

FOR SALE | CHARLESTON, SOUTH CAROLINA EXISTING BUILDINGS WITH AMPLE STORAGE



860 MAIN ROAD | CHARLESTON (JOHNS ISLAND), SC 29455

CONTACT BROKER FOR FULL OFFERING MEMORANDUM AND ADDITIONAL INFORMATION



±190,198 SF ON 16.27 ACRES

- BELOW REPLACEMENT COST
- PRIME REAL ESTATE IN IRREPLACEABLE LOCATION
- HEAVY INFRASTRUCTURE IN PLACE
- WIDE VARIETY OF ALLOWED USES
- LOCATED IN HIGH DENSITY AREA
- ADDITIONAL LAND FOR STORAGE AND PARKING

PETER FENNELLY SIOR, MCR, SLCR
President

+1 843 425 0186

peter.fennelly@bridge-commercial.com

ALEX SHIELDS
Senior Associate

+1 904 377 9963

alex.shields@bridge-commercial.com

CARL BARNARD
Associate

+1 864 590 5043

carl.barnard@bridge-commercial.com

CHARLESTON, SOUTH CAROLINA COMMERCIAL PROPERTY

Bridge Commercial on behalf of GHP Main, LLC, ("Owner"), is pleased to exclusively offer the opportunity to purchase 860 Main Road, an approximately ±190,198 square foot, industrial flex facility. The property is located along Main Road in the Johns Island submarket in the Charleston region.

Located Southwest of Charleston, between downtown and the islands of Kiawah and Seabrook, Johns Island is experiencing unprecedented growth both commercially and residentially.

Located approximately 13 miles to downtown Charleston, voted "No. 1 City in the U.S." by Conde Nast. Charleston's beautiful coastal setting and vibrant culture of food, music and entertainment are attracting people to the region and has earned accolades as a top destination to live, retire, and visit.

SUMMARY

ADDRESS:	860 Main Road Johns Island, SC 29455
TMS #:	250-00-00-002
APPROX. BUILDING SF:	Building 1: ±108,848 SF (1968) Building 2: ±81,350 SF (1985)
YEAR BUILT:	1968 / 1985
COUNTY:	Charleston
ACREAGE:	16.27 acres



Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.

BELVEDERE RD

MAIN RD

BUILDING 2
±81,350 SF

BUILDING 1
±108,848 SF

PROPERTY HIGHLIGHTS

- Rare redevelopment opportunity
- Strong value add potential
- Potential economic incentives
- Flexible sizes
- Approvals and permits “in place”
- Supply constrained submarket with high barriers of entry
- Below replacement cost

Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.

EASILY ACCESSIBLE LOCATION

860 MAIN RD

DISTANCE TO:

- Maybank Hwy 4 miles
- Highway 17 3 miles
- Kiawah Island 16 miles
- Seabrook Island 15 miles
- Downtown Charleston 12 miles
- I-526 10 miles
- Ravenel 11 miles

SITE
860 MAIN RD



Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.

FOR SALE | CHARLESTON, SOUTH CAROLINA EXISTING BUILDINGS WITH AMPLE STORAGE

860 MAIN ROAD, CHARLESTON (JOHNS ISLAND), SC 29455

CONTACT BROKER FOR FULL OFFERING MEMORANDUM AND ADDITIONAL INFORMATION

EXCLUSIVELY MARKETED BY

PETER FENNELLY SIOR, MCR, SLCR

President

+1 843 425 0186

peter.fennelly@bridge-commercial.com

ALEX SHIELDS

Senior Associate

+1 904 377 9963

alex.shields@bridge-commercial.com

CARL BARNARD

Associate

+1 864 590 5043

carl.barnard@bridge-commercial.com



BRIDGE COMMERCIAL

25 Calhoun Street, Suite 220

Charleston, SC 29401

+1 843 535 8600

BRIDGE-COMMERCIAL.COM

This document has been prepared by Bridge Commercial for advertising and general information only. Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Bridge Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Bridge Commercial and/or its licensor(s). ©2024. All rights reserved.