FOR LEASE
BUILT TO SUITE

GENERAL COMMERCIAL AND RETAIL SPACE

FROM 8,000 SF - 1,028,000 SF

261 PIN TAIL CREEK DR, HARDEEVILLE, SC 29927



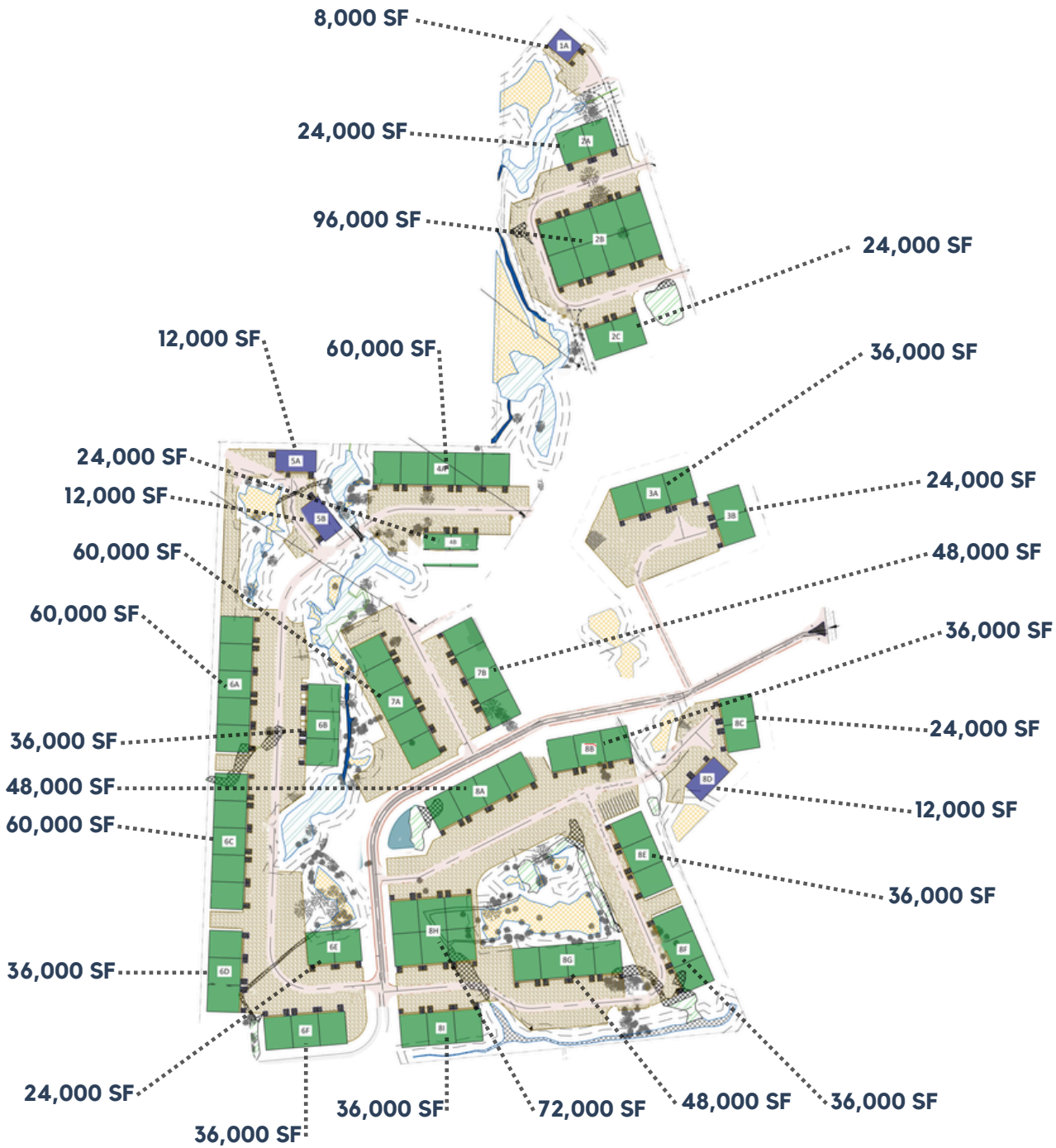
AVAILABLE OCTOBER 2027

CLOSE PROXIMITY TO GEORGIA PORTS

120 ACRES

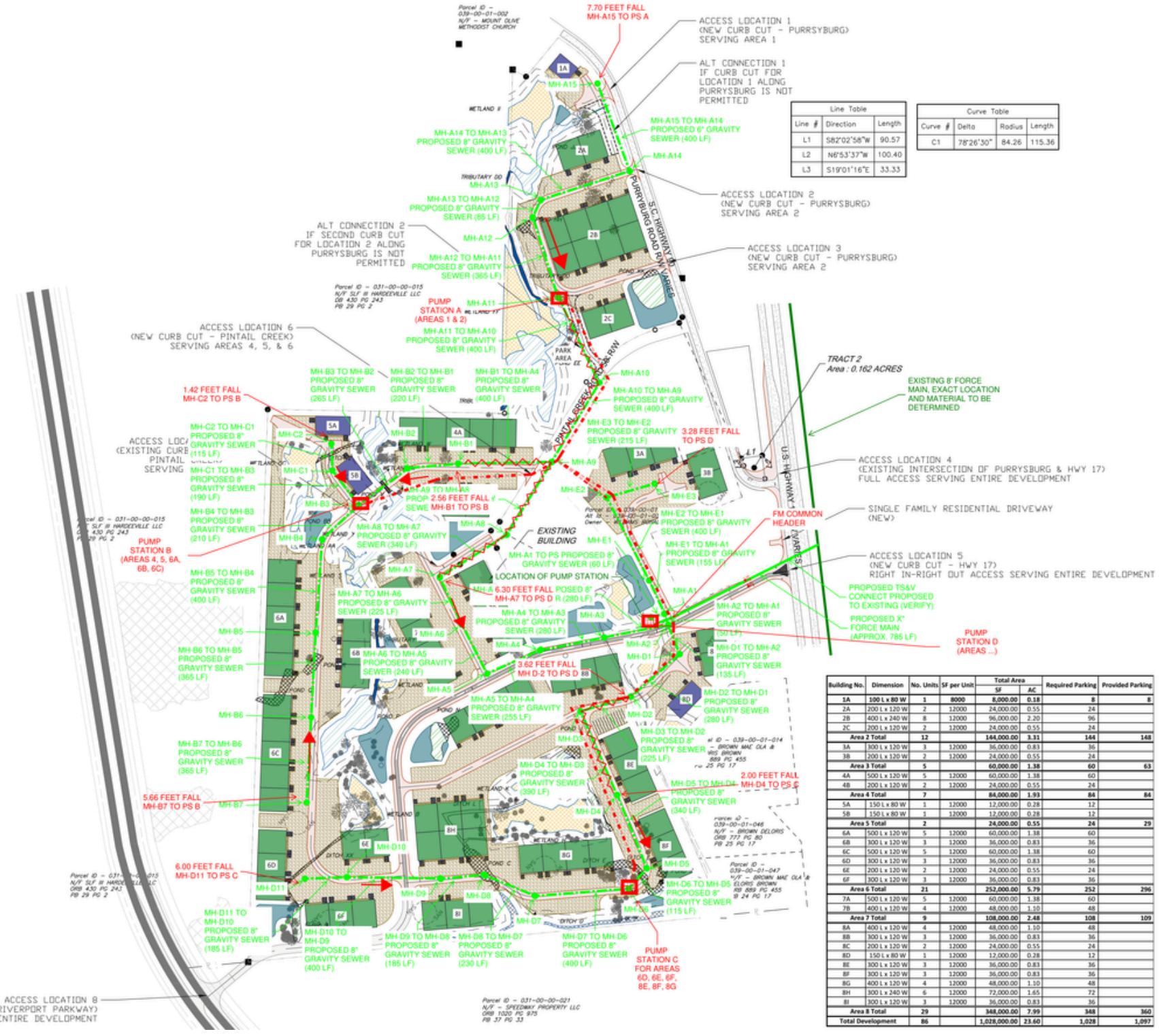
5 CLASS

OCTOBER 2027



DEVELOPNET PLAN

1A	8,000 SF
2A	24,000 SF
2B	96,000 SF
2C	24,000 SF
3A	36,000 SF
3B	24,000 SF
4A	60,000 SF
4B	24,000 SF
5A	12,000 SF
5B	12,000 SF
6A	60,000 SF
6B	36,000 SF
6C	60,000 SF
6D	36,000 SF
6E	24,000 SF
6F	36,000 SF
7A	60,000 SF
7B	48,000 SF
8A	48,000 SF
8B	36,000 SF
8C	24,000 SF
8D	12,000 SF
8E	36,000 SF
8F	36,000 SF
8G	48,000 SF
8H	72,000 SF
8I	36,000 SF



Line Table		
Line #	Direction	Length
L1	S82°02'58"W	90.57
L2	N6°53'37"W	100.40
L3	S19°01'16"E	33.33

Curve Table			
Curve #	Delta	Radius	Length
C1	78°26'30"	84.26	115.36

Building No.	Dimension	No. Units	SF per Unit	Total Area SF	Total Area AC	Required Parking	Provided Parking
1A	100 L x 80 W	1	8000	8,000.00	0.18	8	8
2A	200 L x 120 W	2	12000	24,000.00	0.55	24	
2B	400 L x 240 W	8	12000	96,000.00	2.20	96	
2C	200 L x 120 W	2	12000	24,000.00	0.55	24	
Area 2 Total		**12**		**144,000.00**	**3.31**	**144**	**148**
3A	300 L x 120 W	3	12000	36,000.00	0.83	36	
3B	200 L x 120 W	2	12000	24,000.00	0.55	24	
Area 3 Total		**5**		**60,000.00**	**1.38**	**60**	**63**
4A	500 L x 120 W	5	12000	60,000.00	1.38	60	
4B	200 L x 120 W	2	12000	24,000.00	0.55	24	
Area 4 Total		**7**		**84,000.00**	**1.93**	**84**	**84**
5A	150 L x 80 W	1	12000	12,000.00	0.28	12	
5B	150 L x 80 W	1	12000	12,000.00	0.28	12	
Area 5 Total		**2**		**24,000.00**	**0.55**	**24**	**29**
6A	500 L x 120 W	5	12000	60,000.00	1.38	60	
6B	300 L x 120 W	3	12000	36,000.00	0.83	36	
6C	500 L x 120 W	5	12000	60,000.00	1.38	60	
6D	300 L x 120 W	3	12000	36,000.00	0.83	36	
6E	200 L x 120 W	2	12000	24,000.00	0.55	24	
6F	300 L x 120 W	3	12000	36,000.00	0.83	36	
Area 6 Total		**21**		**252,000.00**	**5.79**	**252**	**296**
7A	500 L x 120 W	5	12000	60,000.00	1.38	60	
7B	400 L x 120 W	4	12000	48,000.00	1.10	48	
Area 7 Total		**9**		**108,000.00**	**2.48**	**108**	**109**
8A	400 L x 120 W	4	12000	48,000.00	1.10	48	
8B	300 L x 120 W	3	12000	36,000.00	0.83	36	
8C	200 L x 120 W	2	12000	24,000.00	0.55	24	
8D	150 L x 80 W	1	12000	12,000.00	0.28	12	
8E	300 L x 120 W	3	12000	36,000.00	0.83	36	
8F	300 L x 120 W	3	12000	36,000.00	0.83	36	
8G	400 L x 120 W	4	12000	48,000.00	1.10	48	
8H	300 L x 240 W	6	12000	72,000.00	1.65	72	
8I	300 L x 120 W	3	12000	36,000.00	0.83	36	
Area 8 Total		**29**		**348,000.00**	**7.99**	**348**	**360**
Total Development		**86**		**1,028,000.00**	**23.60**	**1,028**	**1,097**


SITE
Google

SC PORT PROPERTIES DEVELOPMENT, LOCATED AT 261 PINTAIL CREEK DRIVE, OFFERS AN EXCEPTIONAL OPPORTUNITY TO LEASE GENERAL COMMERCIAL AND RETAIL SPACE NEAR THE PORT OF SAVANNAH. THIS PRIME SITE, ADJACENT TO THE SOUTH CAROLINA RIVER TERMINAL, SPANS 120 ACRES, PROVIDING AMPLE SPACE FOR COMMERCIAL, RETAIL, AND FLEX OPERATIONS.

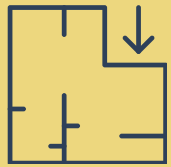
THE BUILDINGS ARE BUILT-TO-SUIT, GIVING YOU THE FLEXIBILITY TO CREATE A CUSTOM SPACE TAILORED TO YOUR EXACT BUSINESS NEEDS. WITH 27 SUB-DIVIDABLE BUILDINGS RANGING FROM 8,000 SF – 1,028,000SF, YOU CAN SELECT THE IDEAL SPACE FOR YOUR OPERATIONS.

STRATEGICALLY LOCATED ON INTERSTATE 17, THE PROPERTY OFFERS EASY ACCESS TO MAJOR TRANSPORTATION ROUTES, INCLUDING INTERSTATE 95, HIGHWAY 516, AND THE PORT OF SAVANNAH.

DON'T MISS THIS OPPORTUNITY TO LEASE A UNIQUE COMMERCIAL AND RETAIL FACILITY IN ONE OF THE MOST SOUGHT-AFTER LOCATIONS NEAR THE PORT OF SAVANNAH.

HIGHLIGHTS

- 120 USEABLE ACRES
- FUTURE DEVELOPMENT
- LOCATED JUST MINUTES FROM THE PORT OF SAVANNAH, THE SINGLE LARGEST & FASTEST GROWING CONTAINER TERMINAL IN AMERICA
- NEXT DOOR TO SC RIVER TERMINAL
- EASY ACCESS TO MAJOR TRANSPORTATION ROUTES INCLUDING INTERSTATE 17, 95 & INTERSTATE 516



120
USEABLE AC



8 MILES FROM THE
PORT OF GEORGIA



EASY ACCESS TO
INTERSTATE 17, 95, 516

NEW CONSTRUCTION



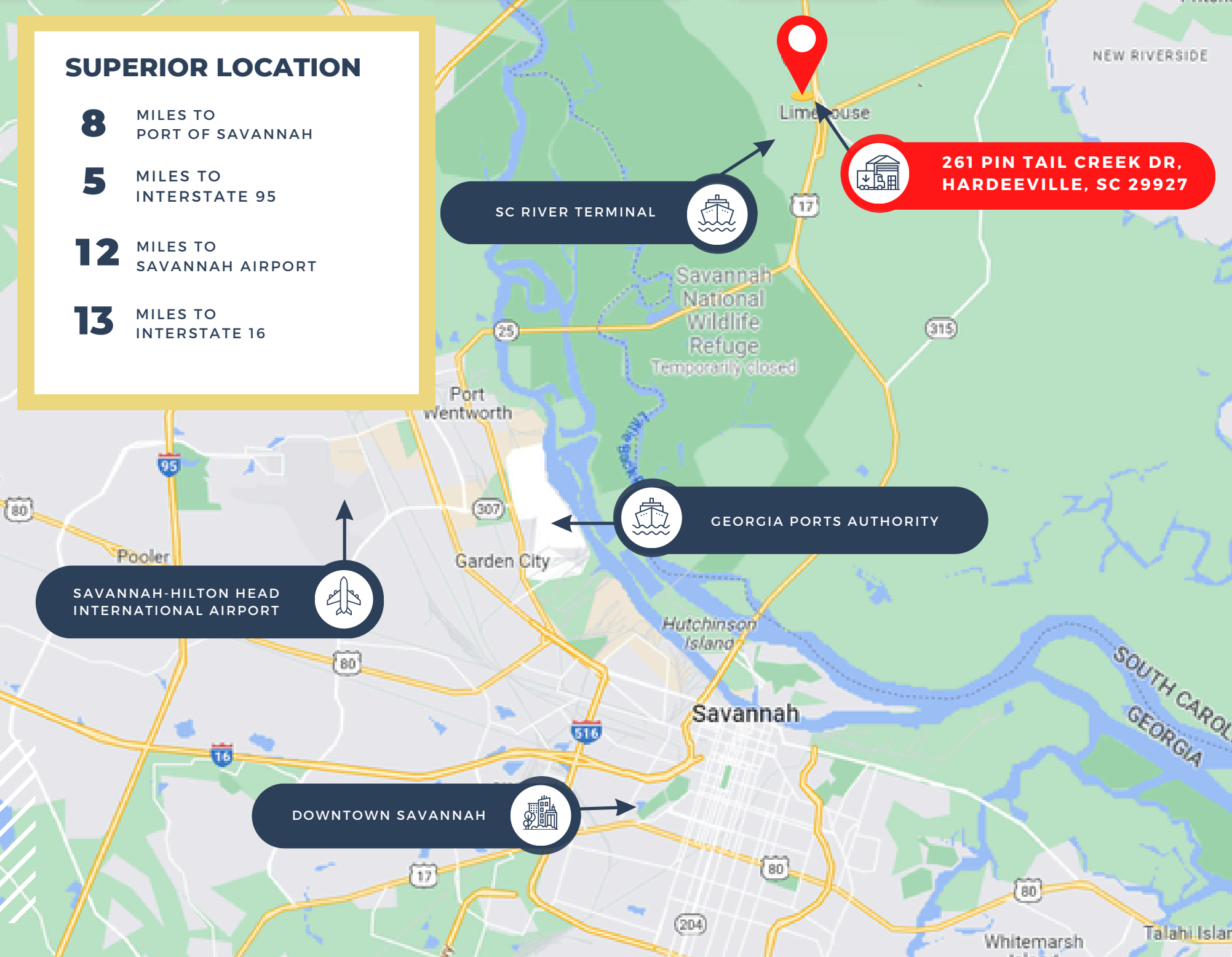






AREA MAP


Rincon
Hardeeville
Okatie
ISLAND WEST
WESTBURY
Levy
Port Wentworth
Pooler
WILLIAMS
Savannah
SOUTH CAROLIN
GREIF
KBRS
HARD CORE
AGM IMPORTS
GRANITE & MARBLE
SITE
261 PIN TAIL CREEK DR,
HARDEEVILLE, SC 29927
DOLLAR TREE
ASHLEY
FURNITURE INDUSTRIES, INC.
MAERSK
ups
DIRTT
Build better.
Crosswinds
Golf Club
SINCE 1843
Imperial Sugar
GEORGIA PORTS
SAVANNAH HILTON HEAD
INTERNATIONAL
JOHN'S USED AUTO PARTS
LATITUDE
MARGARITAVILLE
K. HOVNANIAN'S
FOUR SEASONS
At Carolina Oaks
An Active Lifestyle Community
The HAMPTON LAKE
Coca-Cola
LMI
aerospace
MITSUBISHI
bcp
DIAMOND CRYSTAL
BRANDS
Lineage
CITI TRENDS


SUPERIOR LOCATION
8 MILES TO PORT OF SAVANNAH
5 MILES TO INTERSTATE 95
12 MILES TO SAVANNAH AIRPORT
13 MILES TO INTERSTATE 16
261 PIN TAIL CREEK DR, HARDEEVILLE, SC 29927
SC RIVER TERMINAL
GEORGIA PORTS AUTHORITY
SAVANNAH-HILTON HEAD INTERNATIONAL AIRPORT
DOWNTOWN SAVANNAH
NEW RIVERSIDE
Savannah National Wildlife Refuge
Temporarily closed
Port Wentworth
Pooler
Garden City
Hutchinson Island
Savannah
SOUTH CAROLINA
GEORGIA
Whitemarsh
Talahi Island
95
80
307
25
315
17
516
16
204

CONTACT US

CONTACT US TODAY TO SCHEDULE A TOUR AND
EXPLORE THE POSSIBILITIES THIS PROPERTY OFFERS!

261 PIN TAIL CREEK DR,
HARDEEVILLE, SC 29927

OLEGM@USATRT.COM

(917) 656-1682

