



INDUSTRIAL PROPERTY FOR LEASE

# CENTER POINT

OKATIE HIGHWAY (HWY 170) - 43,000 AADT

**5001 Okatie Highway | Ridgeland, SC 29936**

4,200 - 22,800 SF Available

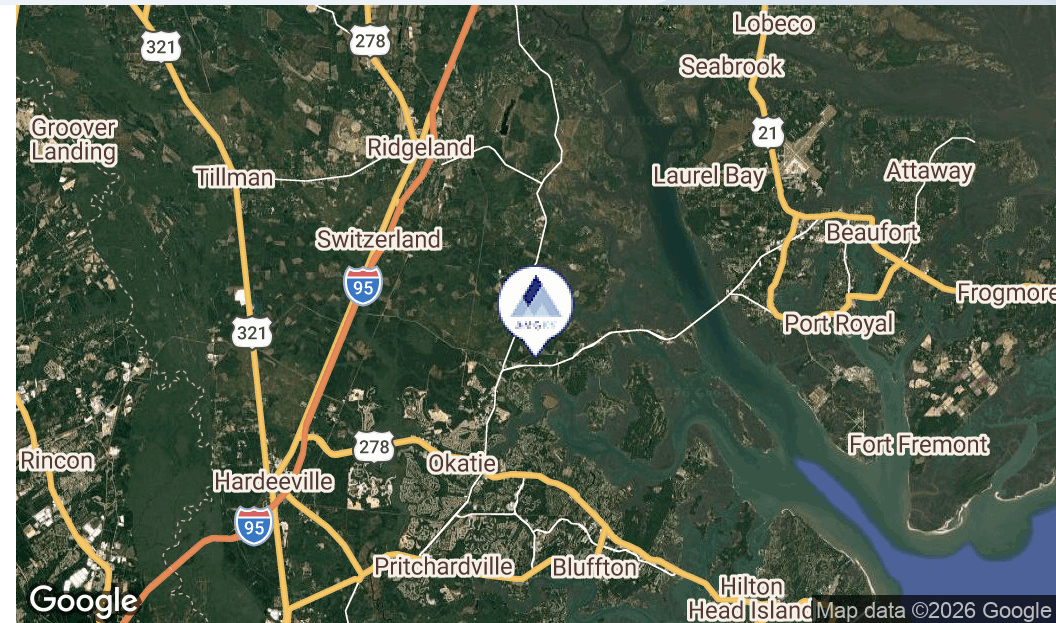
### PROPERTY DESCRIPTION

Center Point is a planned commercial and flex-industrial development at 5001 Okatie Highway in Ridgeland, South Carolina. The development offers five proposed buildings ranging from approximately 4,200 to 22,800 square feet, with opportunities for build-to-suit lease or improved pad purchase. The buildings can be customized for office, contractor, service, showroom, warehouse and light-industrial users, with flexible layouts, clear heights, drive-in doors, dock-high doors, loading and electrical capacity. Site work is well underway, with initial building delivery anticipated in early 2027, subject to final design, permitting and construction scheduling.

### LOCATION DESCRIPTION

Center Point is positioned along Okatie Highway ( Highway 170), within the booming central Lowcountry growth corridor connecting Beaufort, Bluffton, Hardeeville and Ridgeland. The location provides regional access to Hilton Head Island, Savannah and I-95 while allowing businesses to serve customers and projects throughout Beaufort and Jasper counties from one central operating location.

The property's direct exposure and 550' frontage on Highway 170 (43,000 AADT) is particularly well suited for businesses that benefit from visibility, customer access and regional service coverage. The corridor supports a growing mix of residential, commercial, contractor and service demand, making Center Point suitable for both customer-facing flex users and operational warehouse tenants.



### OFFERING SUMMARY

|                |                          |
|----------------|--------------------------|
| Lease Rate:    | \$16.50 - 24 SF/yr (NNN) |
| Available SF:  | 4,200 - 22,800 SF        |
| Lot Size:      | 3.84 Acres               |
| Building Size: | 57,500 SF                |



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### **BUILDING DESCRIPTION**

Building A is a proposed 9,800 SF highway-frontage flex building positioned along Okatie Highway. The building is well suited for businesses requiring visibility, customer access and a combination of office, showroom, service or warehouse space. Potential uses include: Showroom, Office-warehouse, Service-commercial, Flex-retail, Light industrial, Customer-facing trade or contractor use. Building A is available as a build-to-suit lease or as an improved pad sale.

| <b>BUILDING A</b> | <b>AVAILABLE</b> |
|-------------------|------------------|
| Building Size     | 9,800 SF         |
| Building Type     | Flex             |
| Lease Rate        | \$23.00/SF       |
| Lease Type        | NNN              |
| Term              | Negotiable       |
| Sale Price        | Contact Broker   |

### **FULLY CONFIGURABLE TO TENANT SPECS**

- Clear height
- Drive-in doors
- Electrical capacity
- Office content and interior configuration are customizable
- Fire sprinklers are not required for the proposed building
- Building-mounted signage will be available



### **BUILDING DESCRIPTION**

Building B is the largest available opportunity within Center Point and is designed for warehouse, distribution, contractor or industrial-flex users. The proposed building will include two standard loading docks, but can accommodate up to approximately eight loading docks, depending on the final building design and user requirements. Building mounted signage available. Building B is available as a build-to-suit lease or as an improved pad sale.

### **BUILDING B**

### **AVAILABLE**

|               |                        |
|---------------|------------------------|
| Building Size | 22,800 SF              |
| Building Type | Warehouse/Distribution |
| Lease Rate    | \$16.50/SF             |
| Lease Type    | NNN                    |
| Term          | Negotiable             |
| Sale Price    | Contact Broker         |

### **FULLY CONFIGURABLE TO TENANT SPECS**

- Customizable clear height
- Customizable drive-in-door configuration
- Customizable electrical capacity,
- Fire-sprinkler system
- LED high-bay lighting
- Office and restroom buildout
- Tenant-specific warehouse configuration
- Ample employee and customer parking.



### **BUILDING DESCRIPTION**

Building C is a proposed 14,400 SF warehouse or flex-industrial building designed for users requiring a freestanding facility with both dock-high and drive-in loading capability. The proposed building will include two standard loading docks, but can accommodate up to eight loading docks, subject to final design and tenant requirements. Building C is available as a build-to-suit lease or as an improved pad sale.

| <b>BUILDING C</b> | <b>AVAILABLE</b> |
|-------------------|------------------|
| Building Size     | 14,400 SF        |
| Building Type     | Flex             |
| Lease Rate        | \$18.50/SF       |
| Lease Type        | NNN              |
| Term              | Negotiable       |
| Sale Price        | Contact Broker   |

### **FULLY CONFIGURABLE TO TENANT SPECS**

- Clear height
- Drive-in doors configuration
- Dock-high loading
- Custom electrical service
- Office and restroom buildout
- Fire-sprinkler system
- LED high-bay lighting
- Warehouse, distribution or assembly configuration
- Potential flexibility may exist to modify the proposed building size (subject to final planning and approvals)



### **BUILDING DESCRIPTION**

Building D is a proposed 6,300 SF contractor-flex or service-commercial building located within the interior portion of the Center Point development. The building may accommodate a single user or potentially be divided into two tenant spaces. The planned site configuration includes parking areas at the front and rear of the building, providing flexibility for customer access, employees, service vehicles and operational storage. Potential uses include: Contractor headquarters, Trade or service business, Office-warehouse, Local distribution, Equipment or supply business, Light industrial, Owner-user facility. Building D is available as a build-to-suit lease or as an improved pad sale.

### **FULLY CONFIGURABLE TO TENANT SPECS**

- Clear height
- Drive-in doors
- Electrical capacity
- Office layout and interior configuration are customizable
- Fire sprinklers are not required for the proposed building
- Building-mounted signage will be available

| <b>BUILDING D</b> | <b>AVAILABLE</b> |
|-------------------|------------------|
| Building Size     | 6,300 SF         |
| Building Type     | Flex             |
| Lease Rate        | \$22.00/SF       |
| Lease Type        | NNN              |
| Term              | Negotiable       |
| Sale Price        | Contact Broker   |



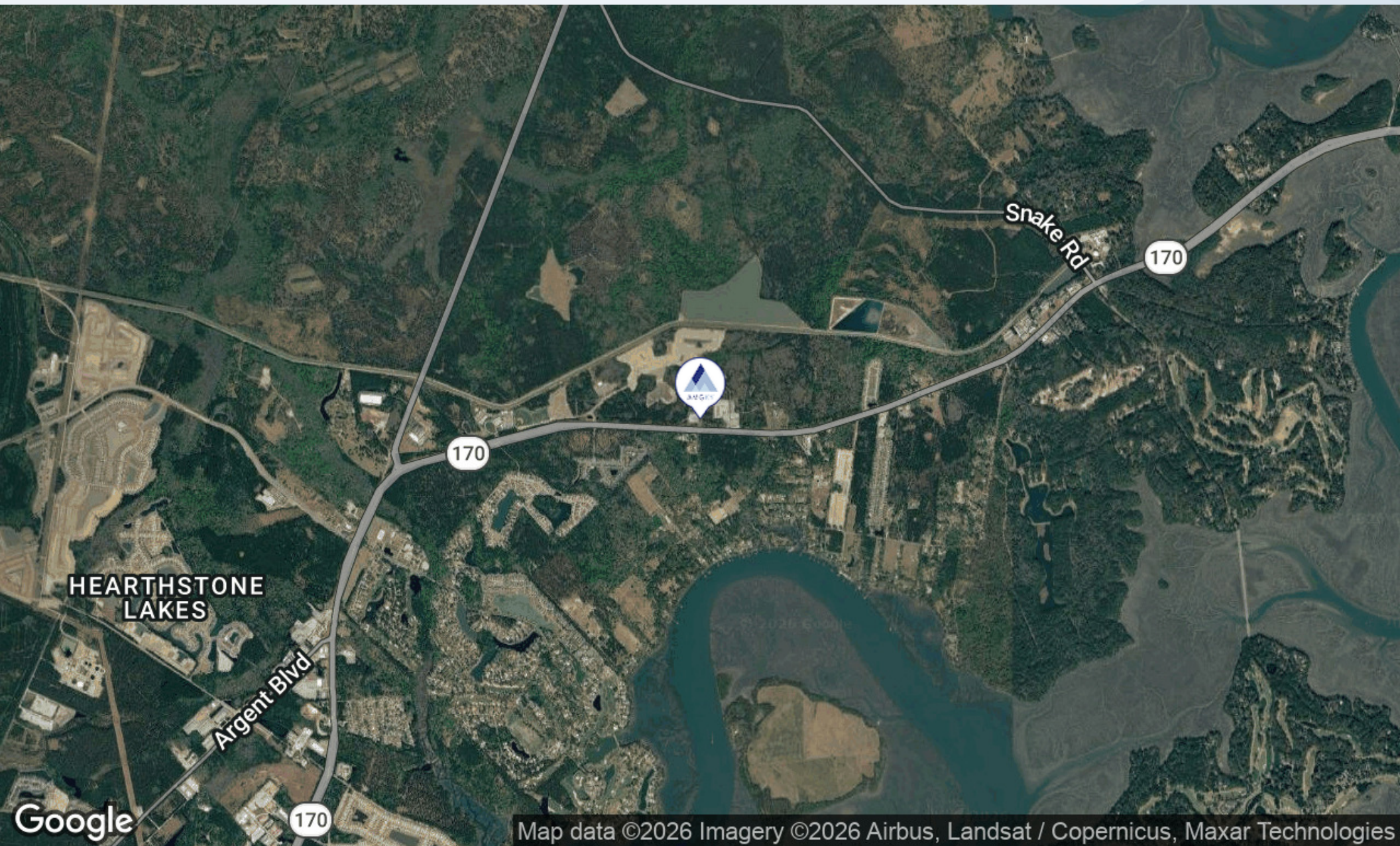
### **BUILDING DESCRIPTION**

Building E is a proposed 4,200 SF highway-frontage flex building located along Okatie Highway. The building is designed for smaller commercial users seeking visibility, direct customer access and a combination of office, showroom, service and warehouse space. Potential uses include: Showroom, Office-warehouse, Service-commercial, Flex-retail, Contractor or trade business, Light industrial, Specialty commercial use. Building E is available as a build-to-suit lease or as an improved pad sale.

| <b>BUILDING E</b> | <b>AVAILABLE</b> |
|-------------------|------------------|
| Building Size     | 4,200 SF         |
| Building Type     | Flex             |
| Lease Rate        | \$24.00/SF       |
| Lease Type        | NNN              |
| Term              | Negotiable       |
| Sale Price        | Contact Broker   |

### **FULLY CONFIGURABLE TO TENANT SPECS**

- Clear height
- Drive-in doors
- Electrical capacity
- Office content and interior configuration are customizable
- Fire sprinklers are not required for the proposed building
- Building-mounted signage will be available



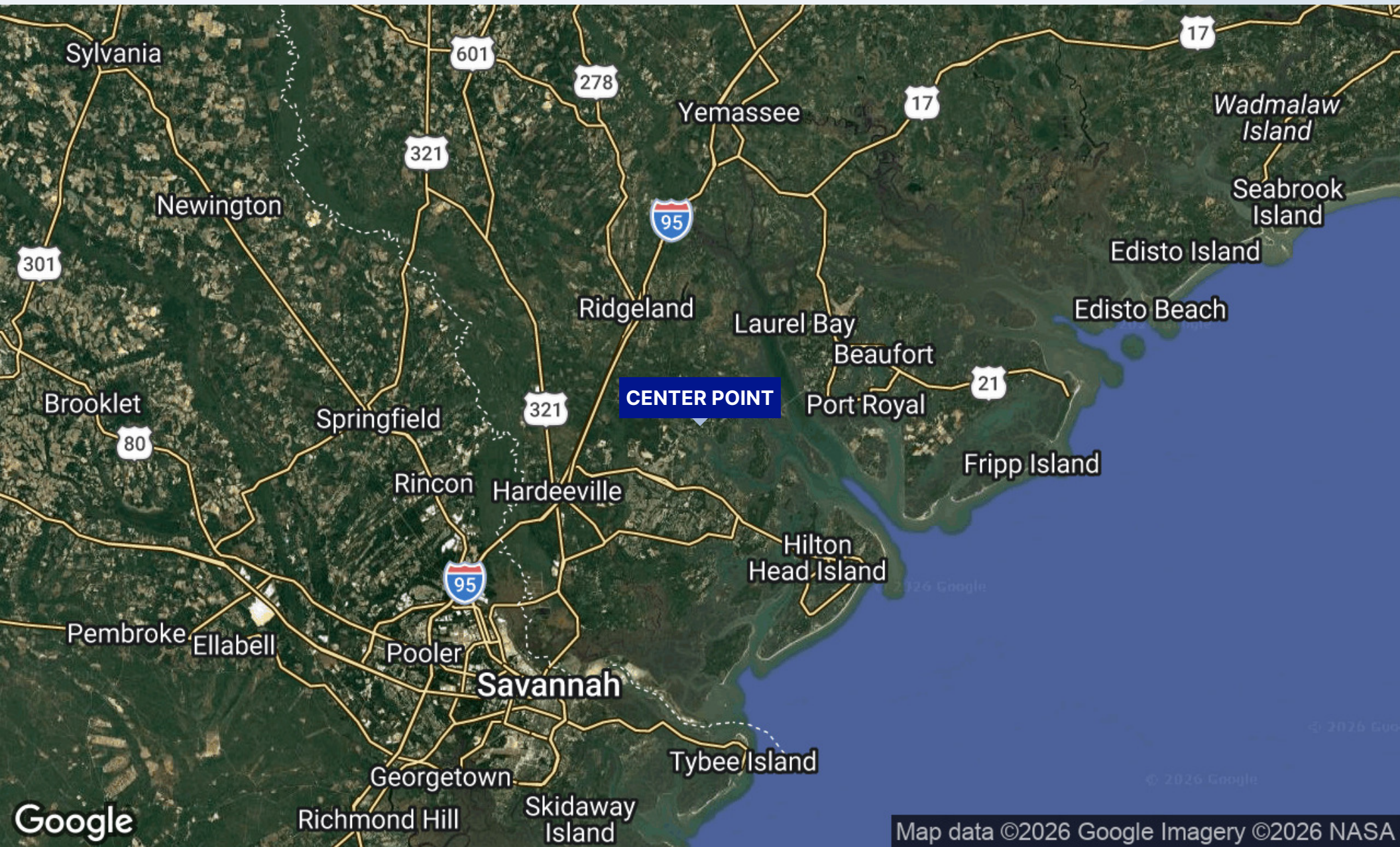
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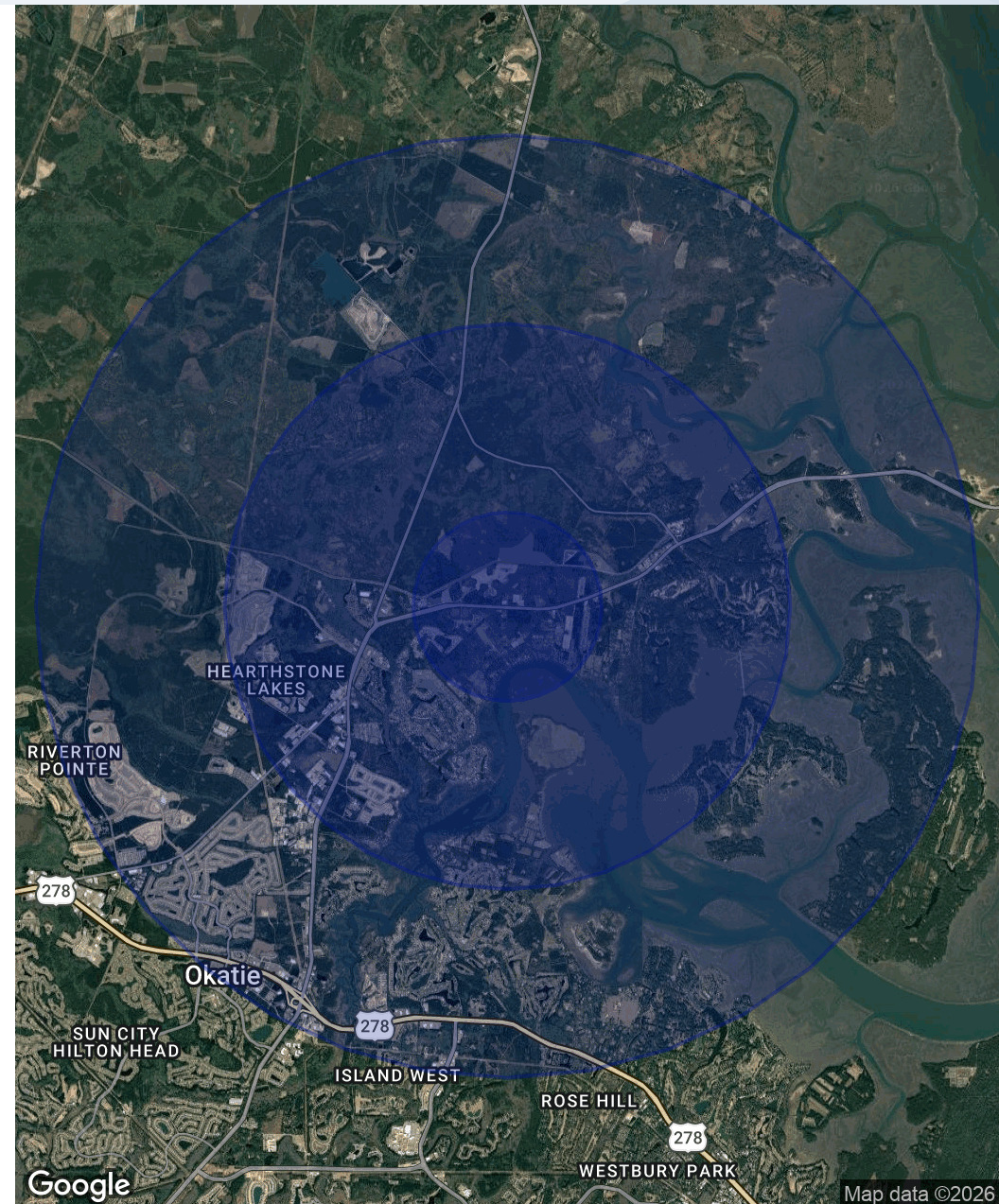




| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 400    | 2,841   | 10,482  |
| Average Age          | 62.8   | 61.3    | 59.2    |
| Average Age (Male)   | 62.0   | 60.2    | 58.1    |
| Average Age (Female) | 63.5   | 62.2    | 60.3    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 205       | 1,383     | 5,024     |
| # of Persons per HH | 2.0       | 2.1       | 2.1       |
| Average HH Income   | \$112,758 | \$131,962 | \$125,704 |
| Average House Value | \$612,844 | \$679,137 | \$617,510 |

2023 American Community Survey (ACS)



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## CENTER POINT

Ridgeland | SC

4,200 - 22,800 SF Available



# FOR MORE INFORMATION:

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