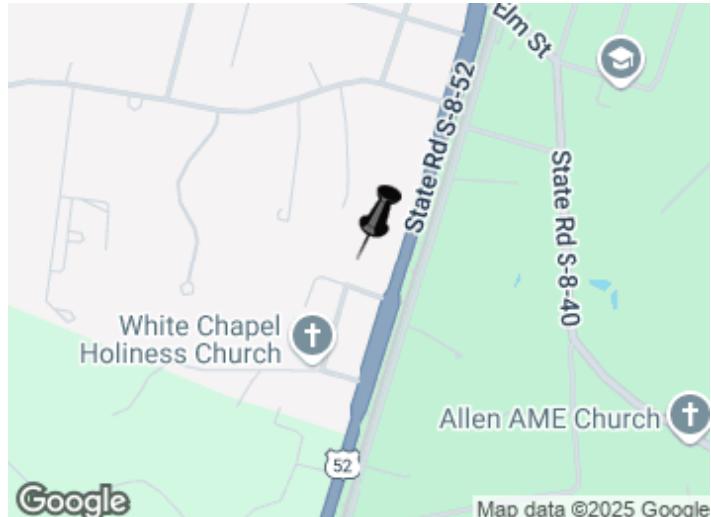


3784 State Rd S-8-52  
Saint Stephen, SC 29479

\$1,800,000



Noreen Cutshall  
Realty ONE Group Coastal  
Primary Phone: 404-453-7052  
noreencutshall@gmail.com



## Details

**Status:** Active

**Lot Acres:** 3.24

**Property Condition:** Existing

## Location/Building Details

**Property Sub Type** Industrial  
**Submarket/Township** 75 - Cross,  
St.Stephen,  
Bonneau, Rural  
Berkeley Cty

**Nearest MSA** Charleston-North Charleston,  
SC  
**Building Area Total** 32400  
**Year Built** 1978

## Building/Unit SqFt

**List Price/SqFt** 55.56

## Remarks

This warehouse of 32,400 sq ft with 150 parking spots is on 3.24 acres. This is in an Opportunity Zone with many other SC business incentives that could possibly be applied! Under 5 miles from the future Berkeley Rail Park. The Warehouse is on US HWY 52 that runs four lanes north up to Interstate 95 or south to the Port of Charleston. Plus easy access to I-26 & new Camp Hall Master Plan. As Mt Pleasant expands up past Huger, grab this location for your business needs. There is a virtual tour link and the photos show that it is mostly open space with side room options. Contents, current business operations and terms are negotiable. Additionally in the past there were mobile homes located in the green space.that tied into the water and sewer lines. Other addresses for warehouse are: 3784 N HWY 52 or 3784 Byrnes Dr.

## Misc. Details

<b>Year Built</b>	1978	<b>Zoning</b>	Berkeley - LI - Light Industrial
<b>Nearest MSA</b>	Charleston-North Charleston, SC	<b>General Condition</b>	Good
<b>Lot Acres</b>	3.24	<b>Frontage Length</b>	300