

370 ALLIED

370 Allied Drive, Conway, SC 29526

INDUSTRIAL PROPERTY FOR LEASE

PRESENTED BY

ADAM CATES, CCIM, SIOR

President

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HEYES GOLDFINCH, CCIM

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SC #98422



TRADD COMMERCIAL

Commercial Real Estate Brokerage and Asset Management Serving the Carolinas

PROPERTY SUMMARY



PROPERTY DESCRIPTION

370 Allied Drive offers, 15,623-50,997 square feet of industrial space for lease in the Atlantic Center for Business. Each unit is equipped with, at minimum, 14' truck doors and 25' eave heights. Additional yard space is available to accommodate outdoor storage and/or fleet parking needs.

PROPERTY HIGHLIGHTS

- Manufacturing/Distribution Facility For Lease
- 15,623 - 26,195 SF Available
- Additional laydown yard accommodates outdoor storage and fleet parking
- 3 Phase & 220/440v can accommodate heavy manufacturing
- 25'-27' eaves allow for industrial racking systems = Vertical storage capacity
- Located in Atlantic Center for Business - Most established regional industrial park
- Medical, academic, & technical institutions located within 1 mile

OFFERING SUMMARY

Lease Rate:	\$8 - 9 SF/yr (NNN)
Number of Units:	2
Available SF:	15,623 - 50,997 SF
Lot Size:	16.19 Acres
Building Size:	150,080 SF



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LOCATION DESCRIPTION

370 Allied Drive is located in the Atlantic Center for Business, Horry County's premier industrial park and manufacturing up. Atlantic Center for Business is located in East Conway off the Highway 501 corridor, and along the Carolina Line Railroad. 6 major area/regional highways converge within 0.2 to 4.3 miles of this property, providing connectivity to major municipalities throughout the Myrtle Beach, SC MSA. Nearby activity centers, all located less than 1 miles from this property, include Coastal Carolina University, Horry-Georgetown Technical College, Conway Medical Center, and the Conway Commerce Park.

SITE DESCRIPTION

370 Allied is located on a 16.19 acre industrial parcel, bound by Allied Drive, Century Circle, and the Carolinas Railroad. A 2.12 acre yard is located behind the building, and can be used for material storage, fleet parking, or rail spur expansion. Primary access to this property is from Allied Drive. Century Circle accommodates 3-dual capacity access points, with a multi-lane access to a 120' truck court.

EXTERIOR DESCRIPTION

The office portions of the building are concrete block construction, with block skirt and metal facade for the warehouse portions of the building.

INTERIOR DESCRIPTION

The office spaces are industrial grade, class "B", office space, equipped with dropped ceiling, fluorescent lighting, and bullpen-style work areas.

POWER DESCRIPTION

3 Phase, 220/440v



COMPLETE HIGHLIGHTS

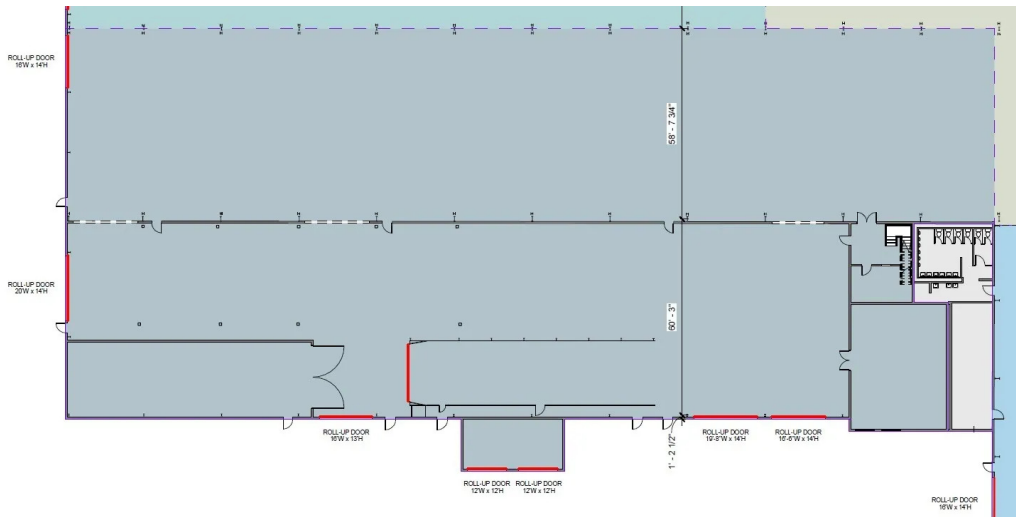


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- Short commute for workforce populations in Western Horry and surrounding counties

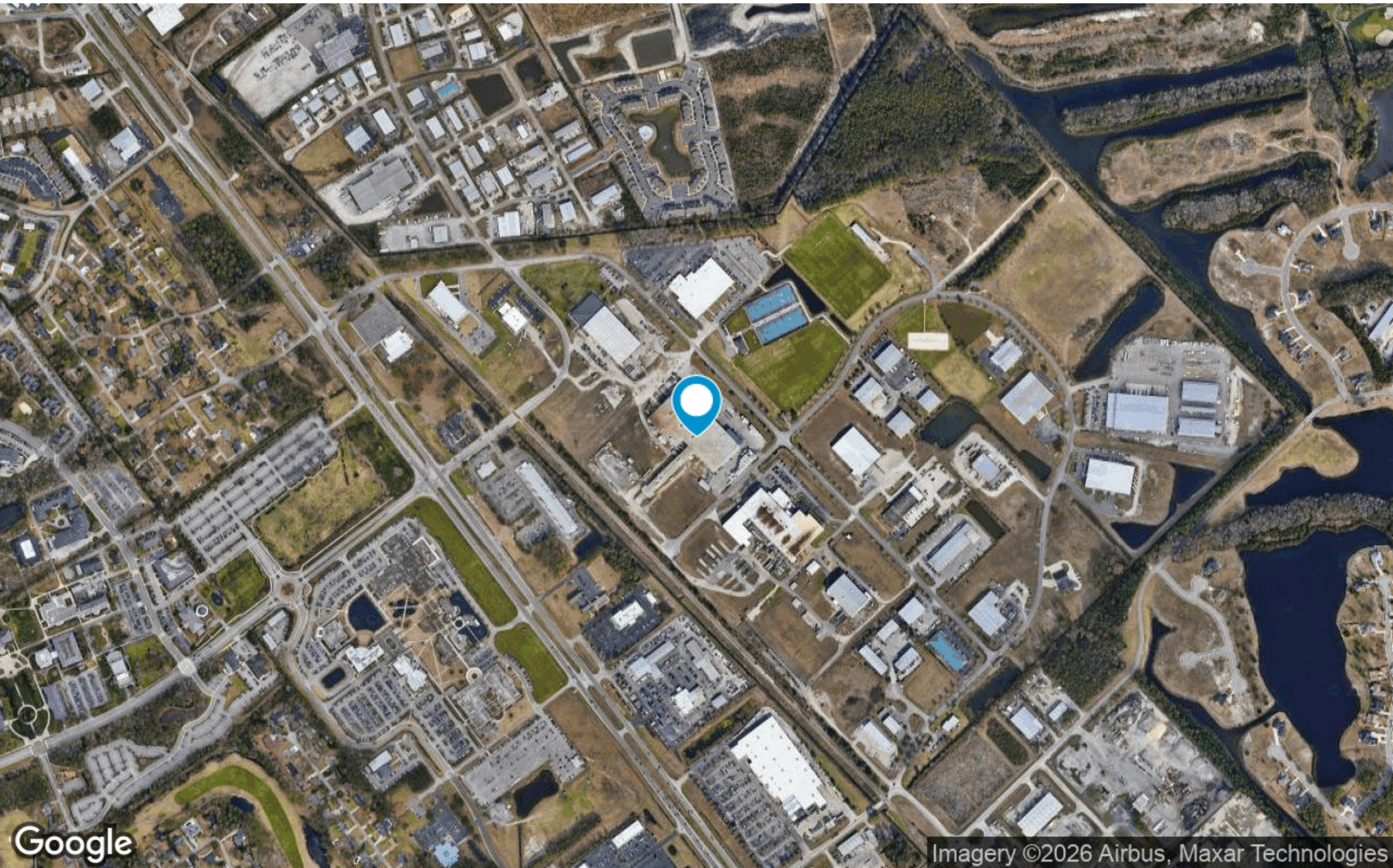


SUITE C - 35,374 SF WITH MULTIPLE INGRESS POINTS ACCOMMODATES MANUFACTURING FLOW





AERIAL MAP



Google

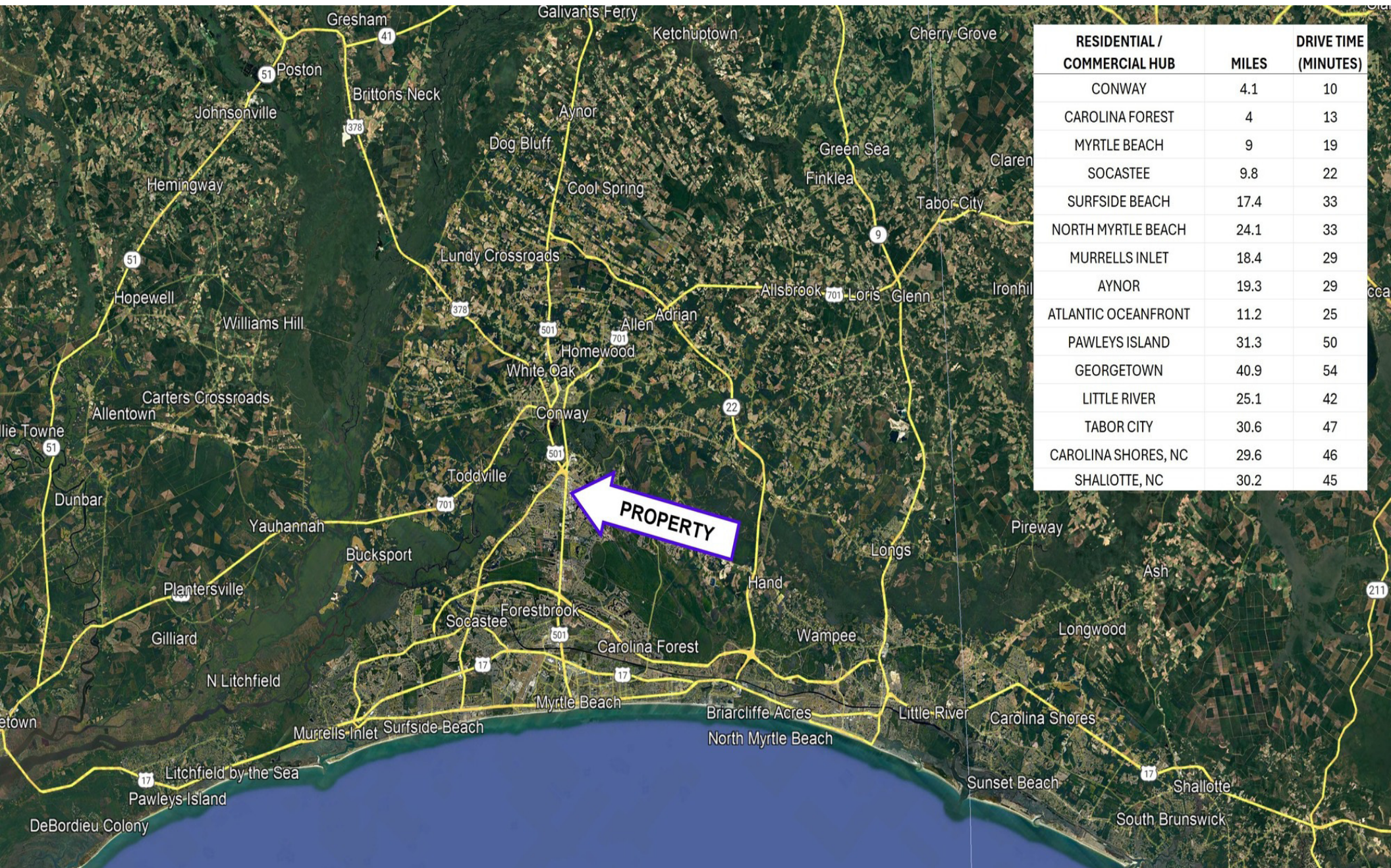
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NATIONAL & INSTITUTIONAL USERS LOCATED WITHIN IMMEDIATE PROXIMITY



MINUTES DRIVE FROM HIGH GROWTH SUBMARKETS



RESIDENTIAL / COMMERCIAL HUB	MILES	DRIVE TIME (MINUTES)
CONWAY	4.1	10
CAROLINA FOREST	4	13
MYRTLE BEACH	9	19
SOCASTEE	9.8	22
SURFSIDE BEACH	17.4	33
NORTH MYRTLE BEACH	24.1	33
MURRELLS INLET	18.4	29
AYNOR	19.3	29
ATLANTIC OCEANFRONT	11.2	25
PAWLEYS ISLAND	31.3	50
GEORGETOWN	40.9	54
LITTLE RIVER	25.1	42
TABOR CITY	30.6	47
CAROLINA SHORES, NC	29.6	46
SHALLOTTE, NC	30.2	45



ABOUT THE AGENT



ADAM CATES, CCIM, SIOR

President

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Direct: **843.333.4190** | Cell: **843.333.4190**

PROFESSIONAL BACKGROUND

Adam Cates serves as Senior Advisor and President of Tradd Commercial. Beginning his career with Tradd in 2006, Adam specializes in the commercial brokerage market in the Myrtle Beach, South Carolina area and focuses on the sale and leasing of office properties, development sites, and commercial buildings. He has assisted numerous national users with site selection, including New York Life, Progressive Insurance, AT&T, State Farm, ITT Technical College, Verizon, and Walmart.

During the Great Recession, Adam was a key member of Tradd's special asset team, assisting 13 financial institutions with REO disposition and receivership needs, including two operating under loss share agreements. Recognized as one of the area's top dealmakers, Adam has been involved in many notable transactions, such as the sale and annexation of 1,600 acres into the City of Conway, a 165,000-square-foot lease for one of the world's largest suppliers as a last-leg distribution center, the assembly of multiple oceanfront lots for the development of a resort, and a dinner theater and entertainment venue at Broadway at the Beach.

A licensed real estate agent in North and South Carolina, Adam earned the Certified Commercial Investment Member (CCIM) designation in 2013 and was admitted to the Society of Office and Industrial Realtors (SIOR) in 2023. He holds a B.A. in Communications and Public Relations from the University of North Carolina at Charlotte.

MEMBERSHIPS

Adam is deeply involved in the community and serves in various leadership capacities. His contributions include:

Conway Zoning Board of Appeals
Horry County Accommodations Tax Advisory Committee
Coastal Carolinas Association of Realtors (CCAR) – Former Board Member and 2021 President
CCAR Commercial Investment Division – Founding Member
CCIM South Carolina Chapter – Board Member and 2022 President

Tradd Commercial
1039 44th Avenue North Suite 203
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HEYES GOLDFINCH, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Heyes Goldfinch joined Tradd Commercial in 2017 and serves as a Senior Advisor, specializing in timber and development tracts in the Myrtle Beach MSA. With extensive knowledge of the timber and development markets, as well as expertise in government permitting and processing, Heyes provides invaluable guidance to clients navigating complex land transactions.

As a key member of the Land Sales Team, recognized as the area's top performers in land sales, Heyes has facilitated multiple transactions annually, including several high-profile deals, such as the sale and annexation of 1,600 acres into the City of Conway.

Heyes is a graduate of Coastal Carolina University with a degree in Communications and a minor in Business. He earned his CCIM designation in 2020, is a licensed South Carolina REALTOR®, and an active member of the Coastal Carolina Association of Realtors, including its Commercial Investment Division. Prior to his career in real estate, Heyes was the fifth generation to work in his family's business, Goldfinch Funeral Services, where he developed a strong foundation in work ethic, communication, customer service, and integrity.

An active member of the Conway community, Heyes serves in leadership roles with the Conway Chamber of Commerce and is a member of First United Methodist Church of Conway.

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