

450 WANDO PARK BLVD

Fully Climate-Controlled
Industrial Facility | Ideal for Subdivision

FOR
SALE/LEASE

±154,840 SF of Flexible
High-Performance Space in
Mt. Pleasant, SC

450 WANDO
PARK BLVD



CBRE

PURPOSE-BUILT FOR EFFICIENCY AND FLEXIBILITY

Wando Welch Terminal is adjacent from the site and is the largest container terminal in South Carolina, handling approximately 80% of the port's annual container volume.



Key Features:

- $\pm 154,840$ SF total building foot print
- 10,000 SF of office
- A mixture of ± 25 private offices, open spaces and ± 3 conference rooms
- 8 drive-in doors, 8 dock high doors, 1 dock pit
- 21' clear height | 2.5–10-ton overhead cranes | 16'5" underhooks
- 100% temperature controlled with HVAC
- Modular office options available
- Lot size: 11.78 acres

Ideal For:

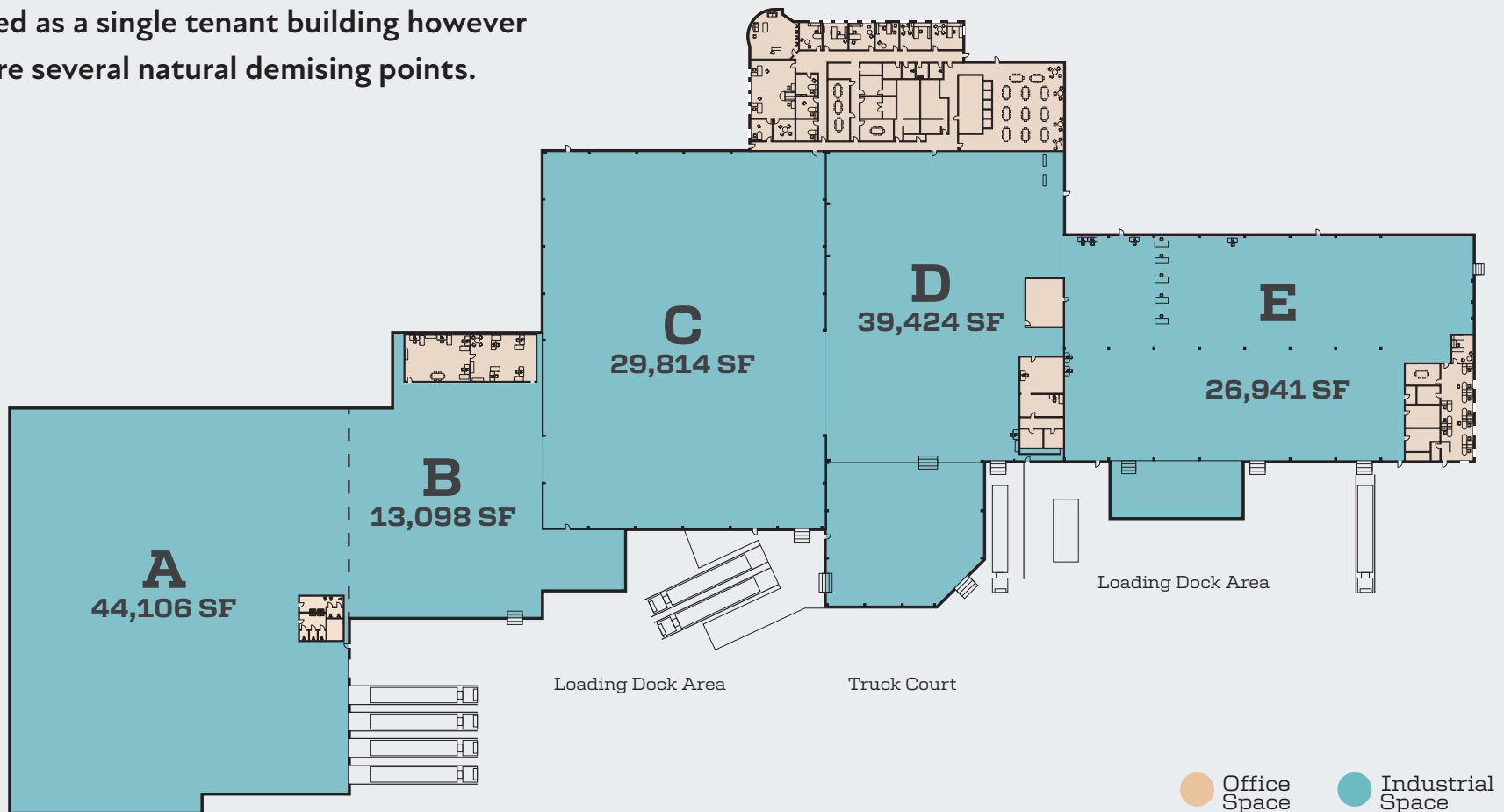
- Manufacturing
- Distribution
- Multi-tenant retail/industrial use

Highlights:

- 100% HVAC throughout
- Easily devisable for multiple tenants
- Prime access to I-526 and Wando Welch Terminal

FLEXIBLE FLOOR PLAN FOR MULTI-TENANT USE

Designed as a single tenant building however there are several natural demising points.



BUILT FOR PRODUCTIVITY AND COMFORT

Highlights:



Floor Manager's Office



21' Clear Height | 2.5–10-Ton Overhead Cranes



Racking Systems Available



Full-Service Kitchen and Break Areas



Traffic Count: 75,200 on I-526



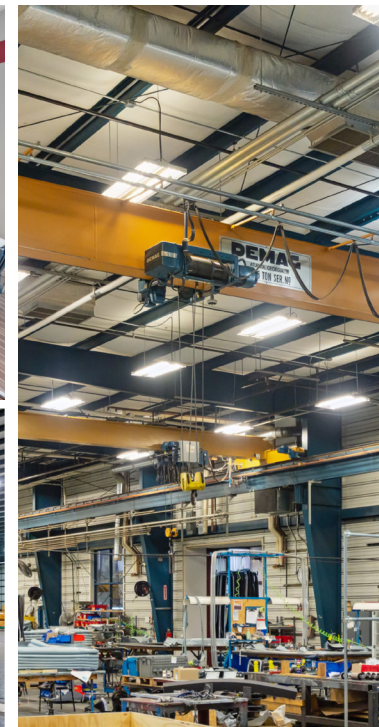
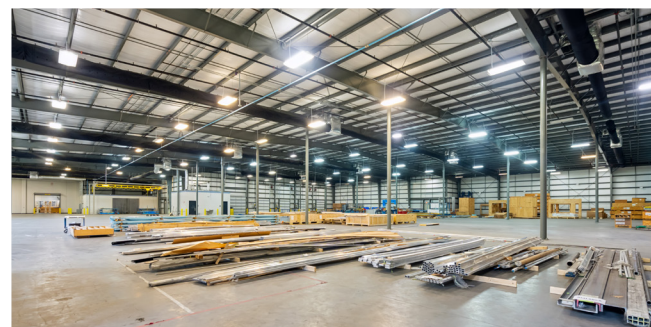
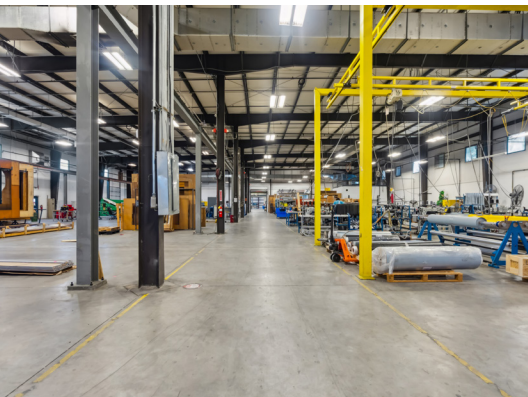
Solar Panel System (Fully Paid)



Reception and Visitor Areas



80% of ports annual container traffic comes through Wando Welch Terminal



STRATEGICALLY POSITIONED FOR SEAMLESS LOGISTICS

Distances:

- **Wando Welch Terminal**
1.5 mi (6 mins)
- **I-526**
0.9 mi (2 mins)
- **I-26**
11.5 mi (14 mins)
- **CHS International Airport**
14 mi (18 mins)
- **North Charleston Terminal**
12 mi (19 mins)

Nearby Amenities:

- Restaurants, breweries, gyms, and retail within 1 mile
- Close to major ports and highways



EASY ACCESS, AMPLE PARKING, AND TRAILER STORAGE

The location near Wando Welch Terminal and I-526 offers excellent logistics and access to transportation networks, making it ideal for industrial and commercial businesses.



AFFLUENT, GROWING, AND COASTAL —A PRIME CONSUMER BASE



450 Wando Park Blvd is surrounded by a highly educated, high-income population with strong spending power—ideal for businesses seeking proximity to both industrial infrastructure and affluent residential communities.



Key Demographic Highlights (5-Mile Radius)

- Average Household Income: **\$172,836**
- Median Household Income: **\$115,549**
- Households Earning \$200K+: **25.6%**
- Per Capita Income: **\$76,914**
- Owner-Occupied Homes: **57.2%**
- Median Home Value: **\$742,173**
- Average Home Value: **\$906,001**
- Households with 2+ Vehicles: **59.6%**



Retail & Lifestyle Appeal

- Educated Population:
67.4% hold a bachelor's or graduate degree
- Professional Workforce:
76.4% white-collar employment
- Daytime Population:
112,122 (60.6% workers, 39.4% residents)
- Strong Consumer Base:
42,390 households with an average size of 2.22



Coastal Living Nearby

Isle of Palms and Sullivan's Island are just minutes away, offering pristine beaches, upscale dining, and luxury homes. These communities attract affluent residents and visitors, enhancing the area's desirability for both commercial and residential development.

- Isle of Palms: Known for its resort-style living, golf, and beachfront homes
- Sullivan's Island: A charming, historic beach town with boutique retail and high-end real estate

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