

# PALMETTO COAST INDUSTRIAL PARK



Watertower Road  
 North Myrtle Beach, SC 29582  
 Latitude and Longitude: 33.802415, -78.804144



## LOCATION INFORMATION

|                        |                       |
|------------------------|-----------------------|
| Address                | Watertower Road       |
| City                   | North Myrtle Beach    |
| State                  | SC                    |
| Zip                    | 29582                 |
| County                 | Horry                 |
| Date Available         |                       |
| Condition              | Excellent             |
| Latitude and Longitude | 33.802415, -78.804144 |

# PALMETTO COAST INDUSTRIAL PARK



## UTILITIES INFORMATION

|                              |                                      |
|------------------------------|--------------------------------------|
| Type of Electric             | Transmission                         |
| Primary Electric Provider    | Santee Cooper                        |
| Voltage                      | 115 kV                               |
| Natural Gas Provider         | Dominion Energy                      |
| Natural Gas Type             | Distribution                         |
| Gas Main Size                | 8"                                   |
| Distance to Nearest Gas Line | On Site                              |
| Telecommunications Provider  | Horry Telephone Cooperative          |
| Water Provider               | Grand Strand Water & Sewer Authority |
| Water Main Diameter          | 20"                                  |
| Distance to Water Main       | On Site                              |
| Wastewater Provider          | Grand Strand Water & Sewer Authority |
| Wastewater Line Diameter     | 16"                                  |

## BROKERAGE DETAILS

|                    |  |
|--------------------|--|
| Multiple Buildings | Building 2<br>Size: 178,500 SF<br><br>Building 3<br>Size: 157,500 SF<br><br>Building 4<br>Size: 217,350 SF |
| Property Owner     | Private  |

## SITE INFORMATION

|             |    |
|-------------|----|
| Total Acres | 69 |
|-------------|----|

Zoning

Industrial

Surrounding Land Use - North

Light Industrial

Surrounding Land Use - South

Light Industrial

Surrounding Land Use - East

Light Industrial

Surrounding Land Use - West

Light Industrial

# PALMETTO COAST INDUSTRIAL PARK



## BUILDING INFORMATION

|  |                    |
|--|--------------------|
| Year Built                                       | 2023               |
| Construction Status                              | Under Construction |
| Clear Height Range                               | 32'                |
| Wall Material                                    | Concrete           |
| Column Spacing                                   | 50' X 54'          |
| Primary Lighting Type                            | LED                |
| Number of Drive-in Doors                         | 2                  |
| Number of Dock Doors                             | 44                 |
| Sprinkler Type                                   | ESFR               |
| Slab Thickness" escapecharacters="true           | 6"                 |
| Area Available (Sq. Ft.)                         | 553,350            |
| Approx. Number of Parking Spaces                 | 175                |
| Approx. Number of Tractor Trailer Parking Spaces | 60                 |

# PALMETTO COAST INDUSTRIAL PARK



## PROXIMITY INFORMATION

Nearest Airport

Myrtle Beach International Airport

Nearest Interstate

I-95

Nearest Port

Port of Charleston

