



WATER TOWER ROAD // NORTH MYRTLE BEACH, SOUTH CAROLINA

# PALMETTO COAST INDUSTRIAL PARK

MYRTLE BEACH'S PREMIER CLASS A INDUSTRIAL PARK  
178,504 SF AVAILABLE | PROJECTED DELIVERY Q1 2025

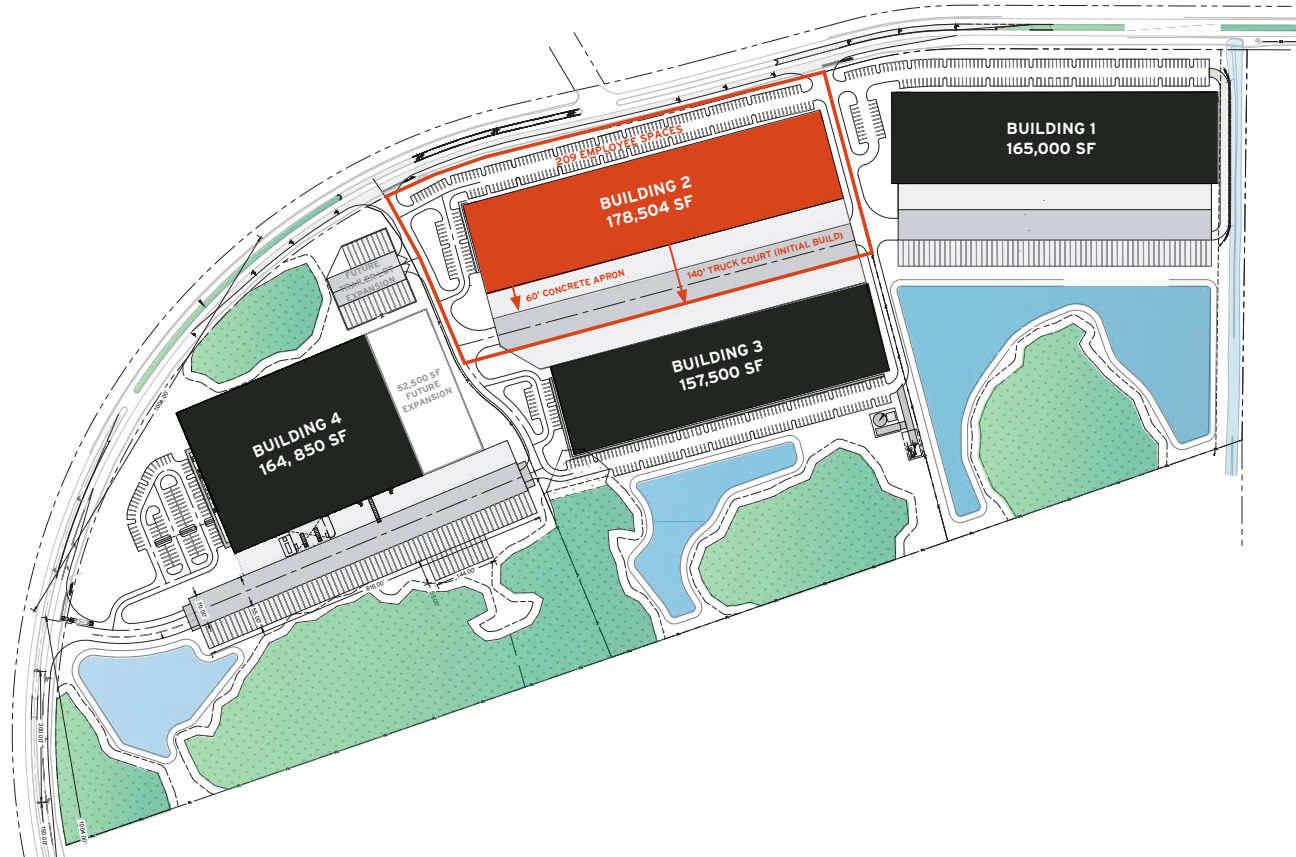


Edgewater Ventures is pleased to present Palmetto Coast Industrial Park (PCIP) – the Myrtle Beach market's first Class A industrial park. Totalling 69 acres and 665,854 SF across four (4) buildings, the project provides users with a best-in-class park setting capable of accommodating users from 25,000 SF up to 217,350 SF+. Positioned along Water Tower Road with uninterrupted access to SC HWY 31, SC HWY 22, and US HWY 17, the park provides outstanding connectivity to the entire Myrtle Beach MSA in addition to Wilmington, NC and Charleston, SC.

PCIP will continue construction on its third facility (Building 2), which is a 178,504 SF rear-load facility featuring attractive tilt-wall construction, a 32' minimum clear height, an ESFR sprinkler system, 54' x 50' column spacing, up to 50 dock-high loading positions and LED lighting. Building 2 is currently slated to deliver in Q1 2025.



SITE PLAN



PARK SUMMARY

PROPERTY INFORMATION

ADDRESS	Water Tower Road
CITY	North Myrtle Beach
STATE	South Carolina
COUNTY	Horry
PARCEL ID	38900000243
TOTAL PARK ACRES	±69.28
ZONING	Planned Development District with intended Industrial Use
NUMBER OF BUILDINGS	Four (4)
TOTAL SF	665,854 SF

ACCESSIBILITY

SC HWY 31	Immediate access
SC HWY 22	2.5 miles
US HWY 17	4.0 miles
MYRTLE BEACH INTERNATIONAL AIRPORT	14.2 miles
GEORGETOWN	46.3 miles
WILMINGTON	77.3 miles
CHARLESTON	107.0 miles



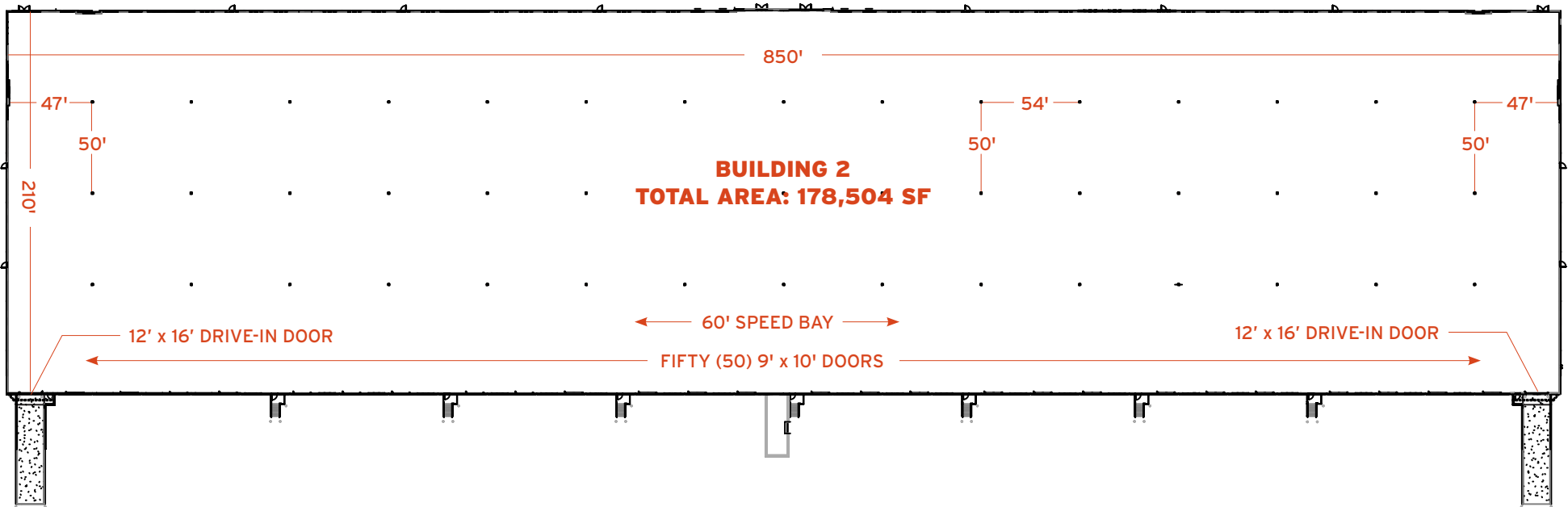
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**BUILDING 2 SPECIFICATIONS**

BUILDING DIMENSIONS	850' x 210'
COLUMN SPACING	54' x 50' with 60' speed bay
BUILDING SIZE	178,504 SF
AVAILABLE SF	178,504 SF
OFFICE SF	BTS
CONSTRUCTION TYPE	Tilt-up concrete
ROOF	60 mil TPO

PARKING	209 employee spaces
TRUCK COURT DEPTH	140'-deep truck court with 60' apron (200' deep shared truck court upon completion of B3)
FLOOR THICKNESS	6" concrete
CLEAR HEIGHT	32' minimum
LIGHTING	LED
WAREHOUSE HEATING	Roof mounted gas unit heaters





SPRINKLER SYSTEM	ESFR sprinkler system
LOADING DOCKS	Fifty (50) 9' x 10' doors
GRADE LEVEL LOADING	Two (2) 12' x 16' doors
VENTILATION	Roof mounted ventilation fans
DATE AVAILABLE	Q1 2025
LEASE RATE	Call for details



LOCATION OVERVIEW



**GATEWAY LOCATION TO MYRTLE BEACH**

-  One-turn connectivity from Palmetto Coast Industrial Park to HWY 31 provides uninterrupted access to HWY 22 and HWY 17
-  Infrastructure improvements on Water Tower road have created an attractive median-divided access road to the park, capable of future expansion as the area continues to grow from a commercial and residential perspective
-  Strong proximity to the Grand Strand's densely-populated mixed-used developments such as Barefoot Landing, Arcadian Shores, Grande Dunes and Carolina Forest among many others
-  Positioned less than five minutes away from 2.2 million SF of retail including Tanger Outlets and Arcadian Shores Commons

**DRIVE TIMES**

10 MIN MAIN ST. NORTH MB	20 MIN MB INTERNATIONAL AIRPORT	45 MIN GEORGETOWN
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**WITHIN TEN MILES**

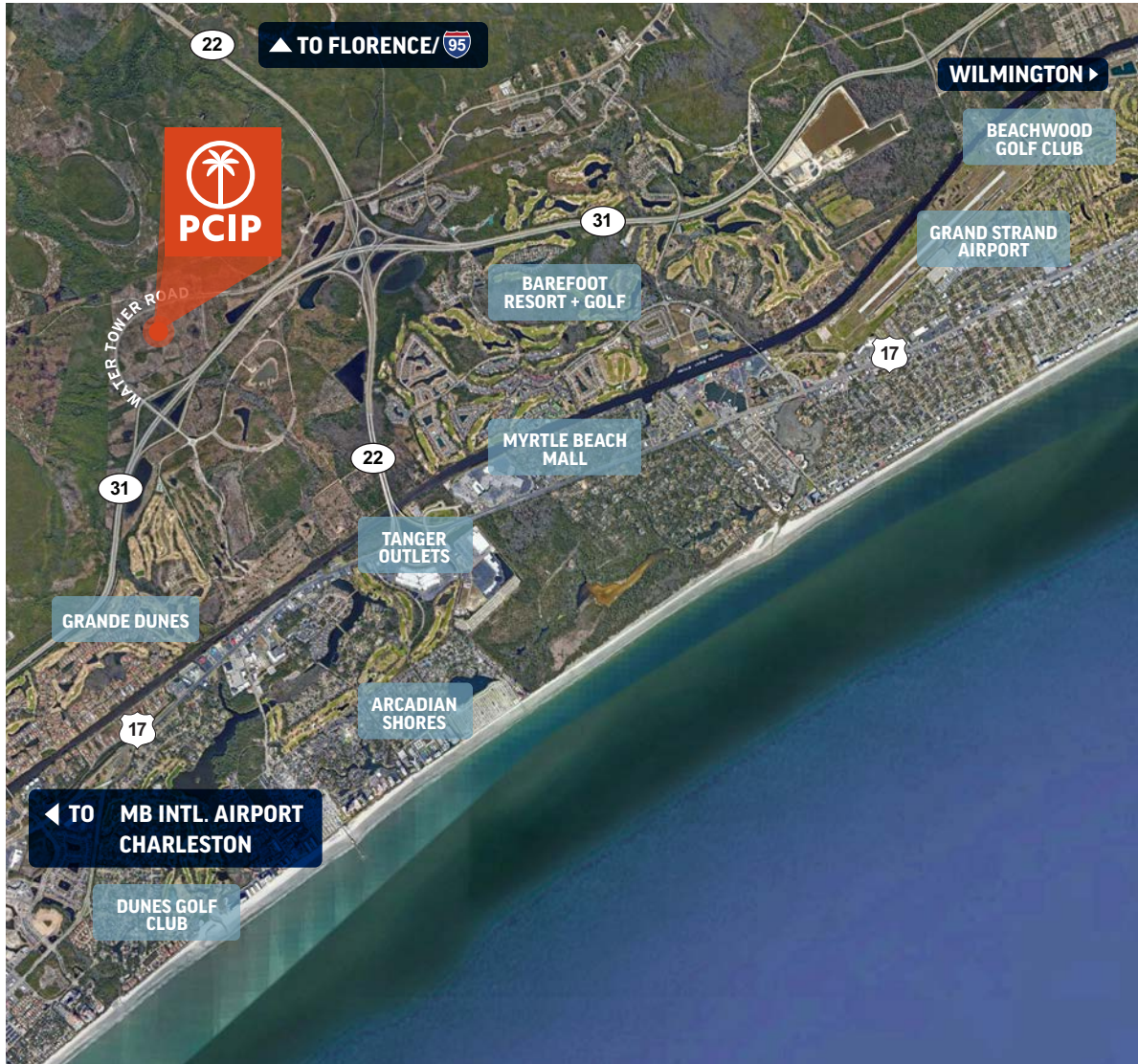
 51,000 HOUSEHOLDS	 121,000 RESIDENTS	 8,600 BUSINESSES
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LOCATION OVERVIEW

DRIVE TIMES

10 MIN	MAIN ST. (NORTH MB)	10 MIN	CAROLINA FOREST	20 MIN	MB INTL. AIRPORT	45 MIN	GEORGETOWN	1 HOUR	WILMINGTON	2 HOURS	CHARLESTON
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**PCIP**  
PCIP B2  
178,500 SF



DEVELOPED BY  
**EDGEWATER**  
VENTURES

LEASING BY



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