

M-1 ZONED DEVELOPMENT SITE WITH IDEAL SEL-STORAGE BLUEPRINT



5515 RIVERS AVENUE
NORTH CHARLESTON, SC



COLDWELL BANKER
COMMERCIAL
ATLANTIC

M-1 Zoned Development Site with Ideal Self-Storage Blueprint

**\$3,125,000 - 1.61 ACRES
2,400 SF BUILDING**

TMS #472-07-00-071,050,051,052,053,054

Imagine owning a strategic development site in one of North Charleston's most industrially capable corridors, just moments from I-526 and I-26. This property—comprised of a 2,400 SF existing building plus multiple adjacent parcels totaling ~1.61 acres—is already zoned M-1 (Light Industrial) and poised for transformational upside.

1. Zoning Power & Flexibility

The M-1 (light industrial) zoning grants broad latitude for industrial, warehousing, logistics, and storage-based uses—the kinds of operations that generate revenue per square foot and remain relatively low risk from a site operations standpoint. Because the property also carries B-2 / office-warehouse compatibility, there's added flexibility for hybrid uses (office + light manufacturing or distribution) or attractive interim cash flow options. In many markets, self-storage (especially climate-controlled units, drive-up units, RV/boat storage) is considered a "clean," low-maintenance asset class—i.e. a highly compatible use in industrial zones with minimal nuisance or heavy traffic impact.

2. Self-Storage: Highest & Best Use Case

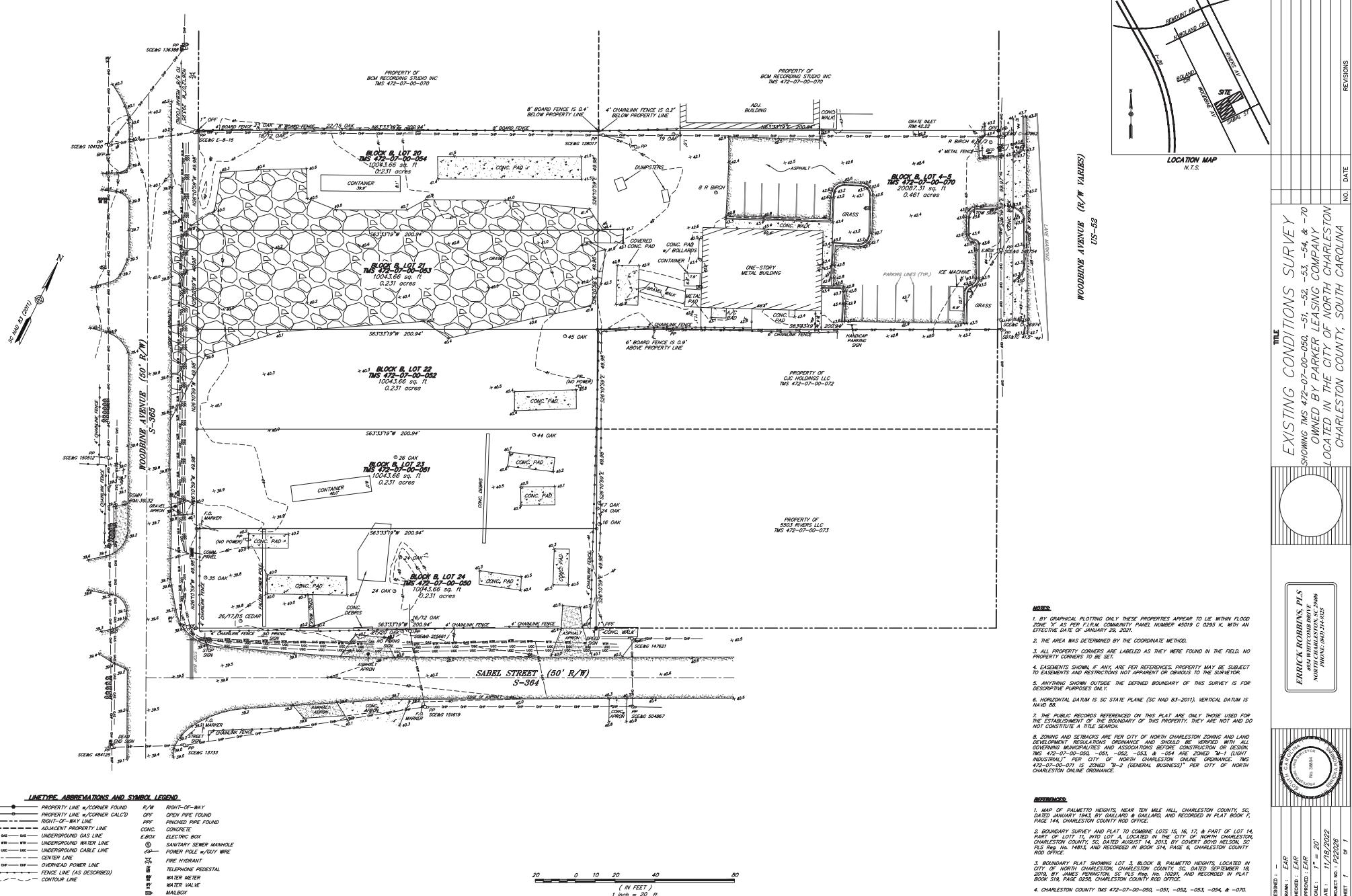
Given its zoning, footprint, and frontage, the property is ideally suited for a self-storage development. Self-storage commands strong demand from residential renters, small businesses, and e-commerce operators. It scales well (stacked units, multiple stories) and is capital-efficient relative to heavier industrial uses. The corridor location gives it visibility, access, and ease of use—key competitive advantages for a storage facility. Because self-storage is relatively passive (no heavy operational complexity, smaller staffing, limited waste streams), it often delivers attractive risk-adjusted returns. Should local codes or permitting require conditional use approval or design compliance (e.g. buffering, façade treatments), these are typically manageable relative to building a more intensive industrial use. (Always confirm with City zoning / planning.)

3. Strategic Location & Market Access

Fronting Rivers Avenue, this site benefits from a major arterial route with high visibility and connectivity to the region's transportation network. Near I-526 and I-26 junctions means fast access to Charleston, North Charleston, Mt. Pleasant, Summerville, and key industrial nodes. Given scarcity of well-zoned industrial parcels in the greater Charleston metro, this site presents a rare entry into a constrained supply set. It's proximate to both consumer and business density: residential areas, light industrial districts, and commercial corridors converge, generating demand for convenient storage.

Cleared Land off of Woodbine Avenue and Sabal Street





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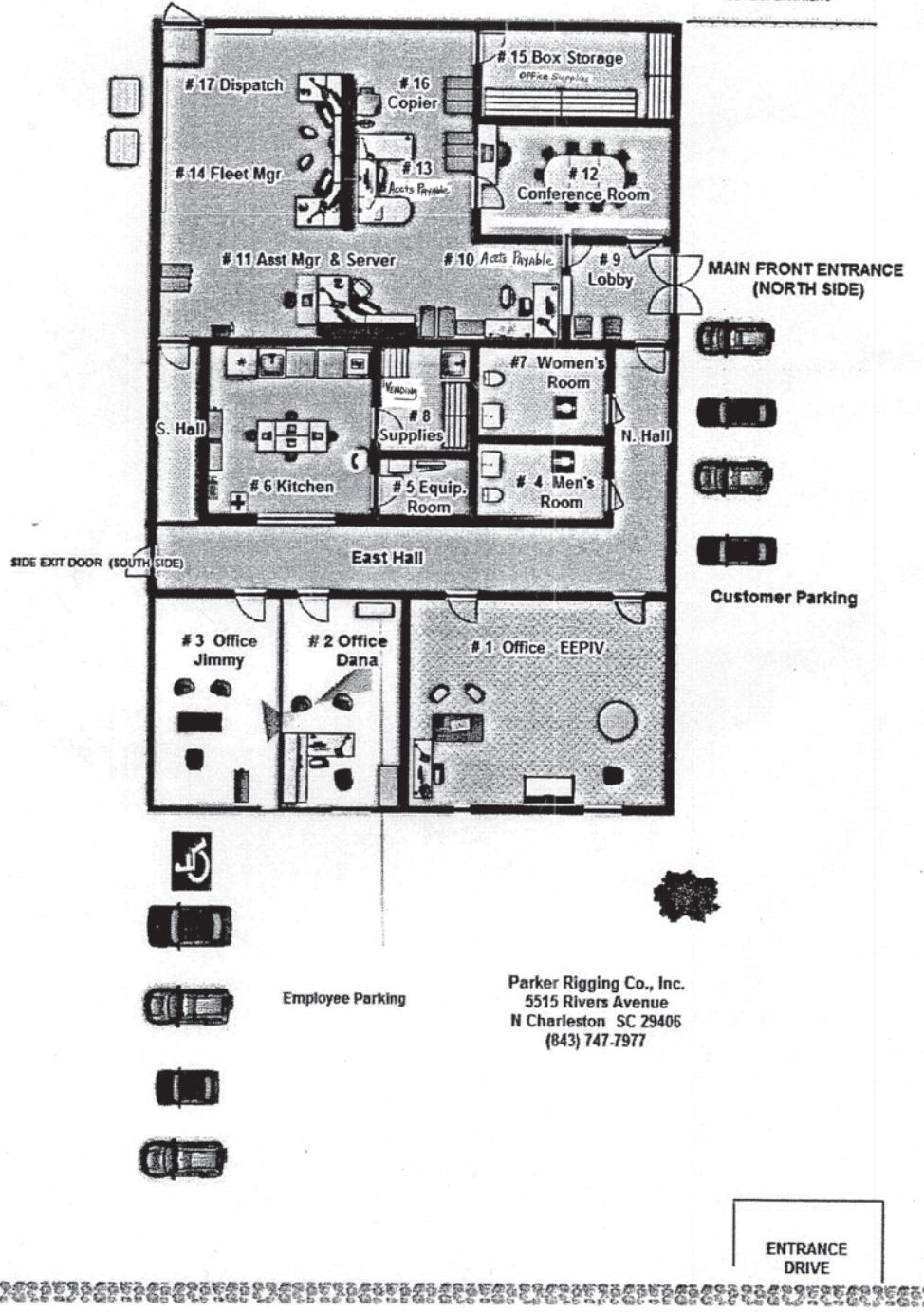
5515 Rivers Avenue | North Charleston, SC

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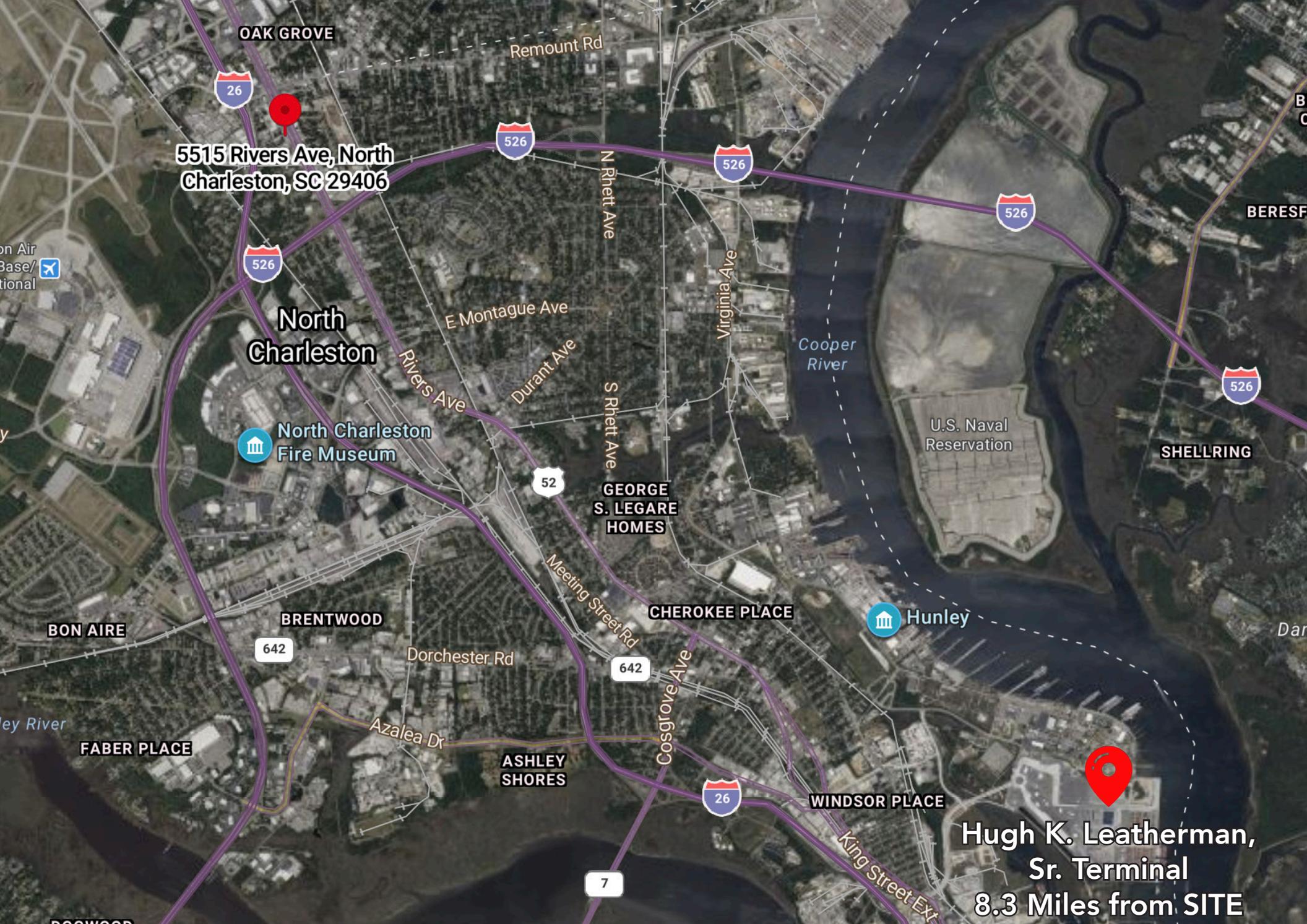
BACK SIDE OF BUILDING

BACK EXIT DOOR (WEST SIDE)

CEMENT BARRIERS



5515 Rivers Avenue, N Charleston, SC 29406



Hugh K. Leatherman,
Sr. Terminal
8.3 Miles from SITE

ALL ABOUT THE CITY

- Second most popular place to move in the US
- Average of 30+ newcomers per day
- The Charleston region's population is growing 3X faster than the U.S. average, to more than 813,000.
- 74th Largest among all U.S. metros

ECONOMY

- One of the top places for jobs, according to Forbes and WalletHub
- Large and growing tech scene nicknamed "Silicon Harbor"
- Local worldwide brand reach such as Boeing, Volvo, Benefitfocus, BMW, Google, Mercedes Benz
- Top ten largest shipping container terminals in North America
- Growing global importance due to deepening of Charleston Harbor and added transatlantic flight
- Growing pool of 380,000+ skilled workers

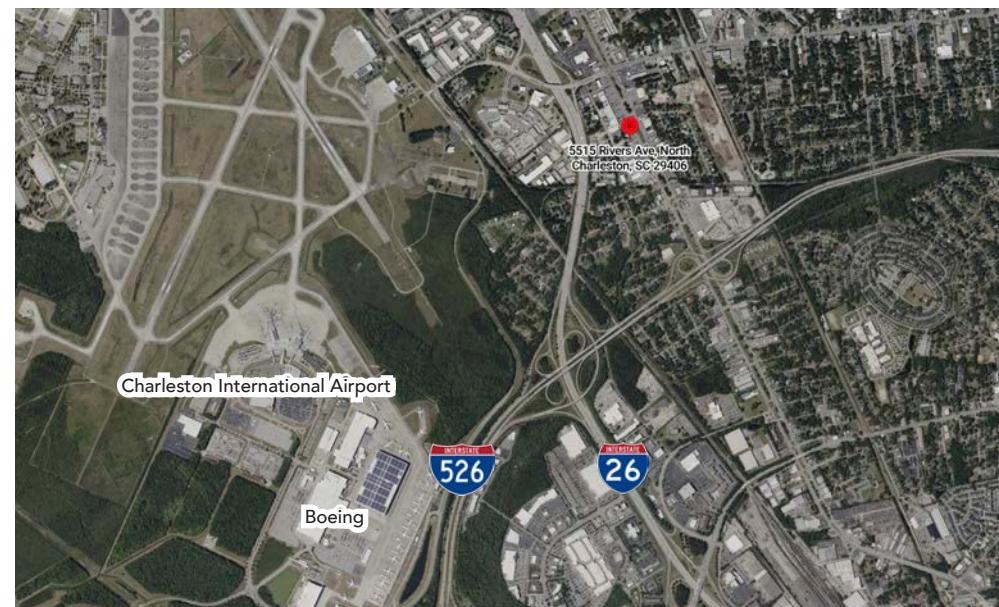
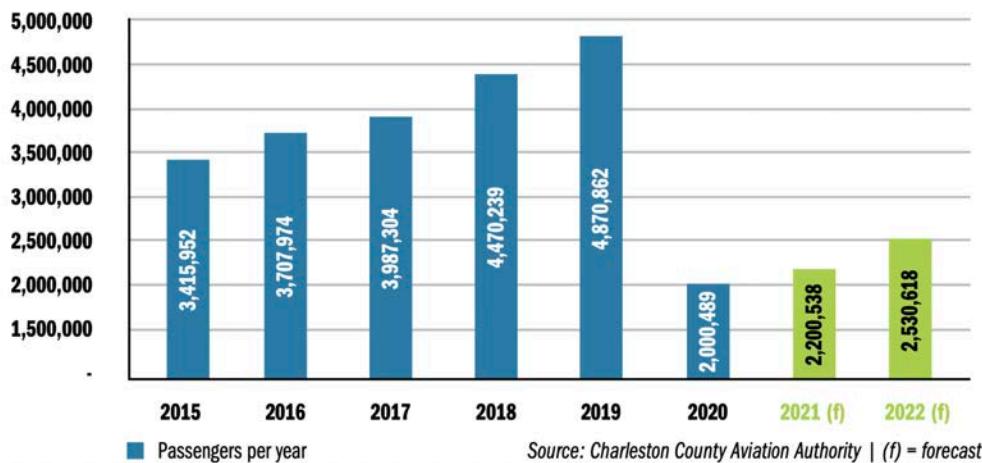
CULTURE & CONTEMPORARY LIFE

- Major tourism industry, rich historical value, well-preserved architecture, award-winning restaurants
- Growing number of luxury hotels, inns, hotel chains, diverse shopping
- Top 25 art destination, growing music and performing arts scene
- Highly regarded golf destination, 95 miles of coastline to enjoy in a desirable climate
- Weekly festivals, events, concerts, fundraisers, pop-up sales and farmer's markets

CHARLESTON INTERNATIONAL AIRPORT \$700M EXPANSION

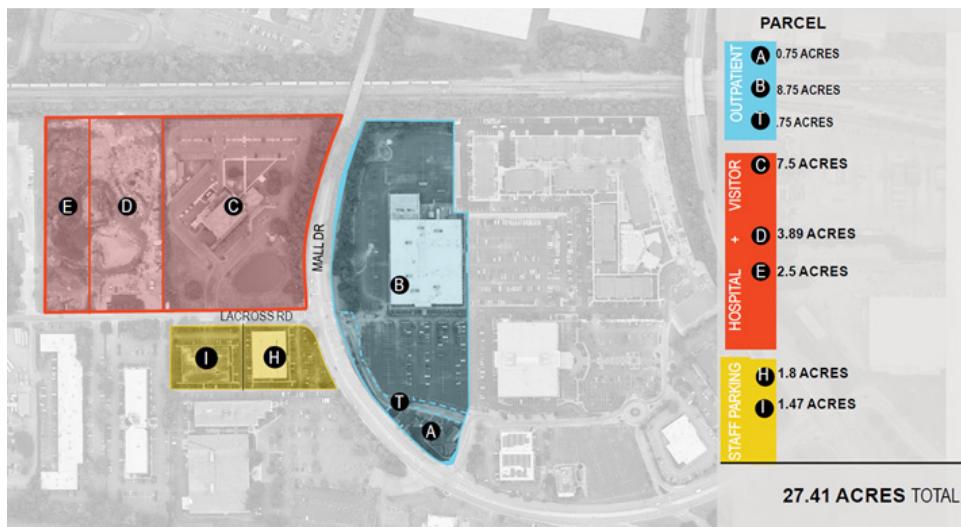


- \$700 million expansion plan for Charleston International Airport.
- Plans include new wing with six gates, multistory parking deck, expanded ticket hall and move its overnight aircraft parking area.
- 2022 Charleston's passenger count: 5.32 million
- Passenger count to double by 2041 to 9.83 million.
- Boeing Manufacturing and Design Headquarters

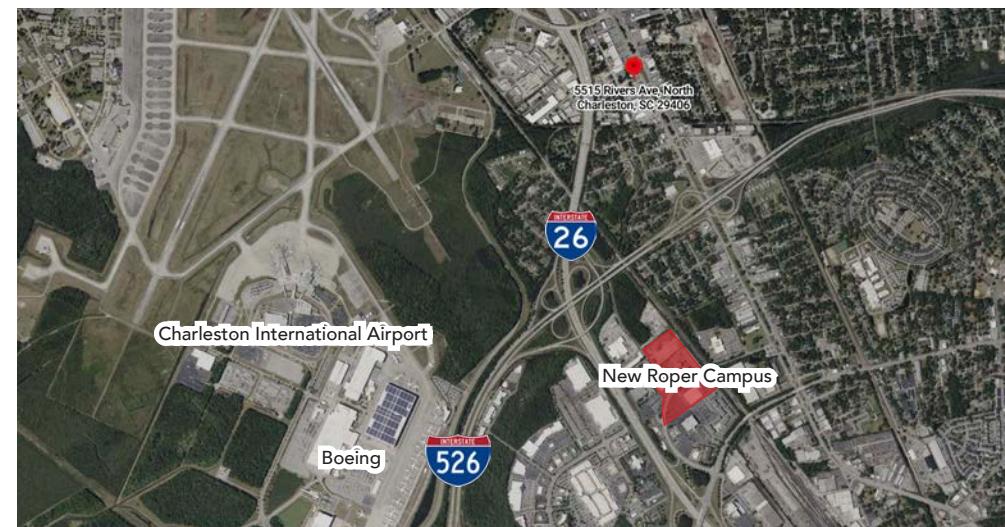


Source: https://www.postandcourier.com/business/real_estate/charleston-greenville-airports-press-sc-lawmakers-for-nearly-700m-to-fund-expansions/article_14827a9a-998f-11ed-9482-1f707977be89.html

NEW ROPER HOSPITAL MEDICAL CAMPUS



- \$1 billion project will be one of the largest, most advanced healthcare construction projects on the East Coast
- New campus will occupy 27-acres near Interstates 26 and 526
- Relocation of Roper St Francis location from Downtown Peninsula
- Will include: Full-service acute care hospital, 24-hour Emergency Room, Medical Office Building
- This new campus will be the fourth location for Roper Hospital since it opened downtown in 1856



Source: <https://www.rsfh.com/News/ NewRoperHospitalMedicalCampustobeparadigmforprovidinghealthcare>

ECONOMIC DRIVERS: SOUTH CAROLINA PORTS



**SOUTH
CAROLINA
PORTS**

ZPMC
上海振华重工

**SWL SINGLE CONTAINER
SWL TWIN-TWENTY CONTAINER
SWL UNDER CARGO BEAM**

**50LT
65LT
80LT**

H-39-041



- SC Ports is the eighth largest port in the United States
- In addition to Charleston, the Authority owns and operates public seaport facilities in Georgetown with an Inland Ports in Greer.
- They handle international commerce valued at more than \$75 billion annually
- Charleston Harbor is the Deepest Port on the East Coast



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ECONOMIC DRIVERS: MANUFACTURING



Mercedes-Benz



Manufacturing



Bosch: Invests \$260 million on developing an electric motor production line at its North Charleston facility

Boeing: The 265-acre (107-hectare) site is located on the southern portions of the joint-use Charleston Air Force Base and Charleston International Airport located in the city of North Charleston, SC.

Volvo: Volvo Cars is investing an additional \$520 million in its Berkeley County, SC operations and creating 1,910 new jobs. This expansion adds to the company's initial 2015 announcement and brings the collective total investment at the Charleston site to more than \$1 billion and 3,900 jobs.

BMW: BMW Invest \$1.7B to expand SC manufacturing capacity and footprint which will create 300 jobs and prepare for production of electric vehicles

Mercedes: Located in North Charleston since 2006, Mercedes-Benz assembles the world's leading large van. This location has assembled more than 200,000 Sprinter and Metris vans, which have been delivered across the US. \$60M investment in Electric versatility platform for next generation eSprinter van in 2023. The eSprinter van will be built in three locations: North Charleston, Düsseldorf and Ludwigsfelde in Germany.

Walmart Distribution Center: Walmart Opens \$220M Distribution Center in South Carolina. The center will sort and store imported goods arriving through the Port of Charleston for distribution to 850 Walmart and Sam's Club locations across the Southeast.



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