



FOR LEASE

±166,400-SF Class A Industrial Facility Pre-Leasing
Now at **Backstage Blvd Commerce Park**

George Bishop Parkway | Myrtle Beach, SC

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Property Details

The Opportunity

Backstage Blvd Commerce Park is the future home of a $\pm 166,400$ -SF industrial facility located in the heart of Myrtle Beach, South Carolina, situated at the intersection of US 501 and US 17. The building is pre-leasing now with expected delivery in Q3 of 2027. With a lack of available land in the surrounding area, this location is truly hard to beat.

Nestled along the stunning coastline of South Carolina, Myrtle Beach offers an unparalleled investment opportunity in the realm of commercial real estate. Boasting a thriving tourism industry, the city attracts millions of visitors annually, drawn to its pristine beaches, vibrant entertainment scene and world-class golf courses. Investing in a facility here presents a gateway to tapping into this lucrative market, with the potential for substantial returns driven by robust commerce demand.

Beyond its appeal as a tourist destination, Myrtle Beach stands as a beacon of economic resilience and growth. The city's strategic location along the Grand Strand, coupled with its well-established infrastructure and business-friendly environment, fosters a conducive atmosphere for commercial development. Moreover, with ongoing revitalization initiatives and infrastructure projects, Myrtle Beach continues to evolve as a dynamic hub for commerce and leisure, promising sustained appreciation in property values over the long term.



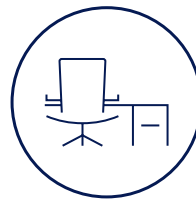
Proximity to Myrtle Beach International Airport



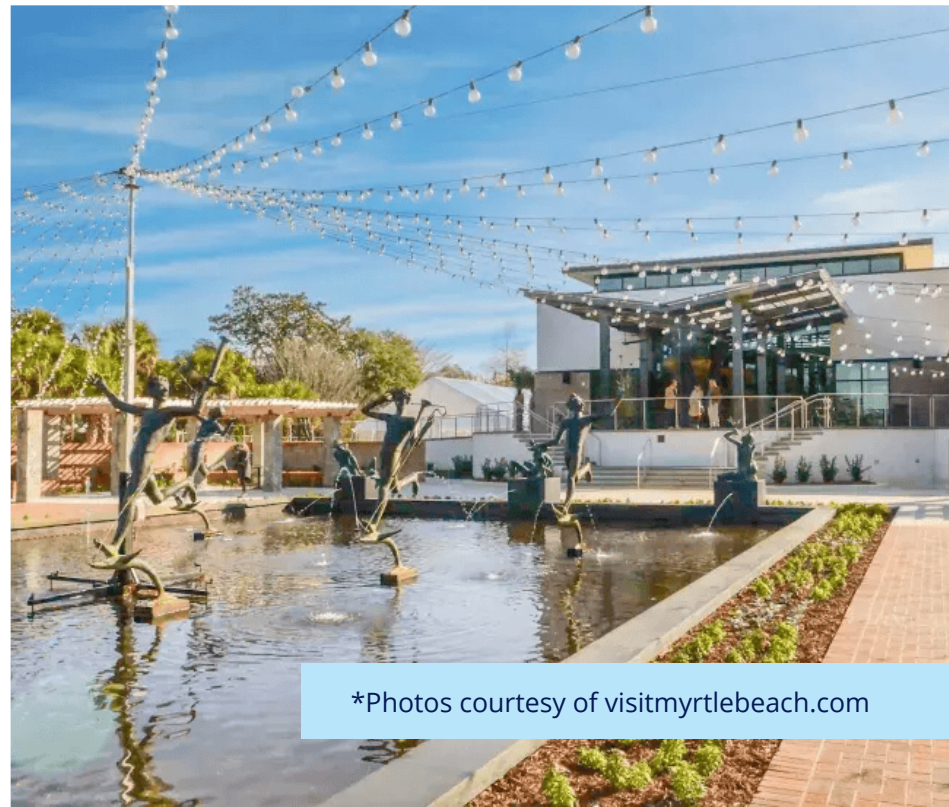
Eligible for Horry County Economic Incentives



Combined $\pm 94,300$ VPD via Hwy 501 and George Bishop Pkwy



Two (2) Proposed Spec Offices ($\pm 1,500$ SF)



*Photos courtesy of [visitmyrtlebeach.com](https://www.visitmyrtlebeach.com)

Building Specifications

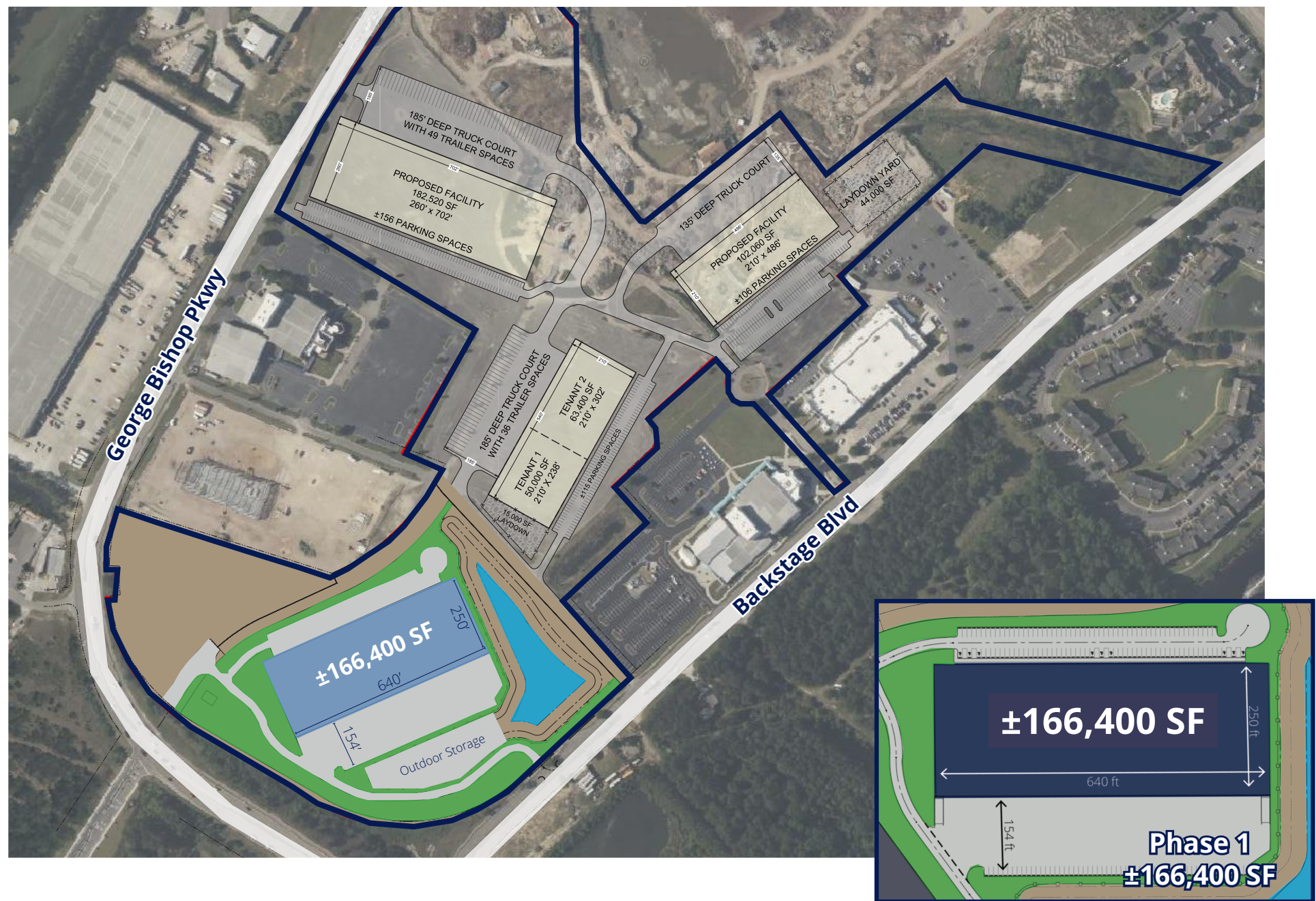
Address	George Bishop Pkwy Myrtle Beach, SC 29579 Horry County
Building Size	±166,400 SF (subdivisible)
Dimensions	640' x 250'
Parking	111 Auto 56 Trailer
Dock doors	30 (9' x 10') 10 levelers packages included
Drive-in doors	2 (14' x 16')
Column spacing	54' x 50' / 60' speed bays
Clear height	32'
Slab	6"
Walls	Tilt panels
Roofing	TPO membrane
Fire protection	ESFR
Lighting	LED - 30 fc
Office space	Two (2) proposed spec offices (both ±1,500 SF)

Drive Times

MB Int'l Airport - 3.5 mi.	Savannah - 206 mi.
Charleston - 95 mi.	Charlotte - 194 mi.
Inland Port Dillon - 75 mi.	Inland Port Greer - 274 mi.



Conceptual Site Plan



Call Today to Learn More



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