

For Sale
±3,942 SF
 Flex Warehouse



1235 Ben Sawyer Blvd

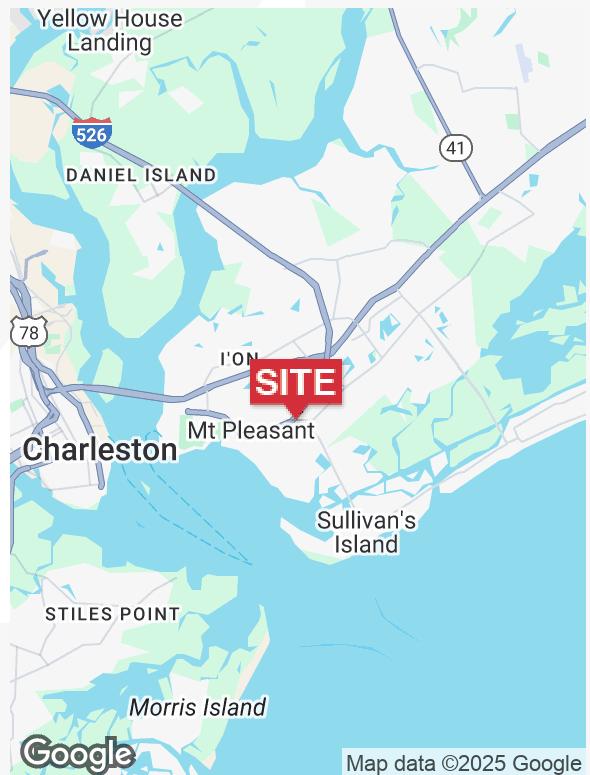
Mount Pleasant, South Carolina 29464

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



Map data ©2025 Google

For more information

Trad Dyches, CCIM

843 364 4288

tdyches@naicharleston.com

NAICharleston

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

635 Rutledge Ave, Suite 106
 Charleston, SC 29403
 843 720 4944 tel
naicharleston.com

Additional Photos



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Aerial

Ben Sawyer Blvd

703

Ben Sawyer

SITE

1235



Map data ©2025 Google
Imagery ©2025 Airbus

Google

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

NAICharleston

635 Rutledge Ave, Suite 106
Charleston, SC 29403
843 720 4944 tel
naicharleston.com

Area Map

