



COLDWELL BANKER
COMMERCIAL
ATLANTIC



INDUSTRIAL PARK FOR LEASE
5285 HWY 165 | HOLLYWOOD, SC



Light industrial park in Hollywood, SC consisting of 12,000 SF buildings with min space available of 6,000 SF and 12,000 maximum space. Laydown area available. Lease terms are for NNN leases with landlord to supply water and tenant to establish separate electric meter with Dominion Energy.



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Site Highlights

5285 Hwy 165
Hollywood, SC

- **Property Subtype**
Flex Space, Light Industrial
- **Contiguous Space**
6,000 - 12,000 SF
- **Tas ID**
163-00-00-036
- **Zoning**
LI - Light Industrial District
- **Lease Rate**
12\$ PSF (Annual)
- **Lease Type**
NNN

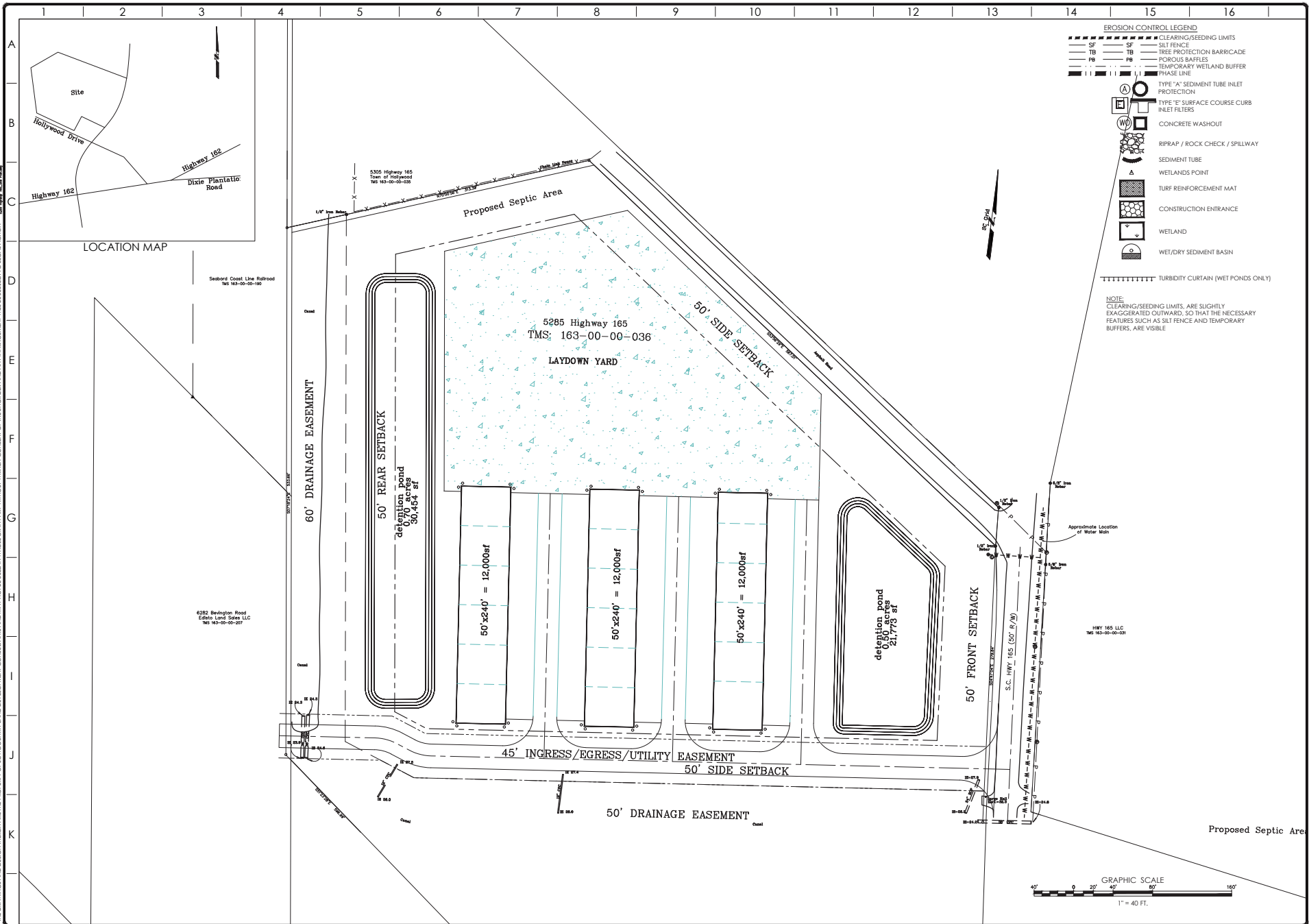


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- EROSION CONTROL LEGEND**
- SF --- CLEARING/SEEDING LIMITS
 - TB --- TREE PROTECTION BARRICADE
 - PB --- POROUS BAFFLES
 - TWB --- TEMPORARY WETLAND BUFFER
 - PL --- PHASE LINE
 - TYPE "A" SEDIMENT TUBE INLET PROTECTION
 - TYPE "B" SURFACE COURSE CURB INLET FILTERS
 - CONCRETE WASHOUT
 - RIPRAP / ROCK CHECK / SPILLWAY
 - SEDIMENT TUBE
 - WETLANDS POINT
 - TURF REINFORCEMENT MAT
 - CONSTRUCTION ENTRANCE
 - WETLAND
 - WET/DRY SEDIMENT BASIN
 - TURBIDITY CURTAIN (WET PONDS ONLY)
- NOTE:**
CLEARING/SEEDING LIMITS, ARE SLIGHTLY EXAGGERATED OUTWARD, SO THAT THE NECESSARY FEATURES SUCH AS SILT FENCE AND TEMPORARY BUFFERS, ARE VISIBLE.



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CIVIL ENGINEERS ★ PLANNERS ★ SURVEYORS ★ SCIENTISTS

RALPH MASSENBURG
3327 KITTORD ROAD
JOHN ISLAND, SC 29455
HWY 165 WAREHOUSE
BOAT & RV STORAGE

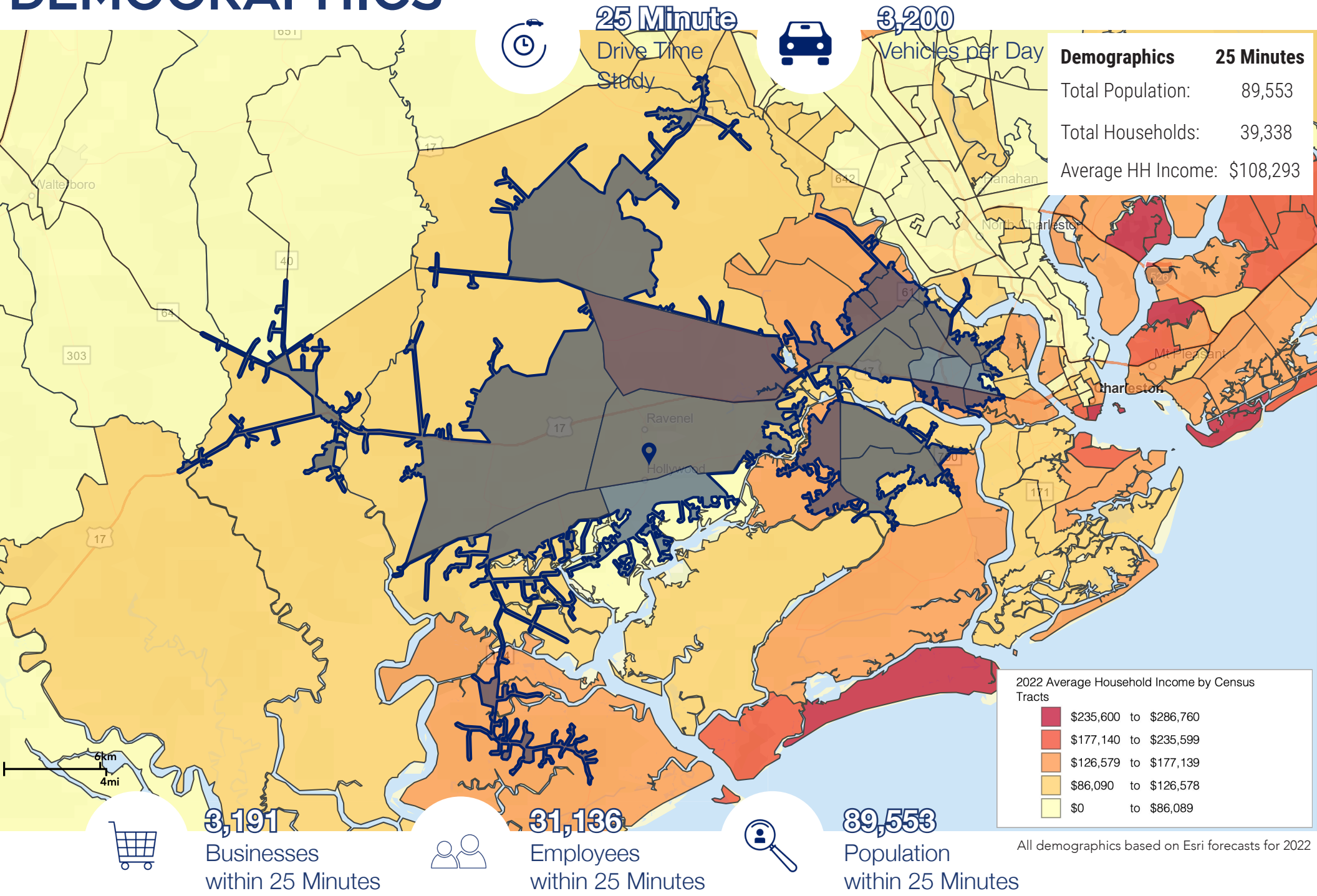
CIVIL

CONCEPTUAL SITE PLAN
5285 Hwy 165
TMS 163-00-00-036

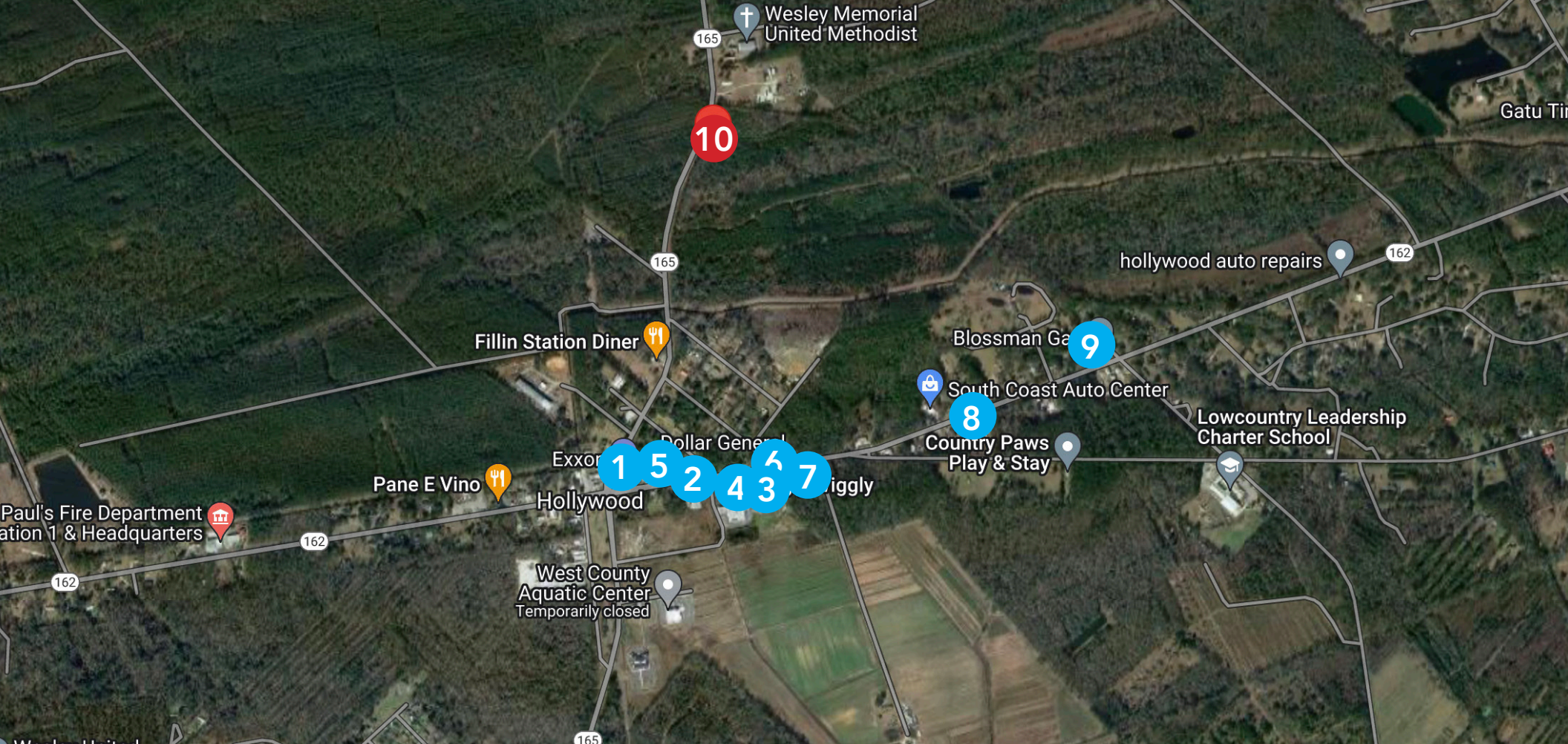
REVISION	DATE	BY	CHKD	APP'D	DESCRIPTION
1	11/15/23	RA	RA	RA	ISSUED FOR PERMIT
2	11/15/23	RA	RA	RA	REVISED PER COMMENTS
3	11/15/23	RA	RA	RA	REVISED PER COMMENTS
4	11/15/23	RA	RA	RA	REVISED PER COMMENTS
5	11/15/23	RA	RA	RA	REVISED PER COMMENTS
6	11/15/23	RA	RA	RA	REVISED PER COMMENTS
7	11/15/23	RA	RA	RA	REVISED PER COMMENTS
8	11/15/23	RA	RA	RA	REVISED PER COMMENTS
9	11/15/23	RA	RA	RA	REVISED PER COMMENTS
10	11/15/23	RA	RA	RA	REVISED PER COMMENTS
11	11/15/23	RA	RA	RA	REVISED PER COMMENTS
12	11/15/23	RA	RA	RA	REVISED PER COMMENTS
13	11/15/23	RA	RA	RA	REVISED PER COMMENTS
14	11/15/23	RA	RA	RA	REVISED PER COMMENTS
15	11/15/23	RA	RA	RA	REVISED PER COMMENTS
16	11/15/23	RA	RA	RA	REVISED PER COMMENTS
17	11/15/23	RA	RA	RA	REVISED PER COMMENTS
18	11/15/23	RA	RA	RA	REVISED PER COMMENTS
19	11/15/23	RA	RA	RA	REVISED PER COMMENTS
20	11/15/23	RA	RA	RA	REVISED PER COMMENTS

SHEET 1 OF 12

DEMOGRAPHICS



All demographics based on Esri forecasts for 2022



AREA BUSINESSES

1 BlueWater (Exxon)

2 Dollar General

3 Family Dollar

4 Piggly Wiggly

5 Boogies BBQ

6 Hollywood Hardware

7 First Citizens Bank

8 Blue Flame Oil

9 Blossoms Oil

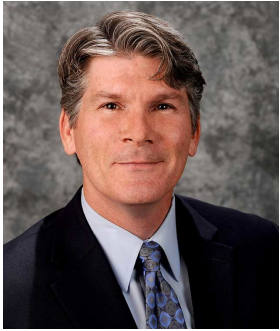
10 SITE



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INDUSTRIAL PARK FOR LEASE



Kip Bowman
PRINCIPAL
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Kip Bowman, Principal at Coldwell Banker Commercial Atlantic, has been instrumental in the planning and development of the Greater Charleston area since 2004. He has 18 years of experience in all aspects of land development. His other specialties include: industrial sales and leasing; retail sales and leasing; medical office sales and leasing; build-to-suit; design build and investment portfolio properties. As Planning & Zoning Commissioner for Charleston County, his 9 years of service to the community have been instrumental to the master planning for the region. He is a member of the Commercial Investment Division and is the "go to" source for land planning, entitlements and project analysis. Kip has a B.S. in Civil Engineering from The Citadel and is a retired pilot from the United States Air Force. He is a Top Producer at CTAR and maintains one of the highest "list to sale" ratios amongst his peers. Kip was the top producing sales agent in 2005, 2006, 2010, 2014, 2015, 2017, 2019, 2020 and 2021. He received the CBC Bronze Circle of Distinction award in both 2017 and 2020, as well as the CBC Gold Circle of Distinction Award in 2021.



Sara Bodell
ASSOCIATE
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sbodell@cbsatlantic.com

Sara Bodell has been with Coldwell Banker Commercial since 2013. She earned her B.S degree from Clemson University in Parks, Recreation, & Tourism Management. Sara grew up in Clemson, SC and spent her summers in the Charleston area. She has witnessed the growth and popularity of the area and recognizes its future potential. She specializes in residential investment, land, and general commercial real estate. Sara brings a fresh perspective to the real estate market and excels in customer service and communication. She works as a partner alongside Kip Bowman, recipient of the 2021 CBC Gold Circle of Distinction award. She has been awarded "Employee of the Year" and will go out of her way to work for you.

3506 W Montague Ave | North Charleston, SC 29418
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