



# 30 Trellis Court

Capital Business Park  
 Hilton Head Island, South Carolina 29926

## Property Highlights

- 15,436 SF building with versatile industrial/flex space
- Prime location in the desirable Hilton Head Island area
- 10 Drive in Roll Up Doors, 1 Extra Large Drive In Roll Up Door, and 1 Loading Dock height Roll Up Door
- Fenced and secure parking / lay down areas in back
- High ceilings and open floor plan for maximum versatility
- Close proximity to major transportation routes for convenience
- Well-maintained exterior and landscaping for curb appeal
- Versatile layout suitable for a variety of uses

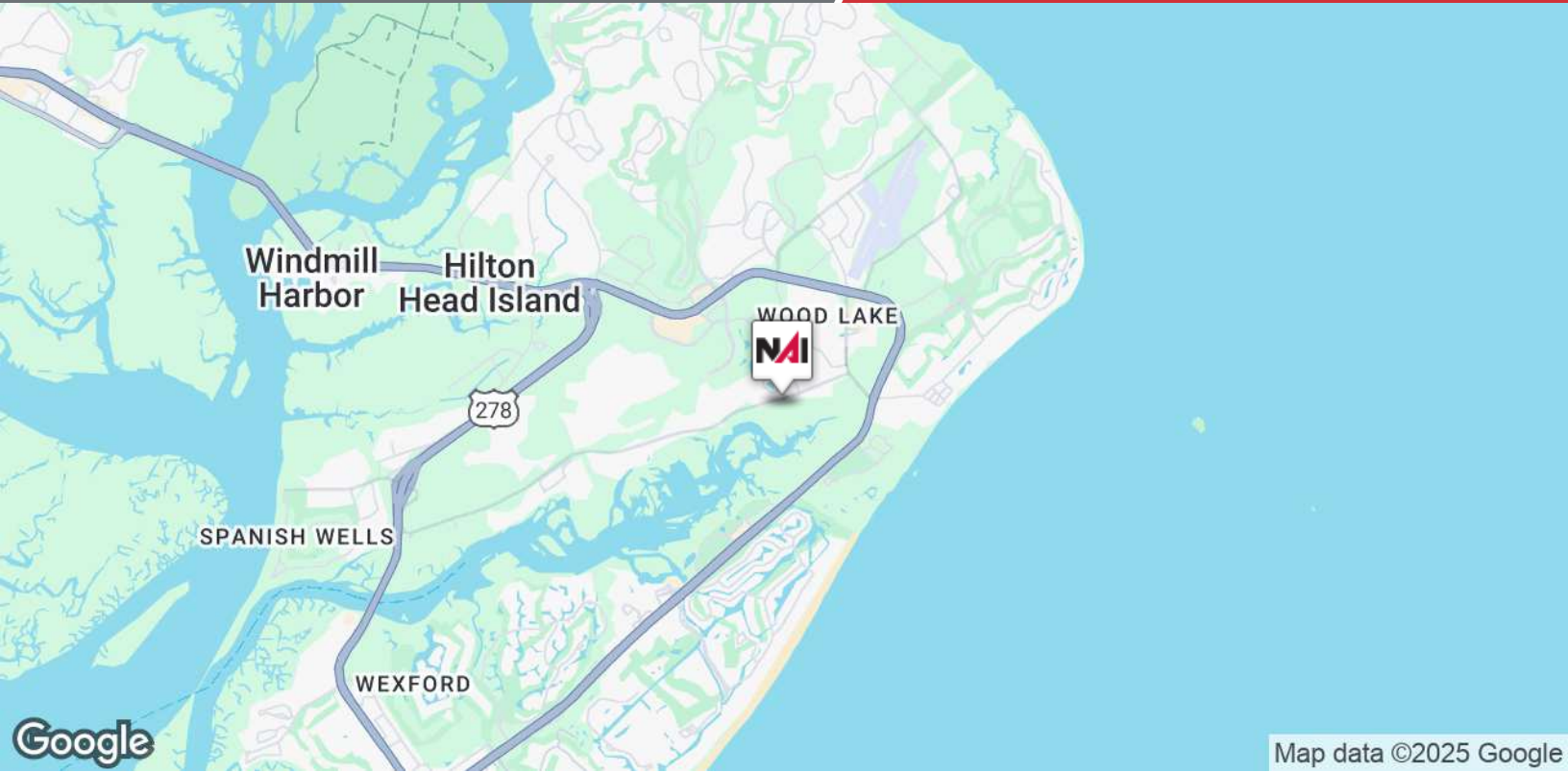
## Offering Summary

|                               |                     |
|-------------------------------|---------------------|
| Building Size:                | 15,436 SF           |
| Sale Price:                   | \$3,200,000         |
| Lease Rate:                   | \$15.00 SF/yr (NNN) |
| Unit A - Available for Lease: | 11,388 SF           |
| Acreage:                      | 1.59 Acres          |
| 2023 Taxes:                   | \$19,175            |
| Insurance:                    | \$11,725            |
| Hilton Head Island Zoning:    | Light Industrial    |

## For More Information

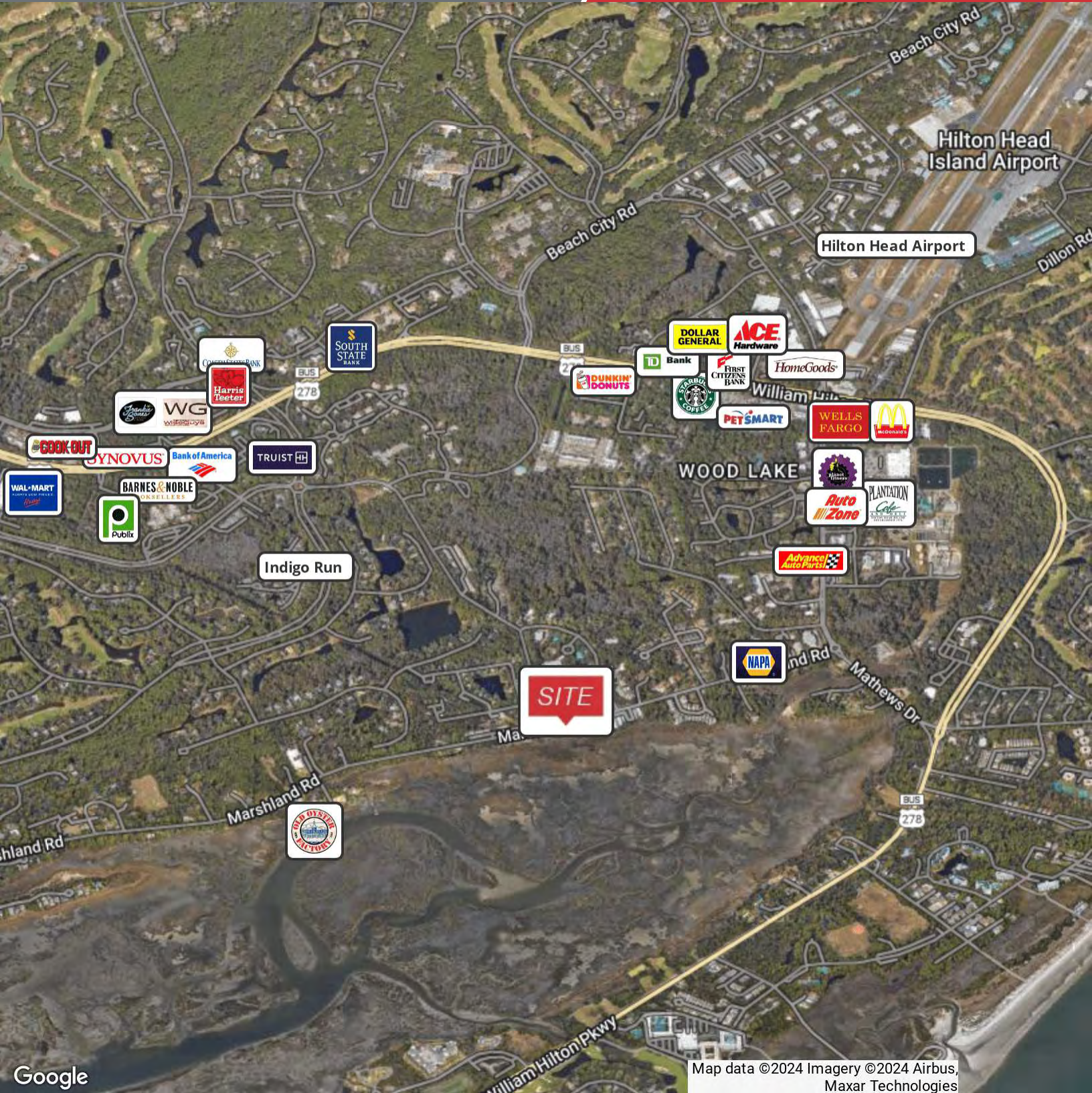
**Walter Wilkins**

O: 843 837 4460 x3  
 walter@naicarolinacharter.com



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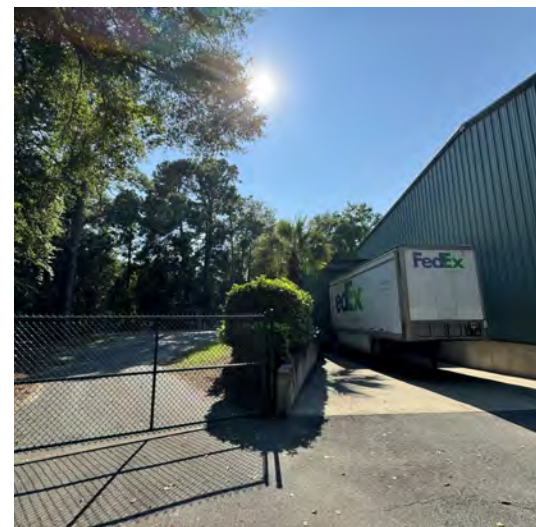


Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

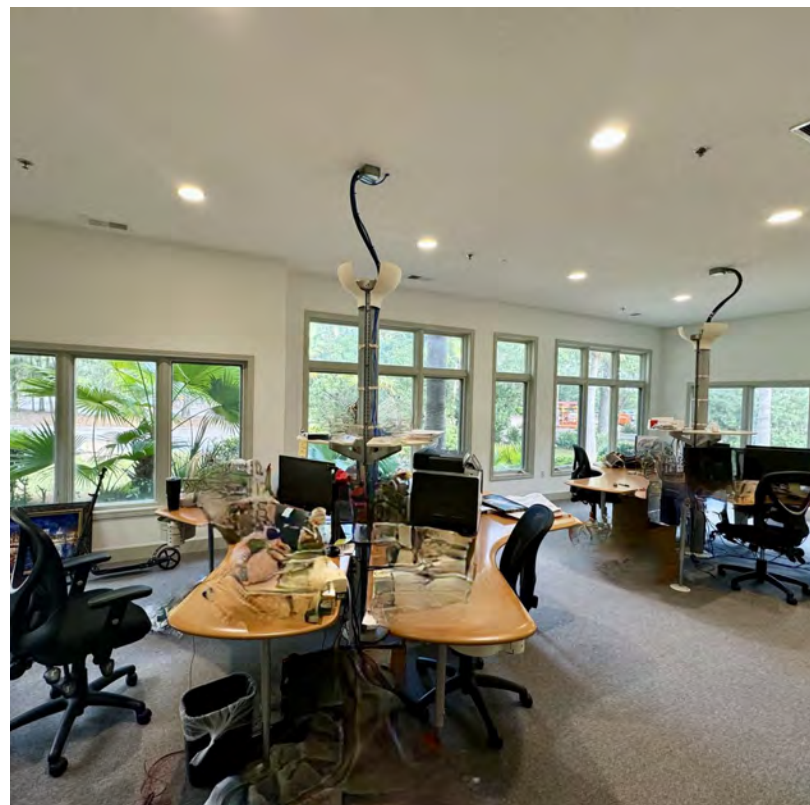
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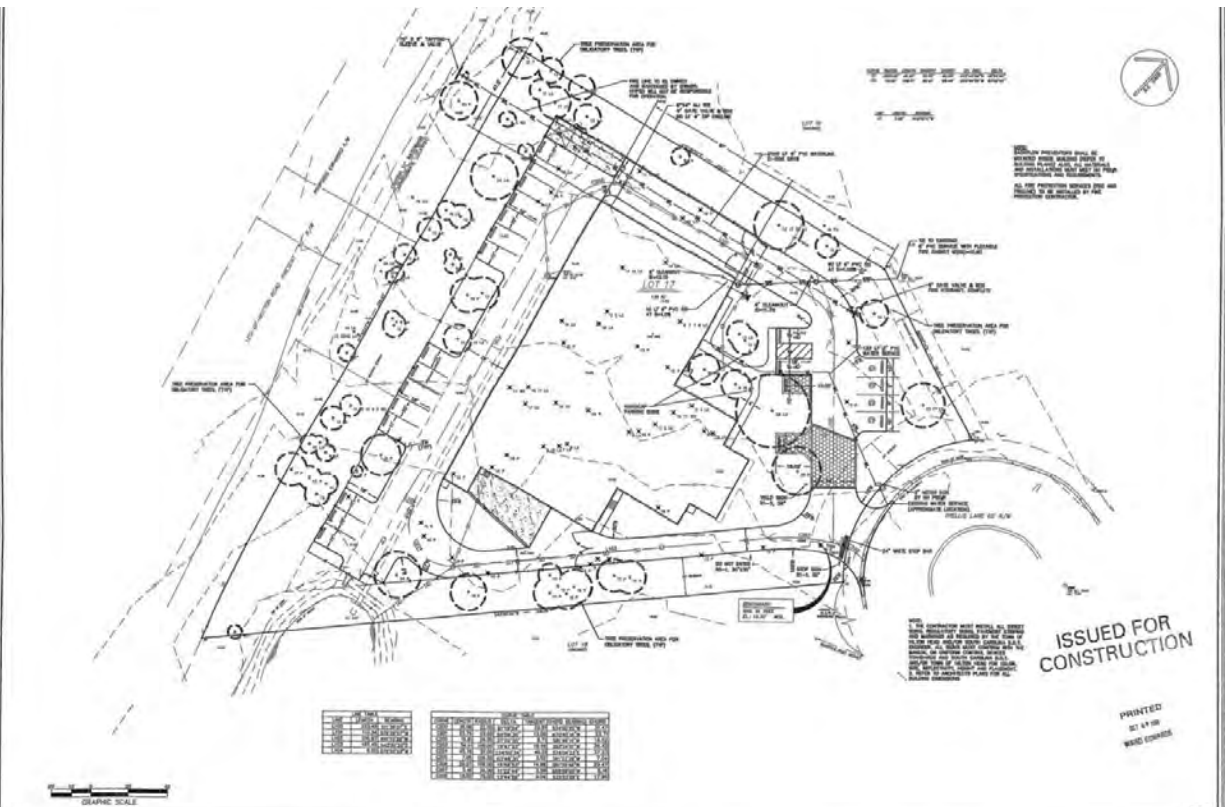
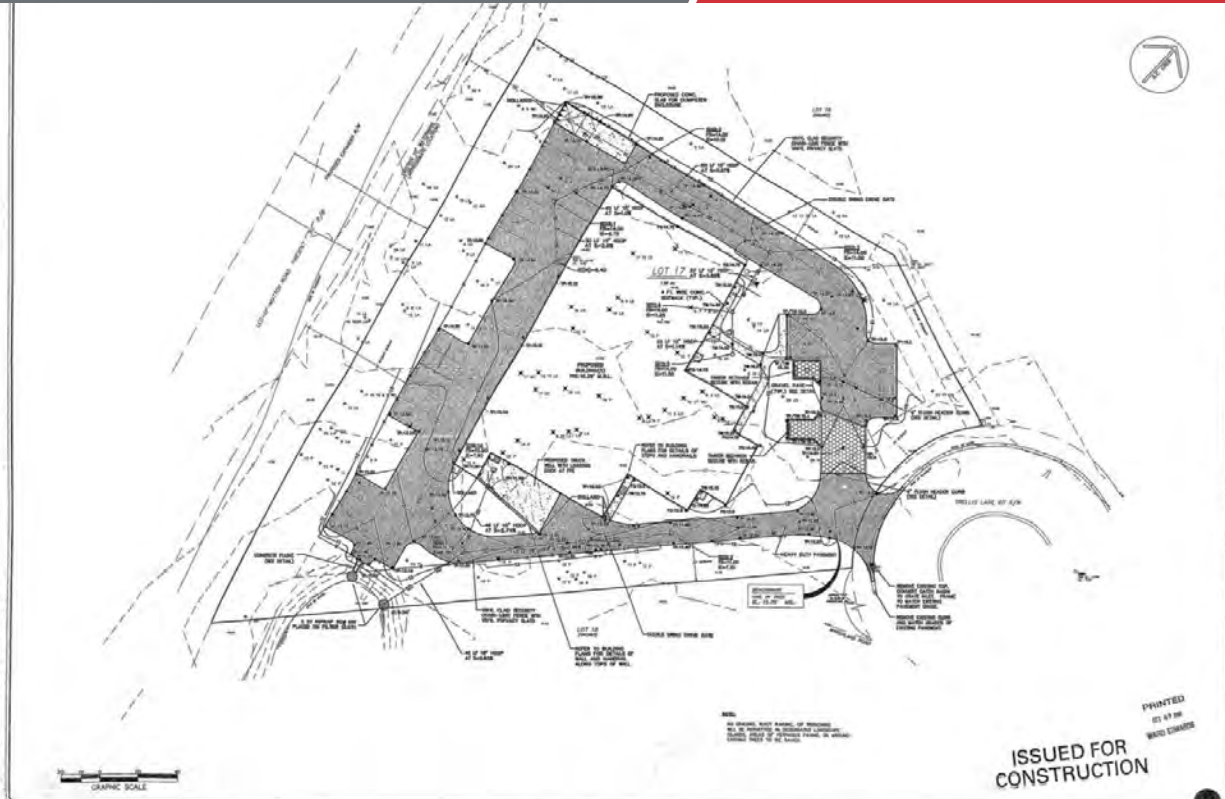
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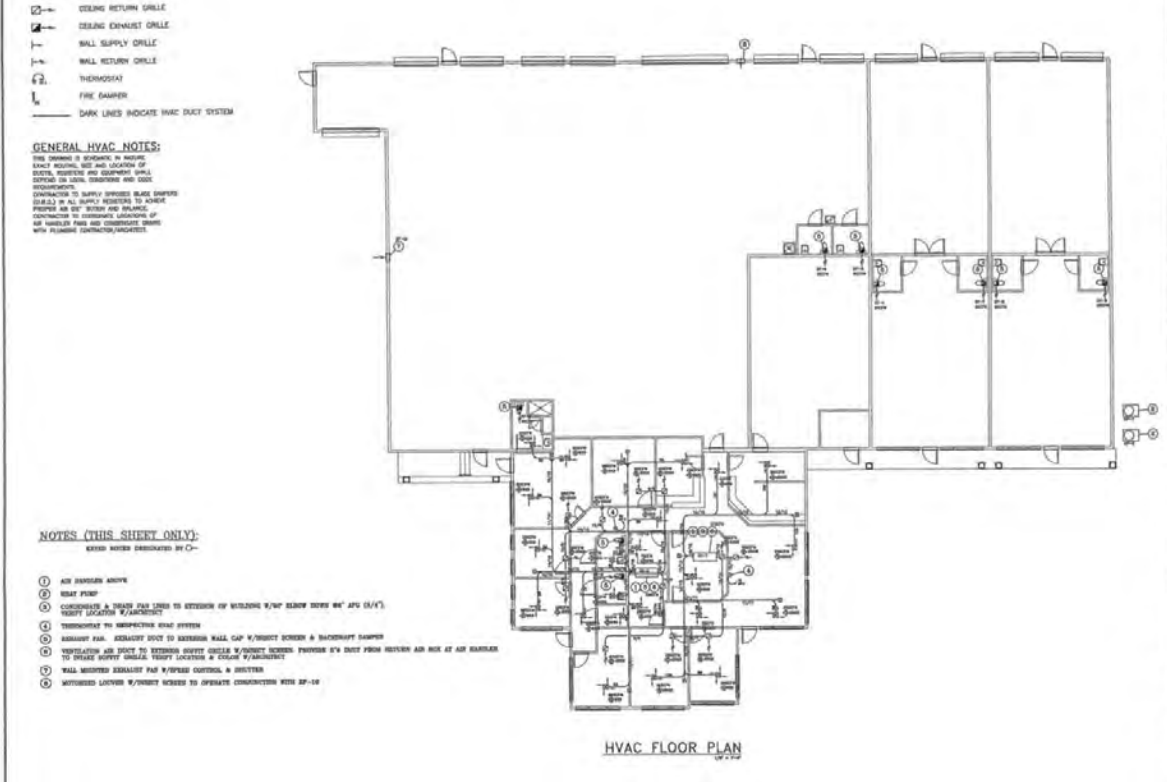
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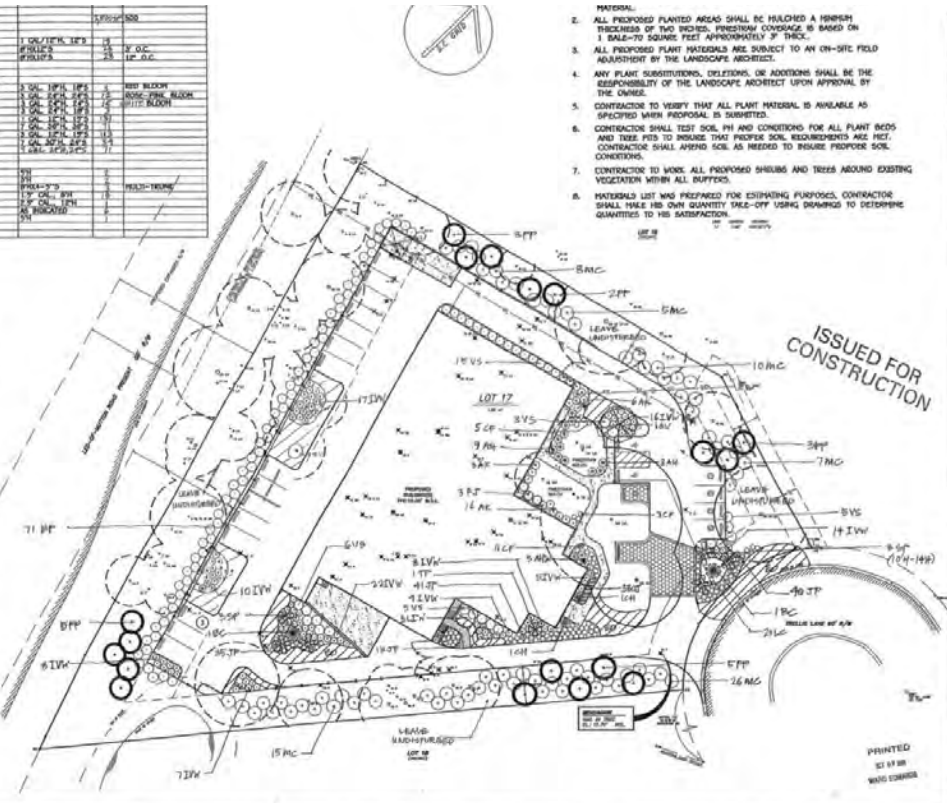
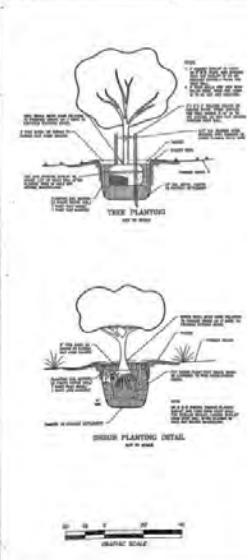


**ENGINEERED SYSTEMS**  
 1000 W. 10TH STREET, SUITE 200, FLORENCE, SOUTH CAROLINA 29502-3300  
 TEL: 843/666-1100 FAX: 843/666-3300

**OFFICES AND WAREHOUSES FOR:**  
**MCCURRY'S HEATING AND AIR, INC.**  
 1000 W. 10TH STREET, SUITE 200, FLORENCE, SOUTH CAROLINA 29502-3300

PROJECT NUMBER: 202187  
 SHEET NUMBER: **M-1**  
 1 OF 2

| NO. | SYMBOL | DESCRIPTION   | QUANTITY | REMARKS           |
|-----|--------|---|----------|-------------------|
| 01  | 1      | CEILING RETURN GRILLE                                 | 1        | 1" DIA. 1/2" THK. |
| 02  | 2      | CEILING EXHAUST GRILLE                                | 1        | 1" DIA. 1/2" THK. |
| 03  | 3      | WALL SUPPLY GRILLE                                    | 1        | 1" DIA. 1/2" THK. |
| 04  | 4      | WALL RETURN GRILLE                                    | 1        | 1" DIA. 1/2" THK. |
| 05  | 5      | THERMOSTAT  | 1        | 1" DIA. 1/2" THK. |
| 06  | 6      | FIRE DAMPER   | 1        | 1" DIA. 1/2" THK. |
| 07  | 7      | CONDENSATE & TRASH PAN                                | 1        | 1" DIA. 1/2" THK. |
| 08  | 8      | AIRHANDLER P.A.                                       | 1        | 1" DIA. 1/2" THK. |
| 09  | 9      | WALL MOUNTED AIRHANDLER P.A.                          | 1        | 1" DIA. 1/2" THK. |
| 10  | 10     | MOUNTED EXTERIOR 6" TYPICAL SCREEN & BACKDRAFT DAMPER | 1        | 1" DIA. 1/2" THK. |



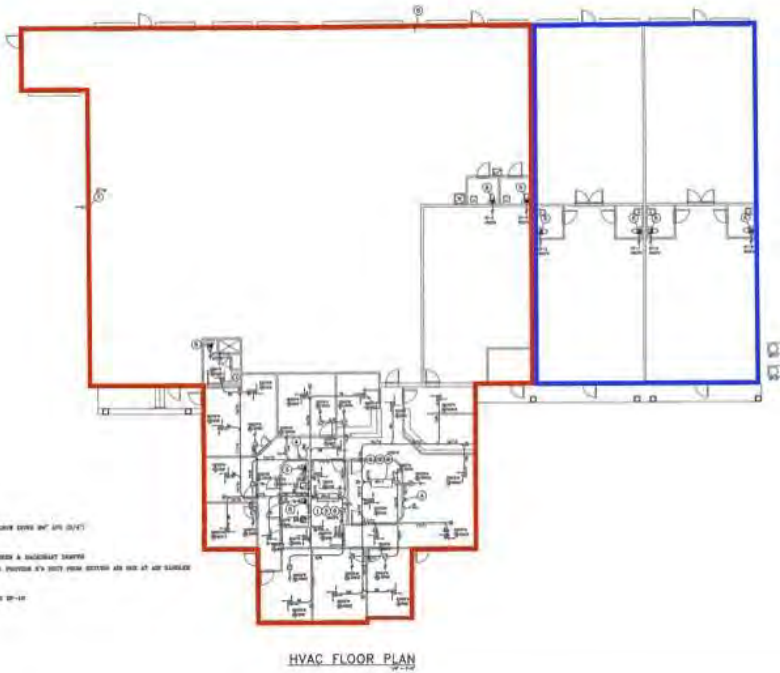
2. MATERIAL.
3. ALL PROPOSED PLANTED AREAS SHALL BE FENCED A MINIMUM THICKNESS OF TWO INCHES. FENCING COVERAGE IS BASED ON 1 GALE-70 SQUARE FEET APPROXIMATELY 3" THICK.
4. ALL PROPOSED PLANT MATERIALS ARE SUBJECT TO AN ON-SITE FIELD ADJUSTMENT BY THE LANDSCAPE ARCHITECT.
5. ANY PLANT SUBSTITUTIONS, DELETIONS, OR ADDITIONS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT UPON APPROVAL BY THE OWNER.
6. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIAL IS AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
7. CONTRACTOR SHALL TEST SOIL PH AND CONDITIONS FOR ALL PLANT BEDS AND TREE PITS TO INSURE THAT PROPER SOIL REQUIREMENTS ARE MET. CONTRACTOR SHALL AMEND SOIL AS NEEDED TO INSURE PROPER SOIL CONDITIONS.
8. CONTRACTOR TO WORK ALL PROPOSED SHRUBS AND TREES AROUND EXISTING VEGETATION WITHIN ALL BUFFERS.
9. MATERIALS LIST AND PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL FURNISH HIS OWN QUANTITY TAKE-OFF USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION.

**CONTRACTOR AND ARCHITECT**  
 1000 W. 10TH STREET, SUITE 200, FLORENCE, SOUTH CAROLINA 29502-3300  
 TEL: 843/666-1100 FAX: 843/666-3300

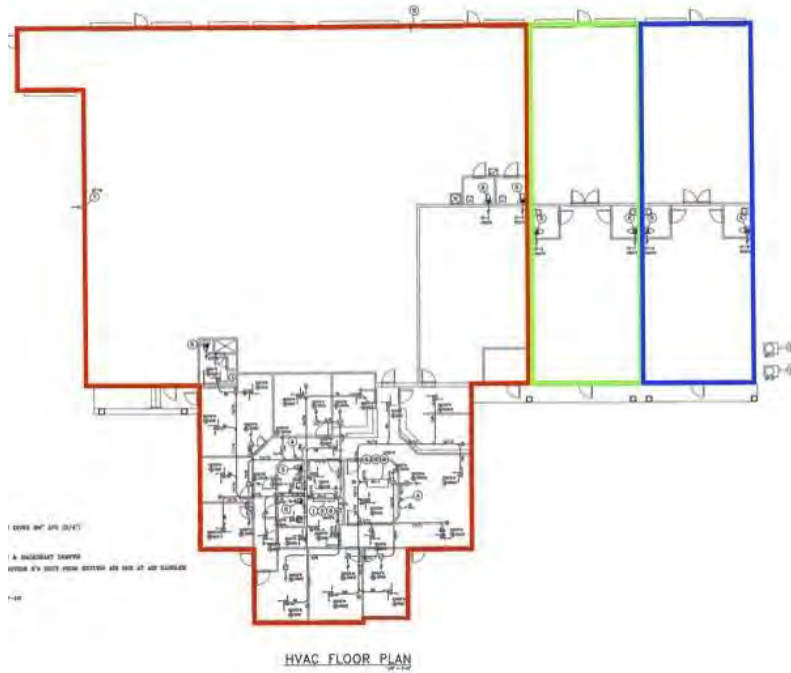
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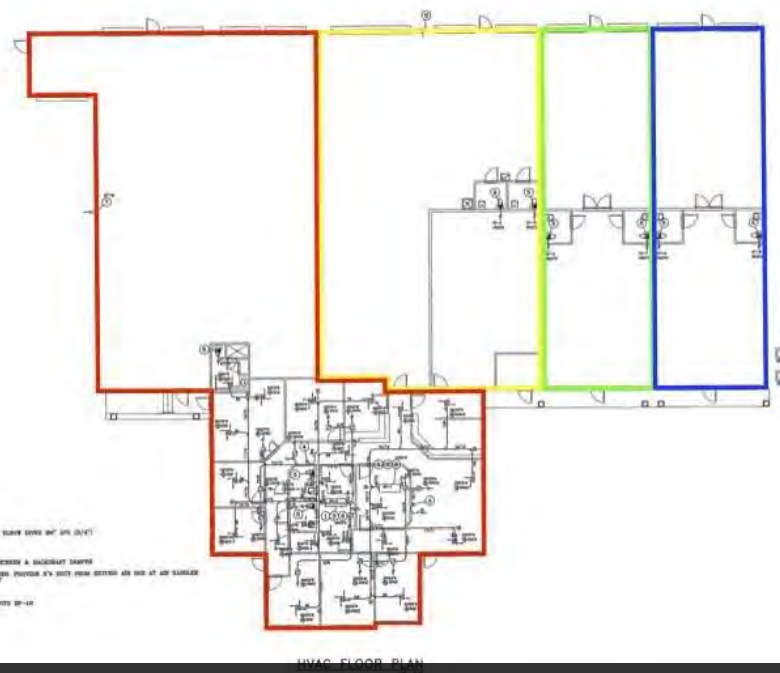
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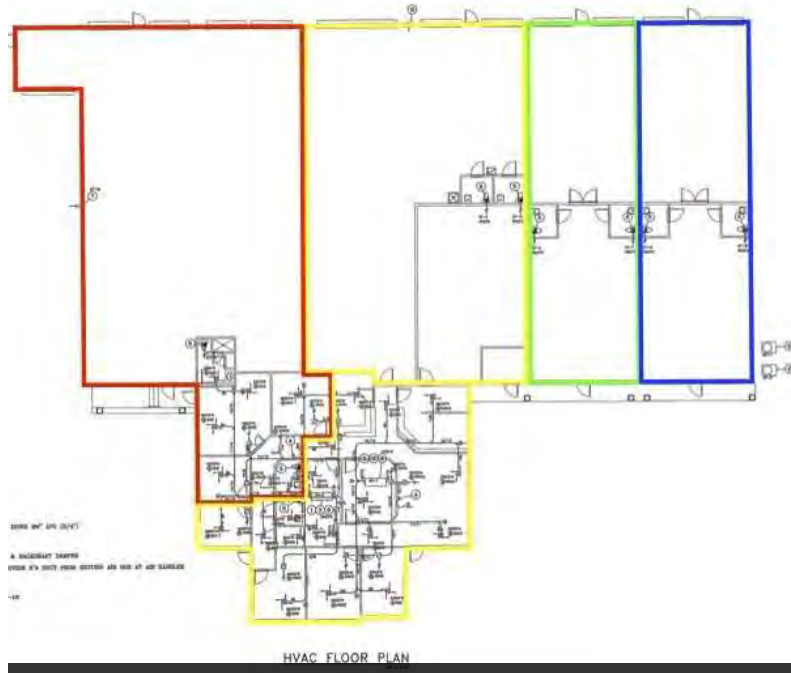
2 Tenants



3 Tenants



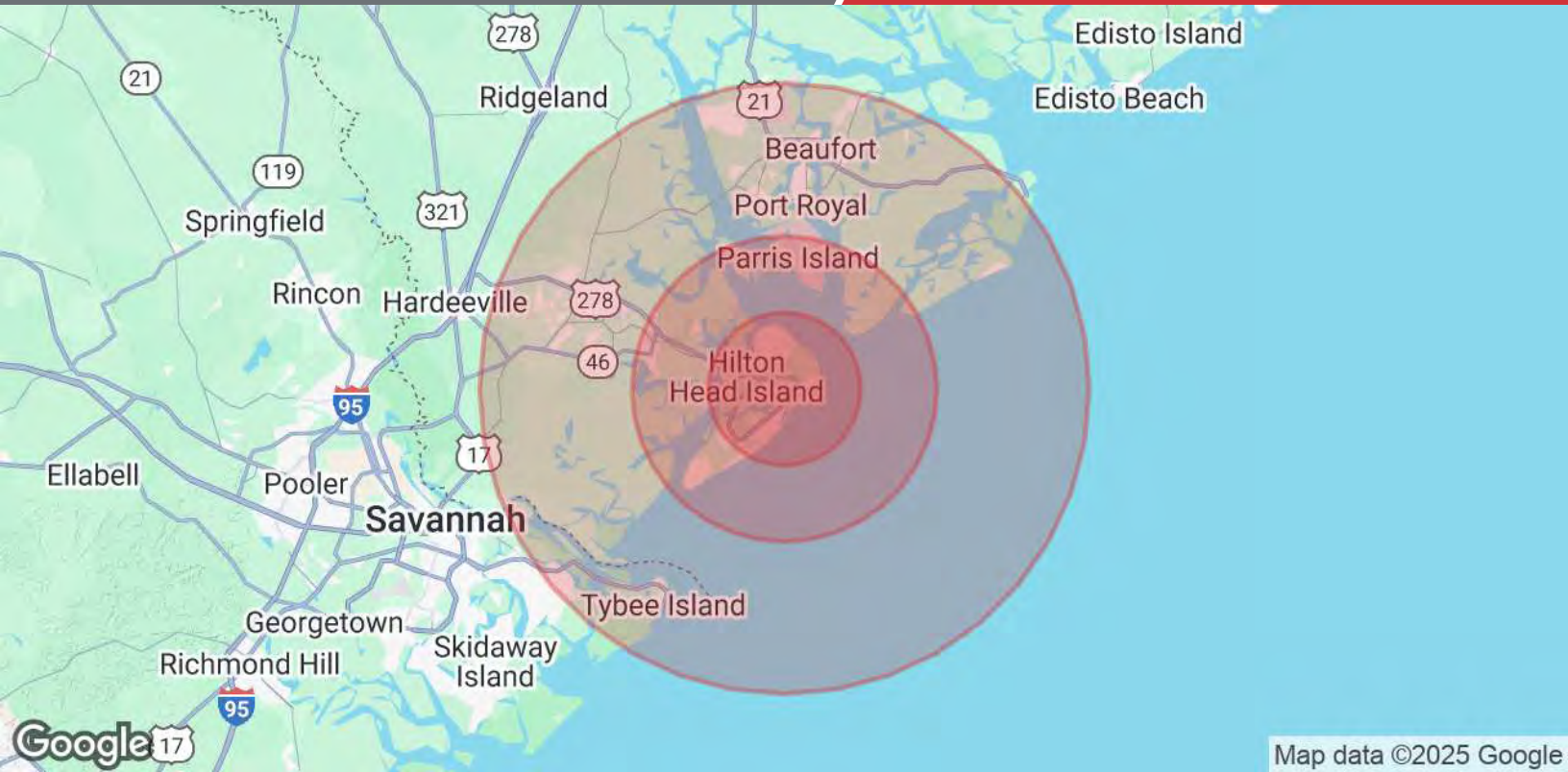
4 Tenants



4 Tenants alternative

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Map data ©2025 Google

| <b>Population</b>              | <b>5 Miles</b> | <b>10 Miles</b> | <b>20 Miles</b> |
|--------------------------------|----------------|-----------------|-----------------|
| Total Population               | 34,963         | 58,876          | 213,584         |
| Average Age                    | 54             | 51              | 46              |
| Average Age (Male)             | 54             | 50              | 46              |
| Average Age (Female)           | 55             | 51              | 47              |
| <b>Households &amp; Income</b> | <b>5 Miles</b> | <b>10 Miles</b> | <b>20 Miles</b> |
| Total Households               | 16,004         | 25,815          | 89,217          |
| # of Persons per HH            | 2.2            | 2.3             | 2.4             |
| Average HH Income              | \$139,253      | \$128,918       | \$111,724       |
| Average House Value            | \$724,808      | \$695,178       | \$555,077       |

Demographics data derived from AlphaMap