

# FOR LEASE: +/- 67,913 SF INDUSTRIAL BUILDING

4232 MEADOW STREET

LORIS, SC | HORRY COUNTY

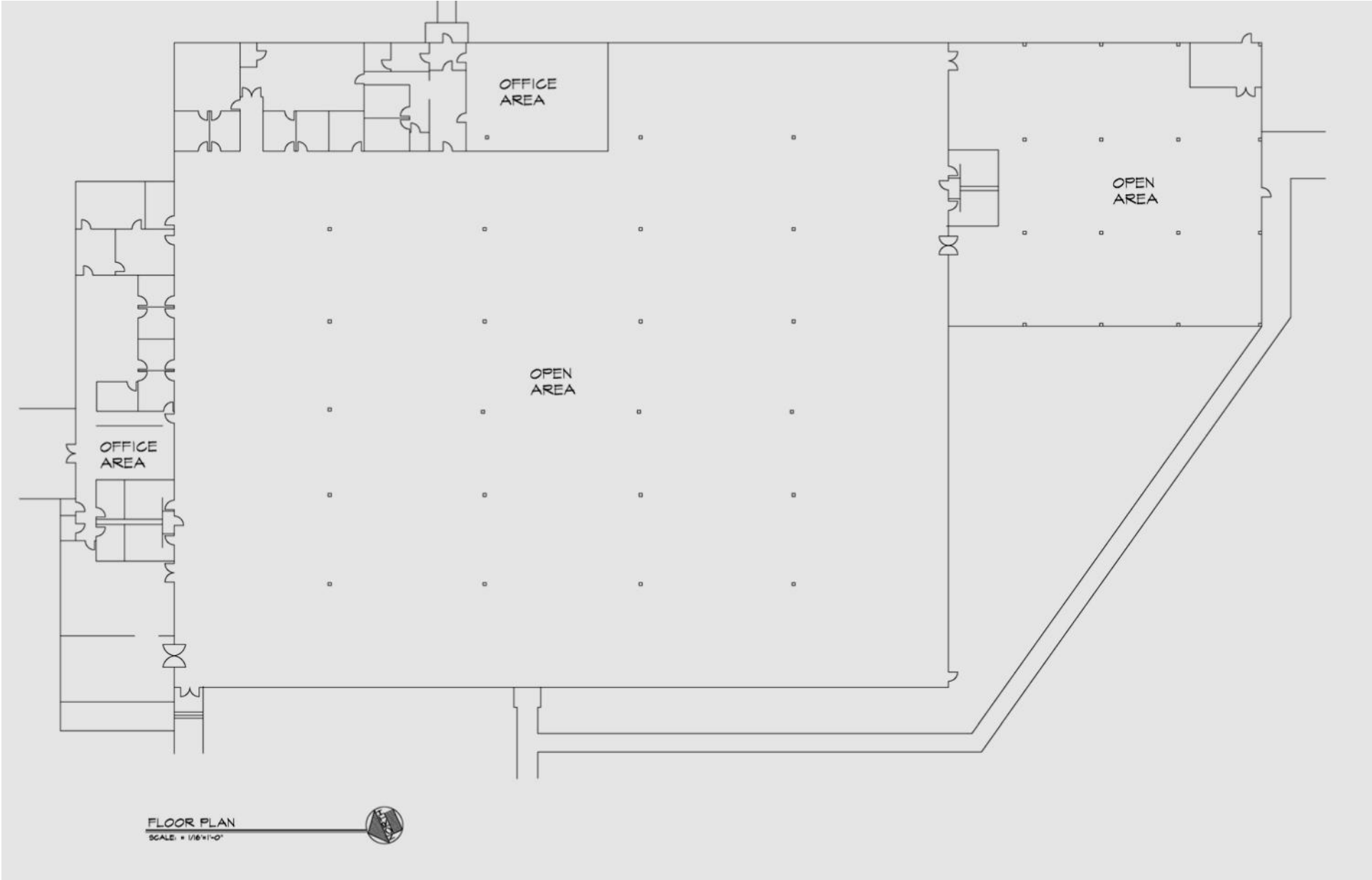


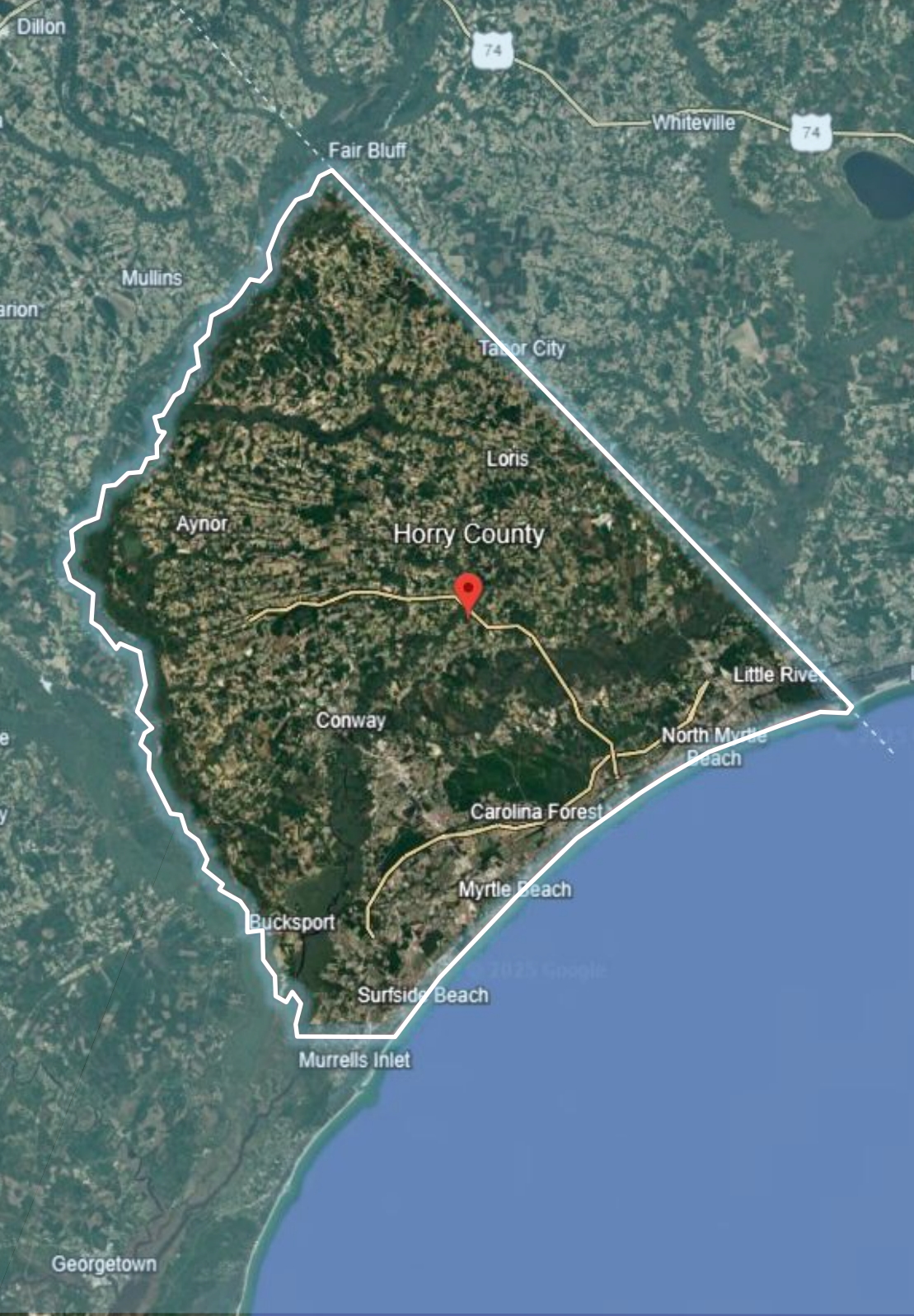


## SUMMARY

ADDRESS	4232 Meadow Street Loris, SC 29569   Horry County
AVAILABLE SF	± 30,000—67,913 SF +/- 11,213 SF of Office Space +/- 56,700 SF of Climate-controlled warehouse
LEASE RATE	\$8.00/SF(NNN)
TICAM	Estimated at \$1.00/SF
ZONING	IND
DESCRIPTION	Up to +/-67,913 SF Industrial Building featuring +/-11,213 SF of office and 56,700 SF of climate-controlled warehouse with sprinklers. The subject also benefits from 3 loading docks (8ft) and 2 drive in doors (14ft & 10ft). Support Beams in the warehouse are roughly 16ft high, with HVAC and sprinklers hanging in the 11.5-13ft range. Located off HWY 701 in Loris SC, the subject is 3 miles from HWY 9, 23 miles from Myrtle Beach, and 43 miles to I-95

# FLOOR PLAN





## DEMOGRAPHICS



**401,568**

POPULATION WITHIN  
HORRY COUNTY



**\$95,735**

AVERAGE HOUSEHOLD  
INCOME IN HORRY COUNTY



**2.75%**

EXPECTED POPULATION GROWTH BY  
BY 2030 IN HORRY COUNTY

PHOTOS



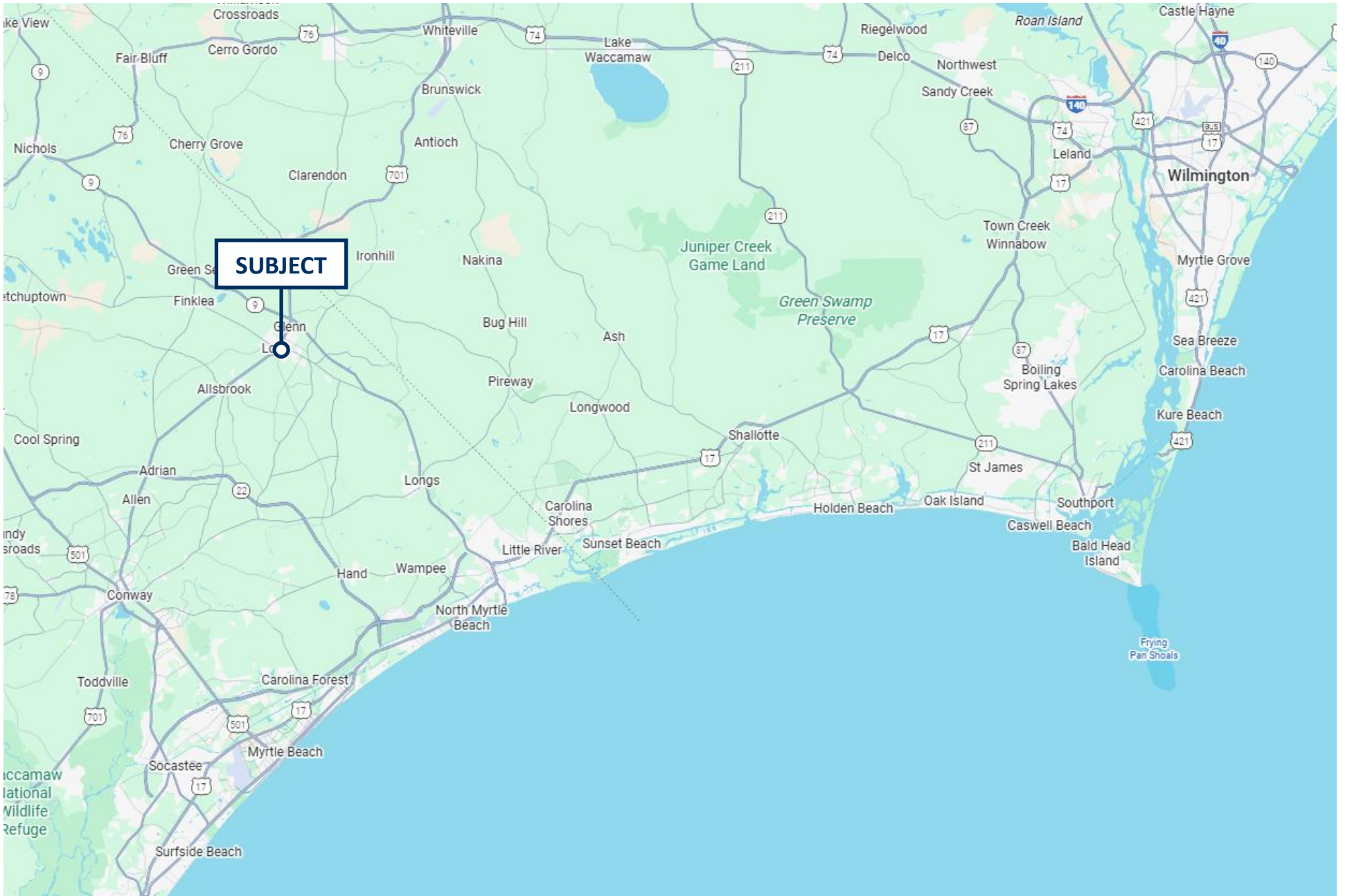
GIS AERIAL



AERIAL MAP



# LOCATION MAP





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