



# SHOWROOM/WAREHOUSE

## Myrtle Beach, SC

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**ADDRESS:** 180 Rodeo Drive, US Hwy 501, Myrtle Beach, SC

**LEGAL DESCRIPTION:** TMS # 163-17-05-001 &002

**GOVERNING AUTHORITY:** Horry County, Outside Myrtle Beach City Limits

**ZONING:** Highway Commercial (HC)

**CURRENT USE:** Construction Materials Supply

**PERMITTED USES:** Warehouse, High Bulk Retail, Outside Storage

**BUILDING SIZE:** +/- 11,250 Square Feet

**DESCRIPTION:** Showroom warehouse on Hwy 501 Myrtle Beach Commercial corridor. Building contains +/-4,000 SF showroom, +/-7,500 SF warehouse space, with additional +/-5,000 SF mezzanine storage space above showroom and office area. Warehouse rack system, 20 feet eave height. Property offers approximately ½ acre of outside fenced storage, loading dock, 2 roll up warehouse doors along with lean-to building canopies for outside covered storage.

Convenient access to US Hwy 501, US Hwy 17, and Carolina Bays Parkway (SC Hwy 31) allowing direct access to the North, South & Central Grand Strand.

**LEASE PRICE:** \$10,500 monthly, NNN, Minimum 3 year term with options to extend

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