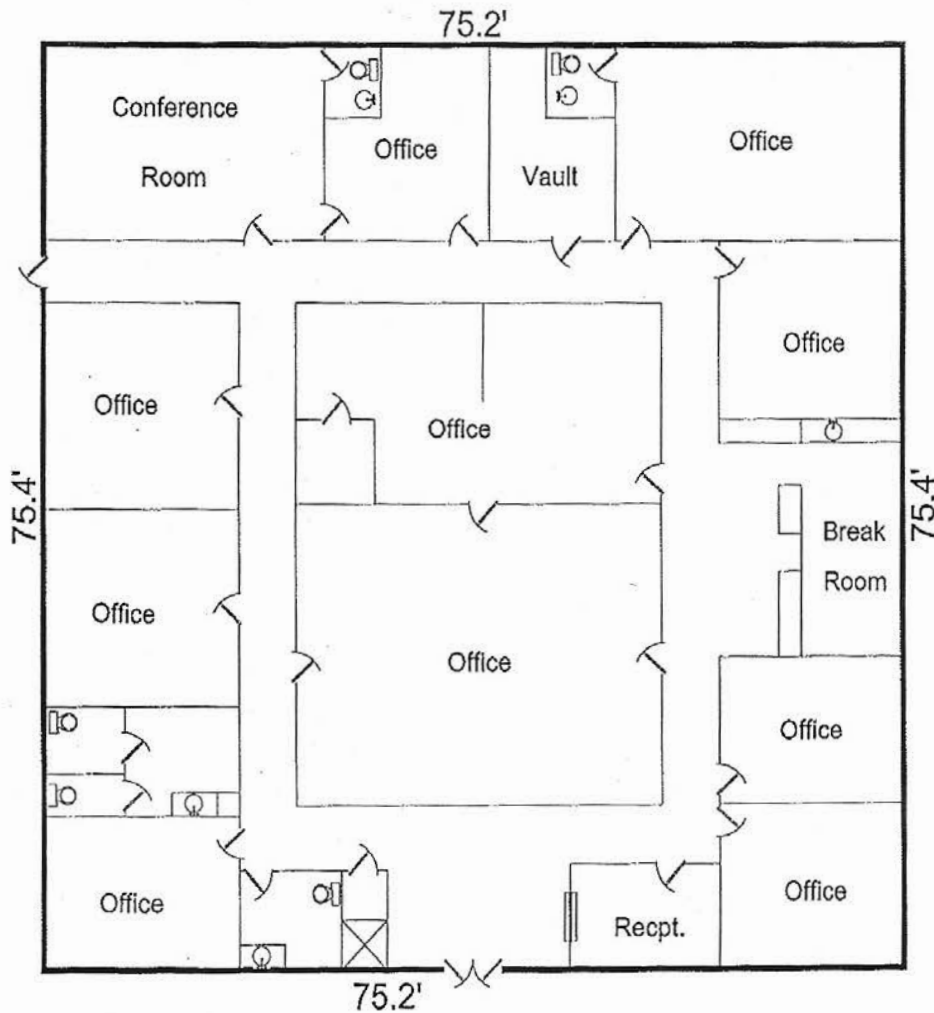
Parking spaces 21

Date Available Immediate

Lease Rate \$12.00 sf/yr NNN



Building D



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