

Flex Space For Lease

CONTACT

Dillon Claffey

Associate

+1 843 709 2535

dillon.claffey@colliers.com

Alex Whittemore, MA, SIOR

Vice President

+1 803 917 9560

alex.whittemore@colliers.com

Jon-Michael Brock, CCIM, SIOR

Principal

+1 864 978 3704

jonmichael.brock@colliers.com

Colliers | South Carolina

960 Morrison Drive, Suite 400
Charleston, SC 29403

+1 843 747 1200

Two Suites Located off William Hilton Parkway

12 Cardinal Road, Hilton Head Island, SC

Situated mid-island with excellent accessibility, 12 Cardinal Road in Hilton Head offers two suites for lease: Unit A in Building 1 with approximately 4,200 SF available, and Unit C in Building 2 with approximately 3,000 SF available.

Each space features a large, open warehouse space with an office build-out, roll-up doors, loading dock and a fenced yard ideal for businesses seeking extra storage.

Landlord improvements:

- Exterior paint
- New storefronts and awnings
- Landscaping package
- General site cleanup
- Office refresh
- Upgraded monument signage
- Repaired parking lot

UNIT A



Specifications

Address	12 Cardinal Rd, Hilton Head Island, SC
Available Space	±4,200 SF total
Warehouse Space	±2,250 SF (Unit A)
Office Spaces	±1,000 SF (3 private offices, open area & kitchenette) ±950 SF (2nd story mezzanine)
Truck Loading	(1) 10' x 10' drive-in door (shared loading dock)
Clear Height	21'
Shared Laydown Yard	0.25 acres
Lighting	LED
HVAC	Fully Conditioned
Electrical	3-Phase 200 Amp

ASKING RATE:

\$17.00 PSF NNN



UNIT C



Specifications

Address	12 Cardinal Rd, Hilton Head Island, SC
Available Space	±3,000 SF total
Warehouse Space	±2,500 SF (Unit C)
Office Space	±500 SF
Truck Loading	(1) 10' x 10' drive-in door (shared loading dock)
Clear Height	18'
Lighting	LED
Shared Laydown Yard	0.25 acres
Electrical	3-Phase 200 Amp

ASKING RATE:

\$17.00 PSF NNN



DRIVE TIMES

Bluffton	19 min
Hardeeville SC	47 min
I-95	56 min
I-16	56 min
Savannah GA	58 min
Beaufort SC	1 hr 3 min
Charleston SC	2 hrs 2 min
I-26	2 hrs 16 min



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