



FOR LEASE

±1,600-3,200 SF of Industrial
Flex Space Available

3 Hunter Road, Hilton Head Island, SC 29926

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Property Summary

Property Description:

3 Hunter Road offers $\pm 3,200$ SF of flex industrial space for lease in a well-maintained multi-tenant facility on Hilton Head Island. Currently configured as one continuous suite, the space can be demised into two $\pm 1,600$ SF suites to accommodate a variety of users. Each suite features private office and warehouse space, drive-in door access, and air conditioning throughout. Ideal for service, light industrial, storage, distribution, or office/warehouse users seeking a functional and versatile space in a convenient island location.

Property Improvements:

Landlord recently completed a full interior renovation, including new office flooring, LED lighting, drywall repairs, fresh paint throughout, and renovated restrooms.

Total Building Area	$\pm 13,355$ SF
Available For Lease	$\pm 1,600$ - 3,200 SF (Suites B + C)
Lease Rate	\$16.00-\$18.00 PSF NNN
Est. NNN Fees	\$4.19 PSF
Total Office Space	± 480 SF (approx.)
Total Warehouse Space	$\pm 2,720$ SF (approx.)
Parking	Surface Parking Available
Land Size	± 1.18 Acres
Built/Renovated	1989/2026
Drive In Doors	Two (2)



Property Photos



Location Overview

DEMOGRAPHICS 2025 EST | 5 MILES

27,620

Total
population

13,117

Total
households

\$157,297

Avg household
income

1,928

Total
businesses



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