

Flex Space For Lease

CONTACT

Dillon Claffey

Associate

+1 843 709 2535

dillon.claffey@colliers.com

Alex Whittemore

Vice President

+1 803 917 9560

alex.whittemore@colliers.com

Jon-Michael Brock, CCIM, SIOR

Principal

+1 864 978 3704

jonmichael.brock@colliers.com

Colliers | South Carolina

960 Morrison Drive, Suite 400

Charleston, SC 29403

+1 843 747 1200

Two Suites Located off William Hilton Parkway

12 Cardinal Road, Hilton Head Island, SC 29926

Situated mid-island with excellent accessibility, 12 Cardinal Road in Hilton Head offers two suites for lease: Unit A, available for immediate occupancy, and Unit B, available in April 2027. The suites may be leased together or separately.

Each space features a large, open warehouse space with an office build-out, roll-up doors, shared loading dock and a fenced yard ideal for businesses seeking extra storage and operational flexibility.

Landlord improvements:

- Exterior paint
- Landscaping package
- General site cleanup
- Office refresh
- Repaired parking lot

Unit A Specifications

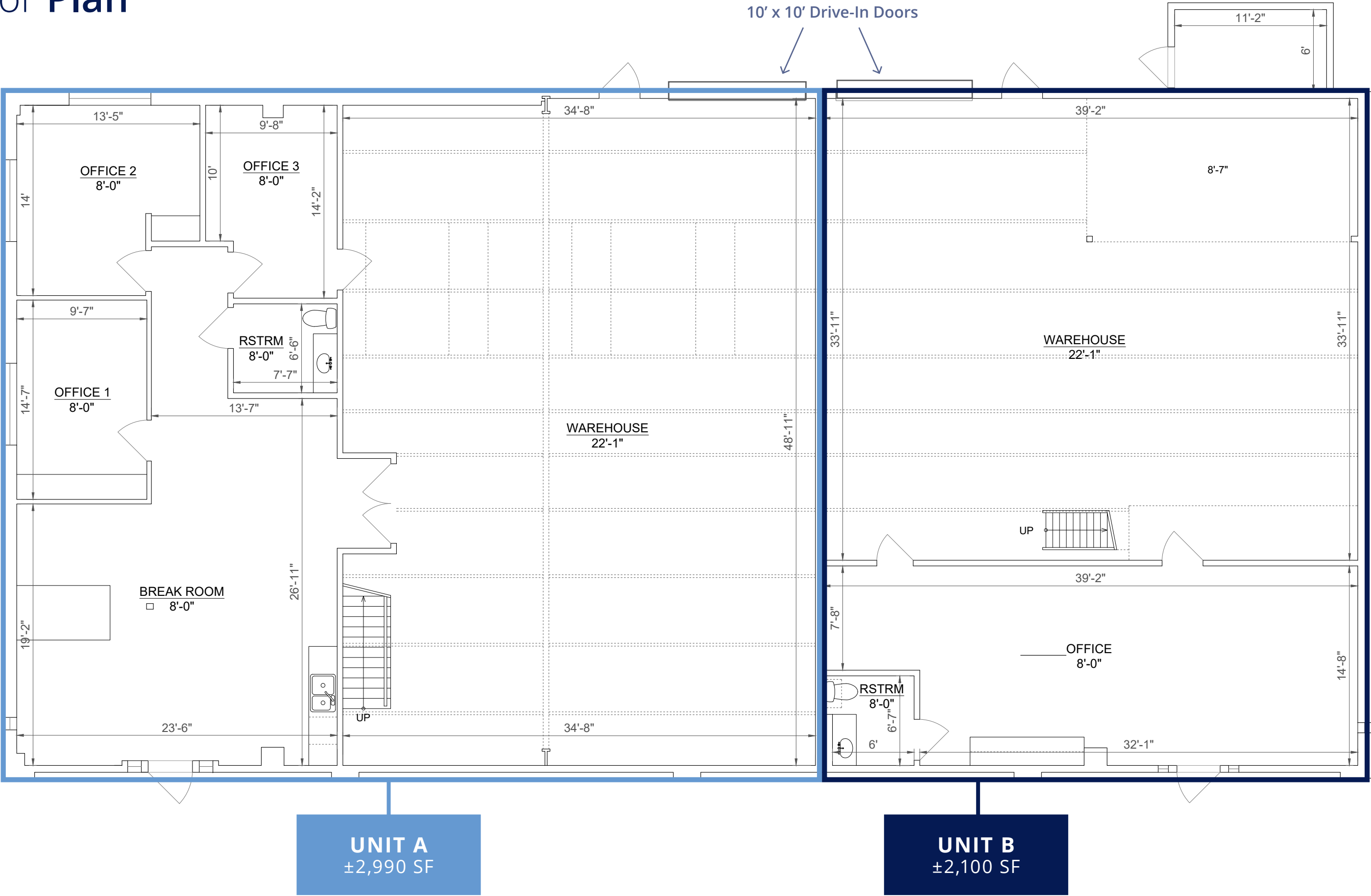
Address	12 Cardinal Rd, Hilton Head Island, SC 29926
Available Space	±2,990 SF total <i>*Can be combined with Unit B for ±5,090 SF</i>
Warehouse Space	±1,825 SF
Office Space	±1,165 SF <i>3 private offices, open area & kitchenette</i>
Mezzanine Space	±1,313 SF <i>*not included in total SF</i>
Date Available	Immediately
Truck Loading	(1) 10' x 10' drive-in door (1) Shared loading dock
Clear Height	21'
Lighting	LED
HVAC	Fully conditioned
Electrical	3-Phase 200 Amp
Lease Rate	\$18.25 PSF, NNN
NNN Fees	Est. \$3.80 PSF

Unit B Specifications

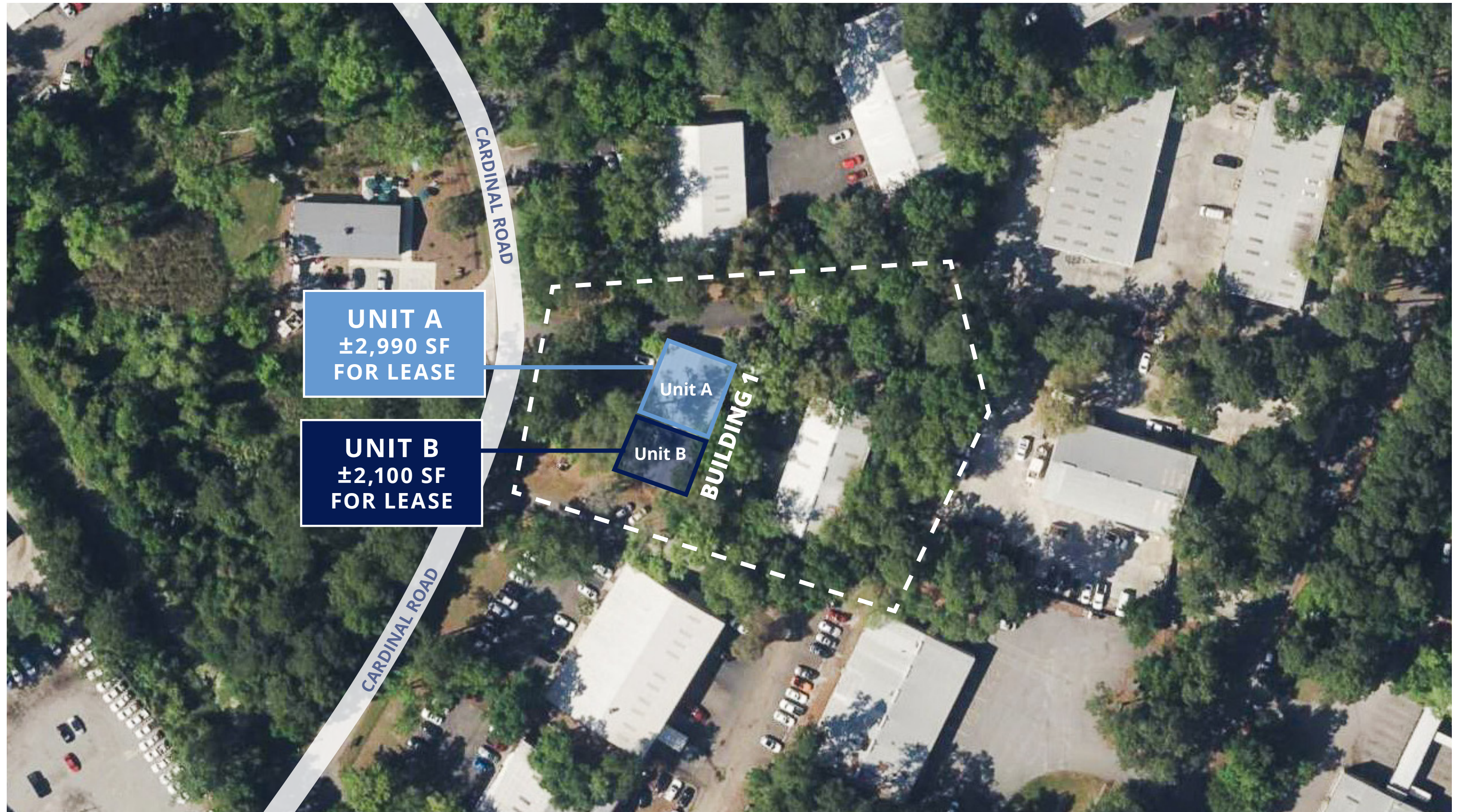
Address	12 Cardinal Rd, Hilton Head Island, SC 29926
Available Space	±2,100 SF total <i>*Can be combined with Unit A for ±5,090 SF</i>
Warehouse Space	±1,491 SF
Office Space	±609 SF
Mezzanine Space	±724 SF <i>*not included in total SF</i>
Date Availabe	April 2027
Truck Loading	(1) 10' x 10' drive-in door (1) Shared loading dock
Clear Height	18'
Lighting	LED
Electrical	3-Phase 200 Amp
Lease Rate	\$18.25 PSF, NNN
NNN Fees	Est. \$3.80 PSF



Floor Plan



Property Outline



DRIVE TIMES

Bluffton	19 min
Hardeeville SC	47 min
I-95	56 min
I-16	56 min
Savannah GA	58 min
Beaufort SC	1 hr 3 min
Charleston SC	2 hrs 2 min
I-26	2 hrs 16 min



CONTACT

Dillon Claffey

Associate
+1 843 709 2535
dillon.claffey@colliers.com

Alex Whittemore

Vice President
+1 803 917 9560
alex.whittemore@colliers.com

Jon-Michael Brock, CCIM, SIOR

Principal
+1 864 978 3704
jonmichael.brock@colliers.com



Colliers | South Carolina

960 Morrison Drive, Suite 400
Charleston, SC 29403
+1 843 747 1200