

860 MAIN ROAD, JOHNS ISLAND, SC 29455

FOR LEASE



VINE WORKS TRADE PARK

Business Park featuring
Commercial | Flex | Industrial Space

Brand New & Move-in Ready Suites
Available Now



CBRE

Obelisk
REAL ESTATE PARTNERS



Now Renovated & Available

Vine Works has been fully renovated and is now available for occupancy. Under new ownership, the property features a complete redesign with new building systems and exterior upgrades while maintaining its historic character. This revitalized flex business complex offers nearly 200,000 square feet of premium warehouse, office, and showroom space in a prime Johns Island location, delivering modern functionality and flexible space for a wide range of businesses.

PROPERTY SUMMARY

ADDRESS

860 Main Rd, Johns Island, SC 29455

PARKING

450 Spaces

BUILDING SIZE

Building A SF: ±1,500 – 108,848 SF
Building B SF: ±1,500 – 81,350 SF

SECURED YARD STORAGE

Available Upon Request

RENOVATIONS

2026

INTERIOR HEIGHT

22' – 25'

COUNTY

Charleston County

LEASE RATE

Contact Broker

Access

INGRESS/EGRESS ACCESS TO MAIN RD/MAYBANK HWY



Distance to:	
Maybank Highway	4 miles
Highway 17	3 miles
James Island	9 miles
Kiawah Island	16 miles
Downtown Charleston	12 miles
North Charleston	16 miles
I-526	10 miles
Ravenel	11 miles



Vine Works is the Ideal Location

STRATEGIC LOCATION & REGIONAL CONNECTIVITY

Connecting Charleston to Kiawah and Seabrook, Johns Island offers businesses **prime access, strong infrastructure, and a growing customer base** via Highway 17 and Main Road.

A CASE FOR BUSINESS ON JOHNS ISLAND

The untapped market potential, **access to a strong labor pool, and affluent demographics** makes Johns Island ideal for premium and first-mover businesses.

HIGH BARRIERS TO ENTRY CREATE COMPETITIVE ADVANTAGE

Johns Island offers a **rare, low-competition market** for businesses due to limited commercial space, strict zoning, and entitlement rules. These high entry barriers protect against over-development, preserving long-term value and competitive advantage for early entrants.

VINE WORKS IS BUILT FOR VERSATILITY & SCALE

Vine Works Trade Park offers **flexible spaces for service, construction, office, and retail-adjacent businesses**—ideal for both growing and new ventures in a prime Lowcountry location.

EXPLOSIVE POPULATION GROWTH DRIVES DEMAND

Across Johns Island's the **population grew over 50% since 2000**, adding 4,800+ homes and driving strong demand for retail, services, and light industrial businesses.

OPERATIONAL EFFICIENCY & GROWTH POTENTIAL

Save time and reduce costs with faster access to clients across Charleston, Kiawah, and Seabrook. Businesses can **take on more jobs, expand their reach, and grow revenue**—without the overhead of high-competition markets.

Residential Development Activity



DIRECTION & DISTANCE FROM VINE WORKS

Charleston Executive Airport (JZI)	2 miles south (off Main Rd)	Charleston Executive Airport 2 mins
Downtown Charleston	12 miles northeast	Downtown Charleston 30 mins
Boeing (North Charleston)	19 miles north	Boeing Major Employer
Port of Charleston Terminals	20–25 miles northeast	Port of Charleston 45–60 mins
Kiawah Island Resort	~11 miles south	Kiawah Island 30 mins
Seabrook Island	~13 miles south	Seabrook Island 35 mins

Residential & Commercial Development Activity

1. Sea Island Preserve
2. Grace Landing
3. Wooddale
4. Indigo Grove
5. Kiawah River Estates

Potential Labor Cost Savings

Vine Works Trade Park can save companies servicing Charleston's island communities 30+ minutes of drive time each way. It also offers an **opportunity to expand operations, potentially saving thousands in payroll and boosting productivity**



Saving tens of thousands of dollars in annual payroll



Save 45-90 minutes of drive time daily



The larger your workforce, the greater the savings



Strategically located for quick access to Kiawah and Seabrook Islands



Opportunity to open a second location



Potential to generate savings, grow margins, and/or expand service capacity



Potential Labor Cost Savings by Location to Vine Works Trade Park

	VINE WORKS TRADE PARK	NORTH CHS/ASHLEY HEIGHTS	MT. PLEASANT WANDO WELCH TERMINAL	WEST ASHLEY
Distance to Kiawah	30-45 Mins 18.8 Miles	55-90 Mins 37.7 Miles	50-80 Mins 34.4 Miles	45-70 Mins 27.6 Miles
Drive Time Reduction Per Trip		70 Mins	55 Mins	40 Mins
Annual Labor Savings		\$50,050.00	\$39,325.00	\$28,600.00
Annual Labor Savings		\$16.68 PSF*	\$13.11 PSF*	\$9.53 PSF*

*Based on 3k SF of space



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