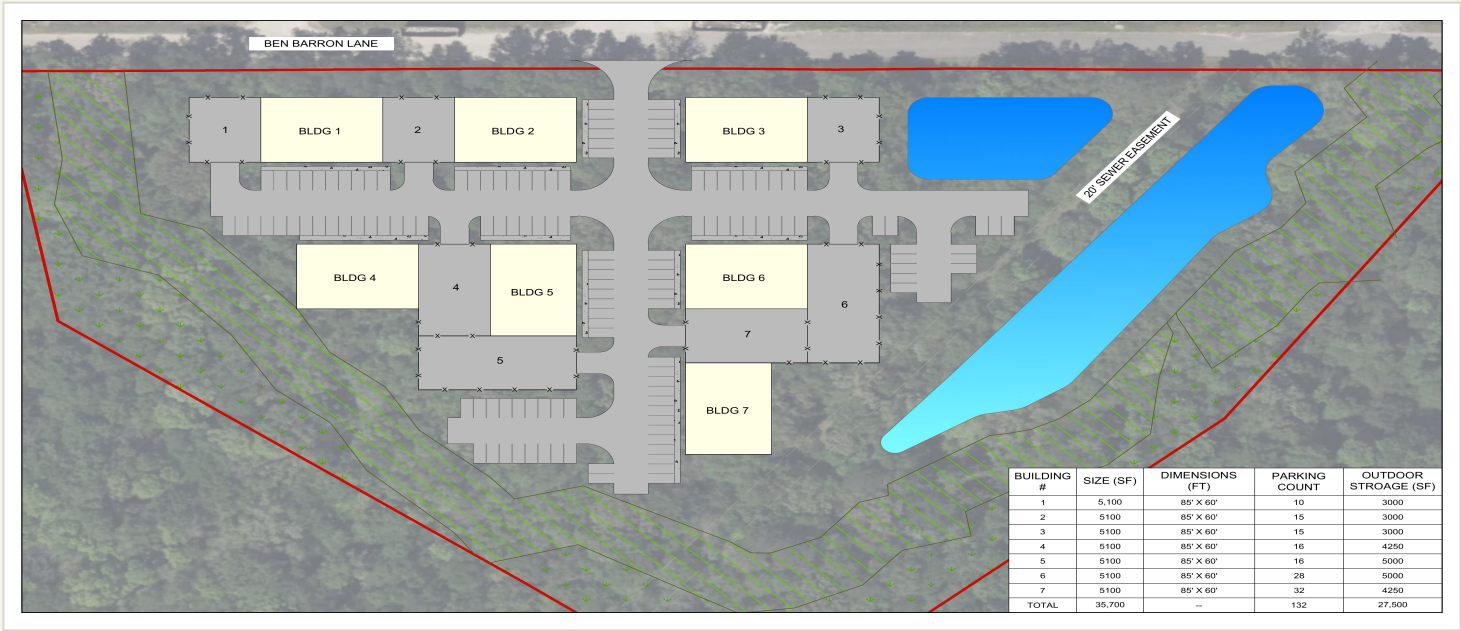


BEN BARRON LANE FLEX INDUSTRIAL

Ben Barron Lane at U.S. Hwy 52 · Moncks Corner, Berkeley County, SC

ASKING PRICE
\$975,000



CONCEPT SITE PLAN · SEAMON WHITESIDE, PROJECT #8381, DATED 7/10/25 — SUBJECT TO FINAL ENGINEERING & PERMITTING

9.07 TOTAL ACRES	7.13 HIGHLAND ACRES	35,700 CONCEPT BLDG SF	7 FLEX BUILDINGS	132 PARKING SPACES	M-1 ZONING
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The Opportunity

A 9.07-acre, M-1 zoned development site on Ben Barron Lane at U.S. Highway 52 in Moncks Corner, offered fully entitled and shovel-ready for a flex industrial park. The engineered concept plan lays out seven single-story flex buildings totaling 35,700 SF on 85' x 60' footprints, with 132 parking spaces and roughly 27,500 SF of fenced outdoor storage — a layout suited to contractor bays, trades, light manufacturing, and outdoor-storage users.

The site carries an approved Town of Moncks Corner stormwater management plan, active NPDES construction general permit coverage, and a conditionally consistent SC Coastal Zone Consistency determination, with wetlands delineated and a prior USACE wetlands permit on file. An ALTA/NSPS survey, tree & topographic survey, geotechnical report, and full civil/electrical drawing set are complete and available to a qualified buyer.

Location



TMS # 162-00-01-039

Frontage Ben Barron Lane (50' R/W)

Access Signalized corridor at U.S. Hwy 52

Charleston CBD ±32 miles via US-52

Flood Zone X — minimal risk (FEMA Panel 450031 0395 E)

Site Plan & Building Schedule



BUILDING	SIZE (SF)	DIMENSIONS	PARKING	OUTDOOR STORAGE (SF)
Building 1	5,100	85' x 60'	10	3,000
Building 2	5,100	85' x 60'	15	3,000
Building 3	5,100	85' x 60'	15	3,000
Building 4	5,100	85' x 60'	16	4,250
Building 5	5,100	85' x 60'	16	5,000
Building 6	5,100	85' x 60'	28	5,000
Building 7	5,100	85' x 60'	32	4,250
Total (7 Bldgs)	35,700	—	132	27,500

Entitlements & Approvals

- **Approved concept & construction site plan** engineered by Seamon Whiteside / HLA
- **Town of Moncks Corner** stormwater management plan approval on file (Project #24MON-SW00001)
- **SCDES NPDES** General Permit for Construction coverage active (Coverage #SCR10ZH7J)
- **SC Bureau of Coastal Management** Coastal Zone Consistency Determination — conditionally consistent
- **Wetlands delineated** (1.94 AC) with prior USACE Section 404 permit history on the parcel
- **ALTA/NSPS survey, tree & topographic survey, and geotechnical report** complete and available

Site & Market Notes

- **9.066 total acres** — 7.128 highland acres and 1.938 acres of jurisdictional wetlands
- **Zoned M-1** (Light Industrial), Town of Moncks Corner
- Fronts **Ben Barron Lane** at its signalized intersection with **U.S. Highway 52**, the main north-south corridor through Moncks Corner
- Located in **Berkeley County**, within the Charleston-North Charleston MSA and one of the region's most active industrial corridors, home to Nucor Steel, Google's data center campus, and Volvo Cars
- Concept plan is illustrative; building count, footprints, and yield are subject to buyer's own design and final permitting

The information contained herein has been obtained from sources deemed reliable, including third-party civil, survey, and regulatory documents prepared by others, but is not guaranteed and is subject to errors, omissions, prior sale, price change, or withdrawal without notice. Buyer and buyer's advisors should independently verify all acreage, entitlement, permitting, and building program information prior to entering into any agreement. This flyer does not constitute an offer to sell or a solicitation of an offer to buy.