

BACKSTAGE BLVD COMMERCE PARK

Colliers



±168,204-SF Class A Industrial Facility Pre-Leasing Now

Backstage Blvd | Myrtle Beach, South Carolina

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The Opportunity

Backstage Blvd Commerce Park is the future home of a **±168,204-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 Q2 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 MB
Int'l Airport



Horry County
Economic Incentives



Combined
±90,000 VPD



Two (2) Proposed
Spec Offices
(±1,500 SF)

Key Specifications

Address	Backstage Blvd Myrtle Beach, SC 29579 Horry County
Building Size	±168,204 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)

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COMMERCE PARK

Conceptual Site Plan



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COMMERCE PARK

Key Distances

Myrtle Beach Int'l Technology & Aerospace Park (ITAP) ±5.1 miles

Myrtle Beach Int'l Airport ±6.8 miles

Inland Port Dillon ±62.8 miles

Port of Charleston, SC ±96.5 miles

Charleston Int'l Airport ±104 miles

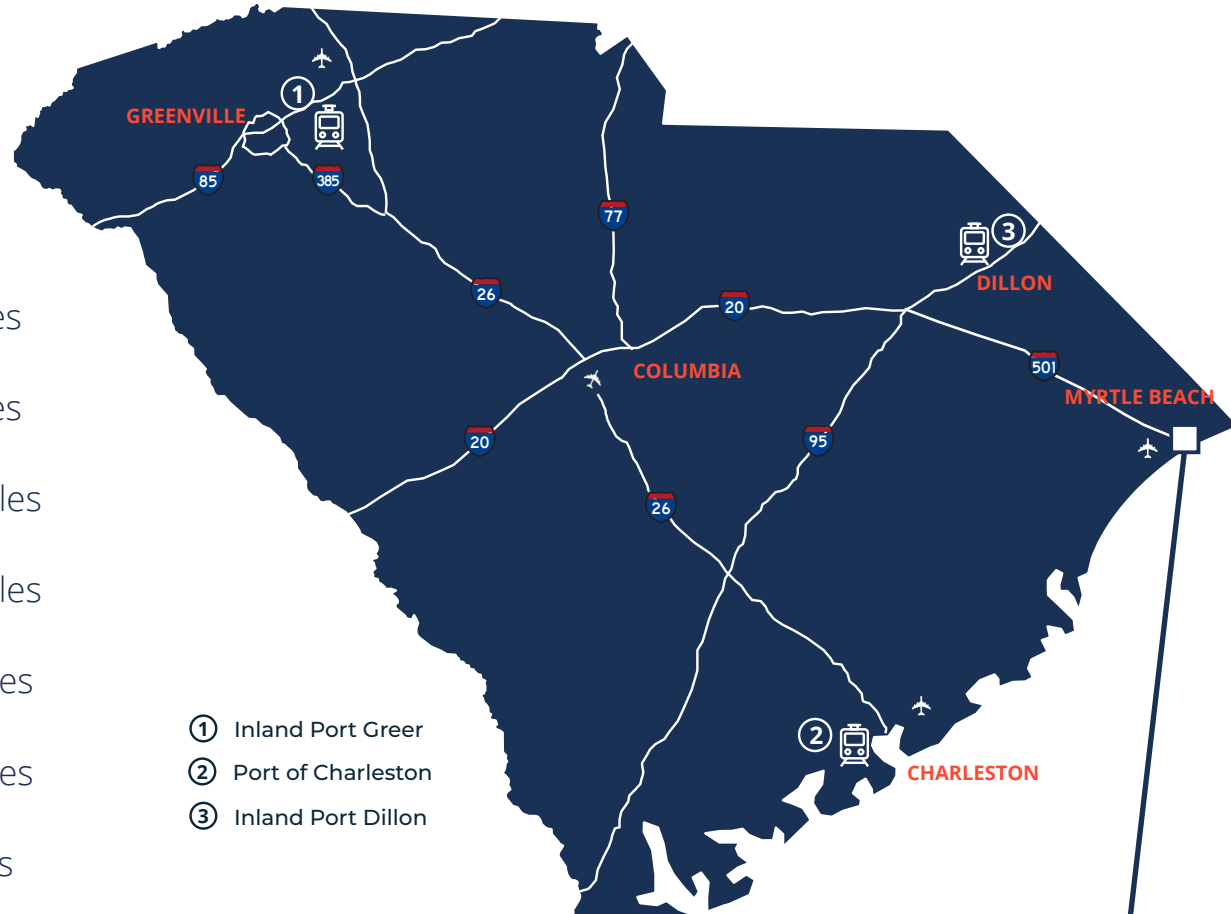
Port of Savannah, GA ±212 miles

Florence, SC ±65 miles

Columbia, SC ±149 miles

Greenville, SC ±250 miles

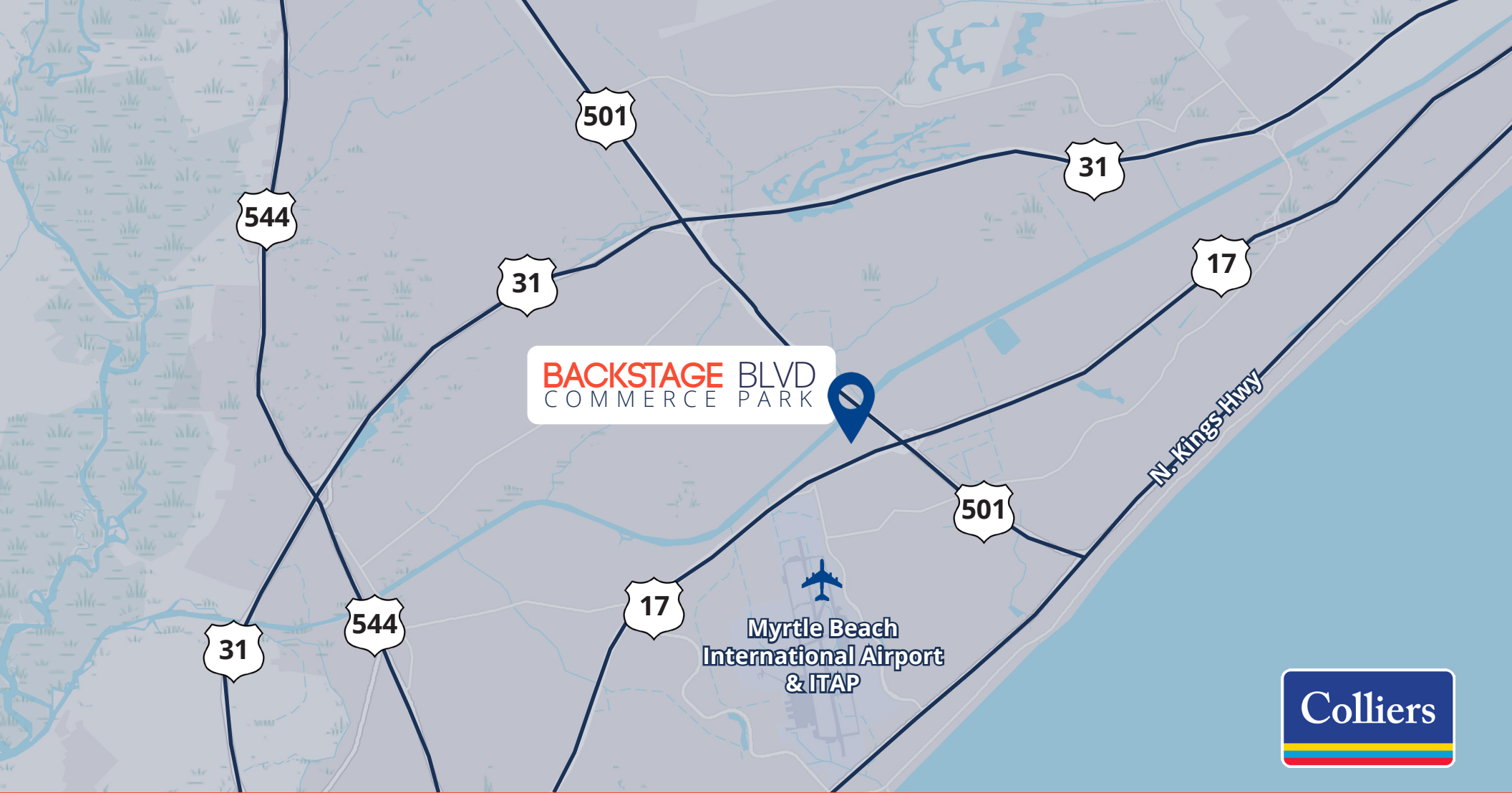
Inland Port Greer ±254 miles



- ① Inland Port Greer
- ② Port of Charleston
- ③ Inland Port Dillon



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