



**5450
MEMORIAL
BOULEVARD**

FOR LEASE

(+/-) 8,250 SF AVAILABLE

**1.92 ACRES
OF LAND**

**GREAT
LOCATION**

**HIGH
VISIBILITY**

\$7.50/SF/YR

THOMAS FAWCETT
ASSOCIATE
(843) 747-2292
TFawcett@Lee-Associates.com

JON-MICHAEL BROCK
VICE PRESIDENT
(843) 203-1056
JMBrock@Lee-Associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROJECT OVERVIEW

Approximately (+/-) 8,250 SF flex warehouse situated on 1.92 acres of Limited Commercial land in the town of St. George. Building (A) features a (+/-) 1,845 SF display room with (1) 8'x8' garage door, a (+/-) 2,052 SF warehouse with (2) 8'x8' garage doors, and a (+/-) 1,500 SF upstairs office/storage area with its own additional restroom. Building (B) features a (3) bay garage with 10'x10' doors and an additional mezzanine area, measuring approximately (+/-) 2,700 SF. Buildings (C) and (D) are open carports with concrete floors measuring (+/-) 8,000 SF and (+/-) 1,800 SF respectively.

Over half an acre of open yard area offers ample room for outdoor truck, trailer, or equipment parking and storage. This is an excellent location for a business looking to secure a retail location with an immense amount of secured storage and high road visibility.

The owner is also willing to sell the Husqvarna/Stihl dealership that has been in operation for over 13 years. [Click here](#) for more on this great opportunity.

- ⊕ LIST PRICE: **\$7.50 / SF / YR**
- ⊕ SIZE: **(+/-) 8,250 SF**
- ⊕ LAND: **1.92 ACRES OF LIMITED COMMERCIAL LAND**
- ⊕ PARKING: **(+/-) 9,800 SF OF COVERED PARKING**
- ⊕ PROPERTY ADDRESS: **5450 MEMORIAL BOULEVARD
ST. GEORGE, SC 29477**



AERIAL OVERVIEW



AREA DESCRIPTION:

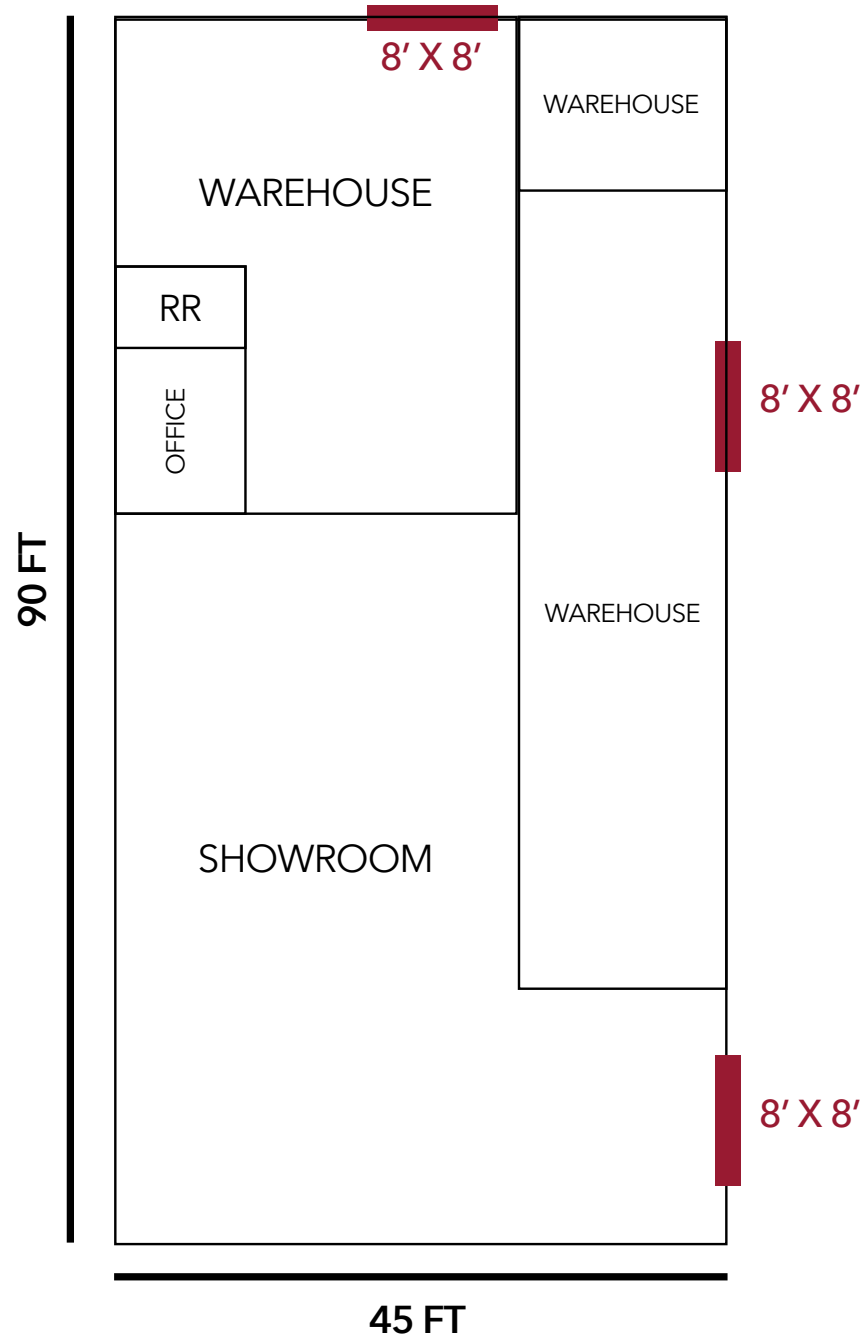
The subject facility is located on Highway 78 just 0.2 miles Southeast from downtown Saint George in Lowcountry South Carolina. The area is suited for a business looking to secure highway visibility in an area that is positioned for growth thanks to the Industrial surge spurred by Walmart's new (+/-) 3,000,000 SF distribution facility. I-95 is less than 2 miles away and the intersection of I-95 and I-26, also known as the logistics triangle of the southeast, is less than 10 minutes away.

DIRECTIONS:

From Charleston take I-26 towards North Charleston/Columbia and take exit 187 for Ridgeville. Turn left onto Ridgeville Road for 1.2 miles and turn right onto US-HWY 78. Travel 36.6 Miles West until you reach the intersection of Cocoa Street and US-HWY 78.

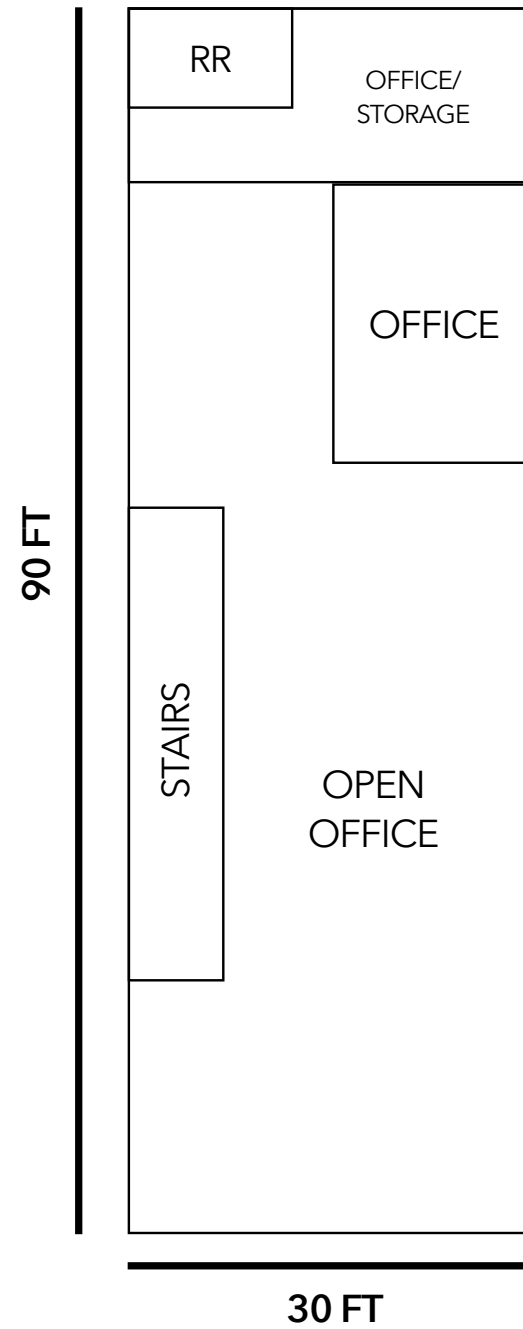
FLOORPLAN

BUILDING A - DOWNSTAIRS



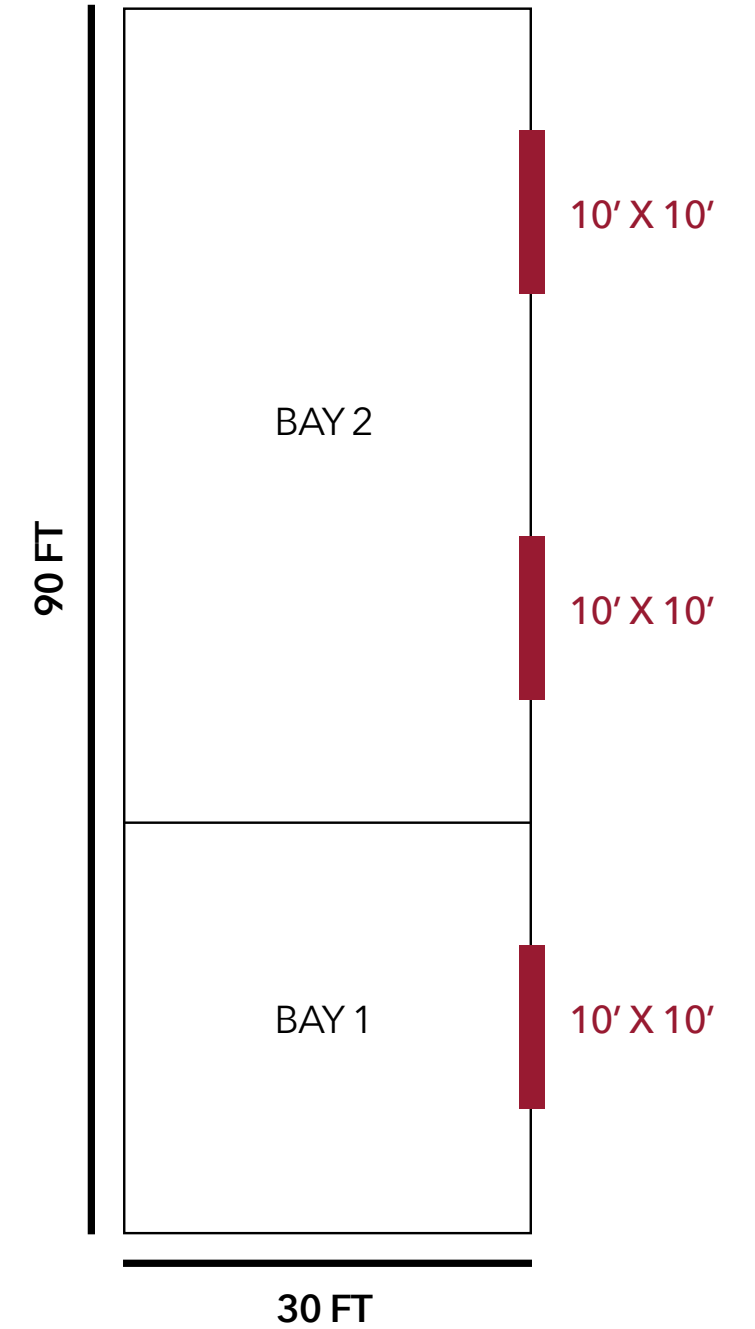
SHOWROOM:	1,845 SF
WAREHOUSE:	2,052 SF
OFFICE:	153 SF
TOTAL:	4,050 SF

BUILDING A - UPSTAIRS



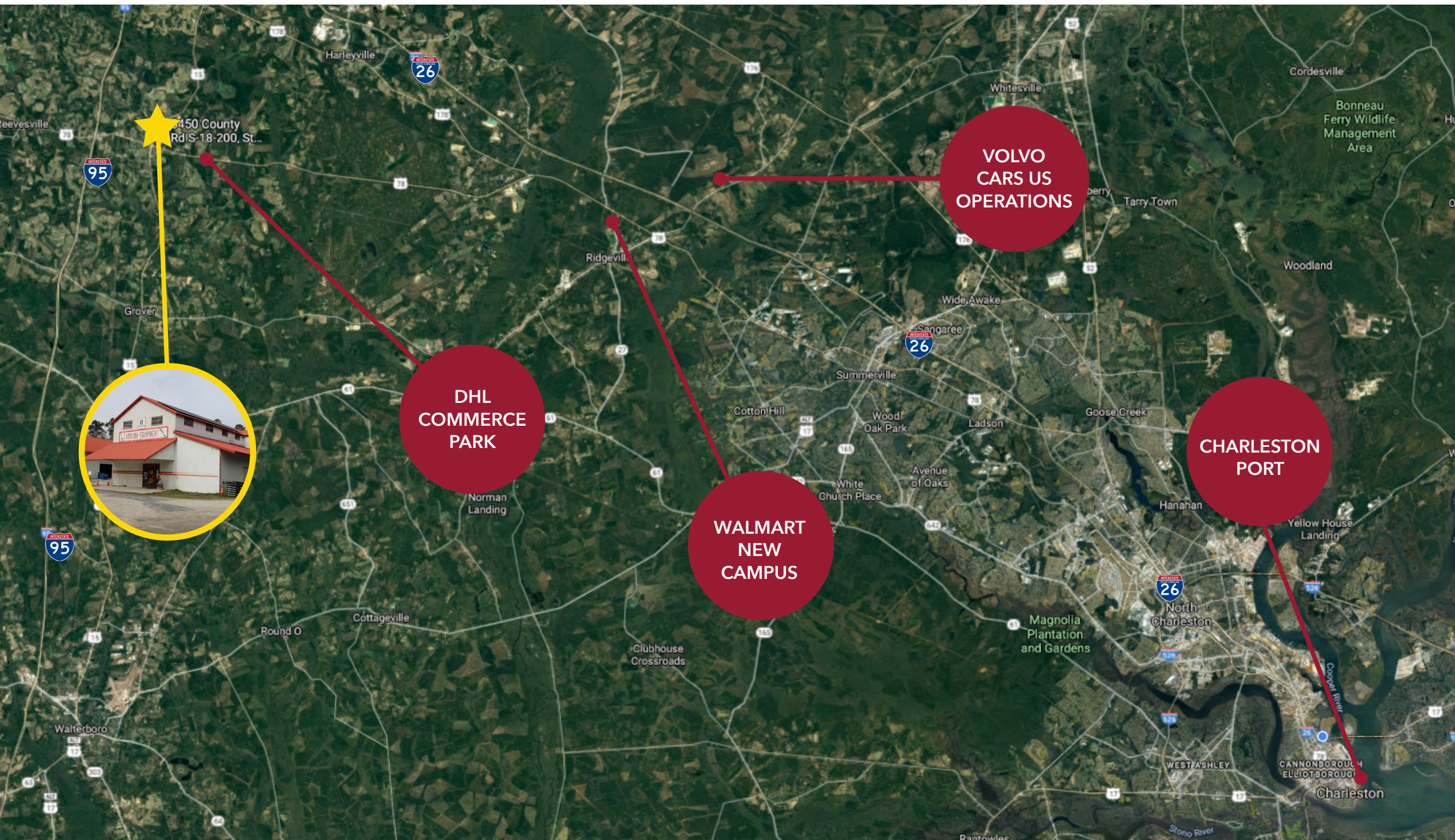
OPEN OFFICE:	1,032 SF
OFFICE:	188 SF
OFFICE/STORAGE:	300 SF
TOTAL:	1,500 SF

BUILDING B



BAY 1:	2,100 SF
BAY 2:	600 SF
TOTAL:	2,700 SF

MARKET OVERVIEW



DHL COMMERCE PARK:
3 miles

WALMART NEW CAMPUS:
16.1 miles

VOLVO CAR US OPERATIONS:
21.6 miles

CHARLESTON PORTS:
52.3 miles

I-95:
2.2 miles

I-26:
8.2 miles



5450 MEMORIAL BOULEVARD

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