



For Sale

±3,942 SF

Flex Warehouse

1235 Ben Sawyer Blvd

Mount Pleasant, South Carolina 29464

Property Description

Rare investment offering in Mt. Pleasant: a fully leased, cash-flowing flex warehouse with a tenant in place through June 2028. The property has operated as an auto service and repair business since 2009. The property holds grandfathered use status, preserving its auto-related operations under current zoning. Zoned Areawide Business (AB), it features a ±3,942 SF warehouse and two bay garage on ±0.48 acres—an increasingly limited asset type in this market. Contact broker for additional details.

Property Highlights

- ±3,942 SF flex warehouse on ±0.48 acres
- Located in the heart of Mt. Pleasant across from Sea Island Shopping Center, anchored by Harris Teeter
- Excellent visibility and access
- Zoned: AB (Areawide Business)
- TMS #: 532-07-00-017
- **SALE PRICE:** \$1,800,000



For more information

Trad Dyches, CCIM

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Additional Photos



Aerial

Ben Sawyer Blvd

703

Ben Sawy

SITE

1235

948

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Area Map

