

Flex Space For Lease

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Two Suites Located off **William Hilton Parkway**

12 Cardinal Road, Hilton Head Island, SC 29926

Situated mid-island with excellent accessibility, 12 Cardinal Road in Hilton Head offers two suites for lease: Unit A, available for immediate occupancy, and Unit B, available in April 2027. The suites may be leased together or separately.

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

Landlord improvements:

- Exterior paint
- Landscaping package
- General site cleanup
- Office refresh
- Repaired parking lot

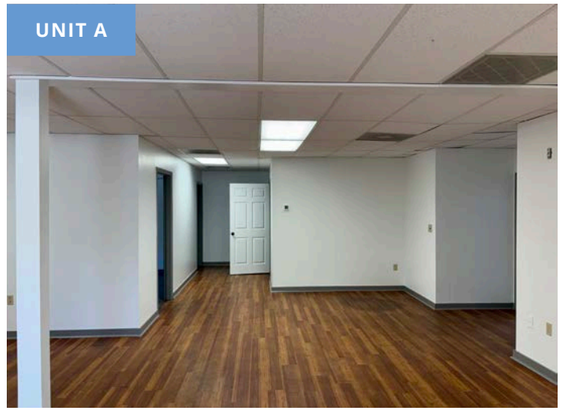
Unit A Specifications

Address	12 Cardinal Rd, Hilton Head Island, SC 29926
Available Space	±2,990 SF total **Can be combined with Unit B for ±5,090 SF*
Warehouse Space	±1,825 SF
Office Space	±1,165 SF *3 private offices, open area & kitchenette*
Mezzanine Space	±1,313 SF **not included in total SF*
Date Available	Immediately
Truck Loading	(1) 10’ x 10’ drive-in door (1) Shared loading dock
Clear Height	21’
Lighting	LED
HVAC	Fully conditioned
Electrical	3-Phase 200 Amp
Lease Rate	$18.25 PSF, NNN
NNN Fees	Est. $3.80 PSF

Unit B Specifications

Address	12 Cardinal Rd, Hilton Head Island, SC 29926
Available Space	±2,100 SF total **Can be combined with Unit A for ±5,090 SF*
Warehouse Space	±1,491 SF
Office Space	±609 SF
Mezzanine Space	±724 SF **not included in total SF*
Date Availabe	April 2027
Truck Loading	(1) 10’ x 10’ drive-in door (1) Shared loading dock
Clear Height	18’
Lighting	LED
Electrical	3-Phase 200 Amp
Lease Rate	$18.25 PSF, NNN
NNN Fees	Est. $3.80 PSF



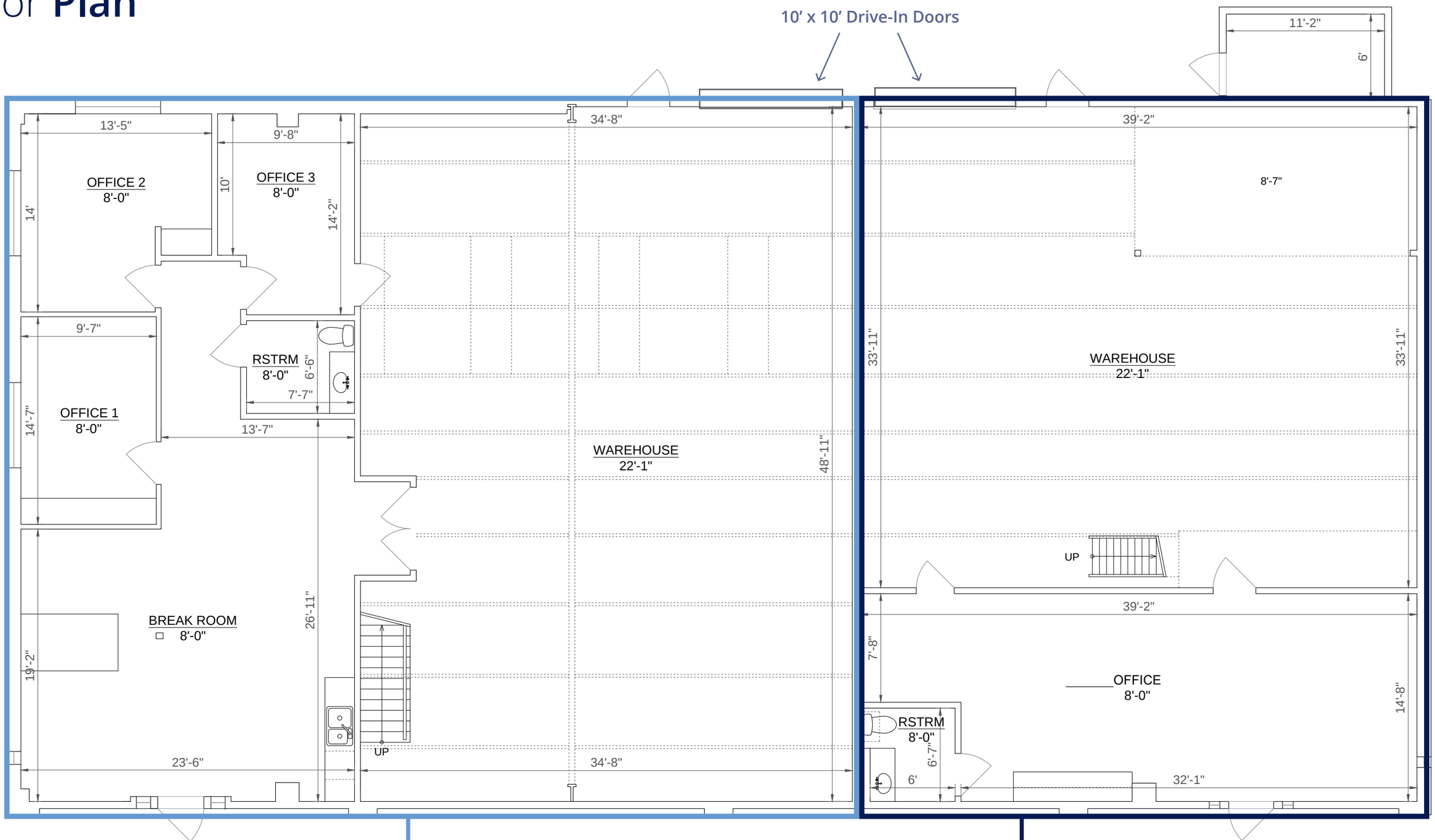








Floor **Plan**



UNIT A
±2,990 SF

UNIT B
±2,100 SF

Property **Outline**



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



Hilton Head Island Airport

William Hilton Parkway

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