

**AVAILABLE
FORMER STOCK BUILDING SUPPLY
DISTRIBUTION FACILITY**

PAWLEYS ISLAND / LITCHFIELD BEACH, SC



PROPERTY INFORMATION

Property:	4.76 acres total 4.04 acres improved / useable
Improvements:	3,827 sf office/ showroom 10,892 sf warehouse facility, 18' eave height, 3 overhead doors and a loading dock 2 yard storage buildings totaling 8,085 sf, 20' and 18' eaves 384 sf guardhouse / dispatch house / storage building
Condition:	Well maintained material yard and warehouse Ideal for material distribution or small manufacturing operation
Sale Price:	\$1,150,000
Lease Rate:	\$8,625 per month, triple net. Tenant responsible for paying all expenses, including taxes, insurance, utilities and common area maintenance. 2008 taxes were \$9,073.

CONTACT: Thomas P. Otis, CCIM
The Otis Company, LLC
843-979-7082 Direct
803-469-1964 Mobile
to@theotiscompany.com

THE
OTIS COMPANY
BROKERAGE | CONSULTING | MANAGEMENT