

RARE MT. PLEASANT FLEX WAREHOUSE FOR SUBLEASE!

547 LONG POINT ROAD
SUITE 106
MT. PLEASANT, SC 29464

for sublease

*expires 2/28/27

±4,380 RSF
Fully Conditioned
Class A Flex Space

Lease Rate:
\$13.75/SF, NNN
(\$3.50)

NAICharleston

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About the Property

NAI Charleston is pleased to present for lease Suite 106 at 547 Long Point Rd., Mt. Pleasant, SC. This class A Flex building is ideally located just off of I-526, providing easy access for both tenants and customers. Suite 106 offers an ideal flex layout with front showroom/office space and a warehouse in the rear. Features include an open showroom/office, two restrooms, and a roll-up door. The property is tastefully constructed with brick facade and professionally maintained landscaping.

➤ Location, Location, Location

Outstanding accessibility, close to major population centers and thoroughfares. It is right down from the Port of Charleston's Wando Welch terminal and minutes from both Daniel Island and Mt. Pleasant communities.

➤ First Class Tenant Mix

Impressive mix of flex, recreation, and light office tenants including Two Blokes Brewery, Tribles HVAC, Once Upon a Ballet, Elite Futsal, Steven Shell Living, and more.

➤ Fully Conditioned Flex Warehouse

The suite's open layout is ideal for a multitude of uses.

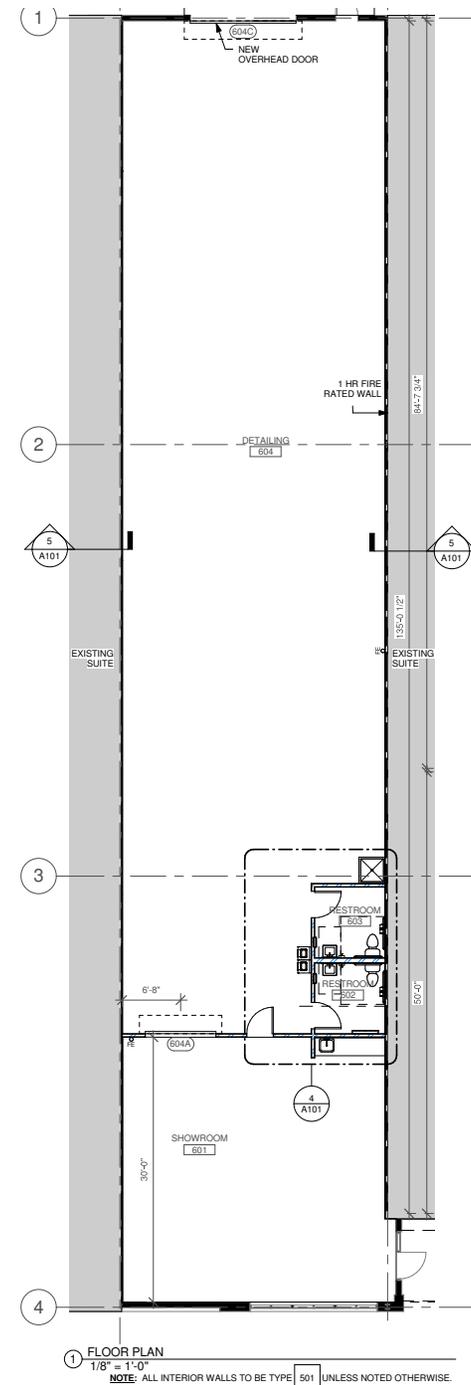
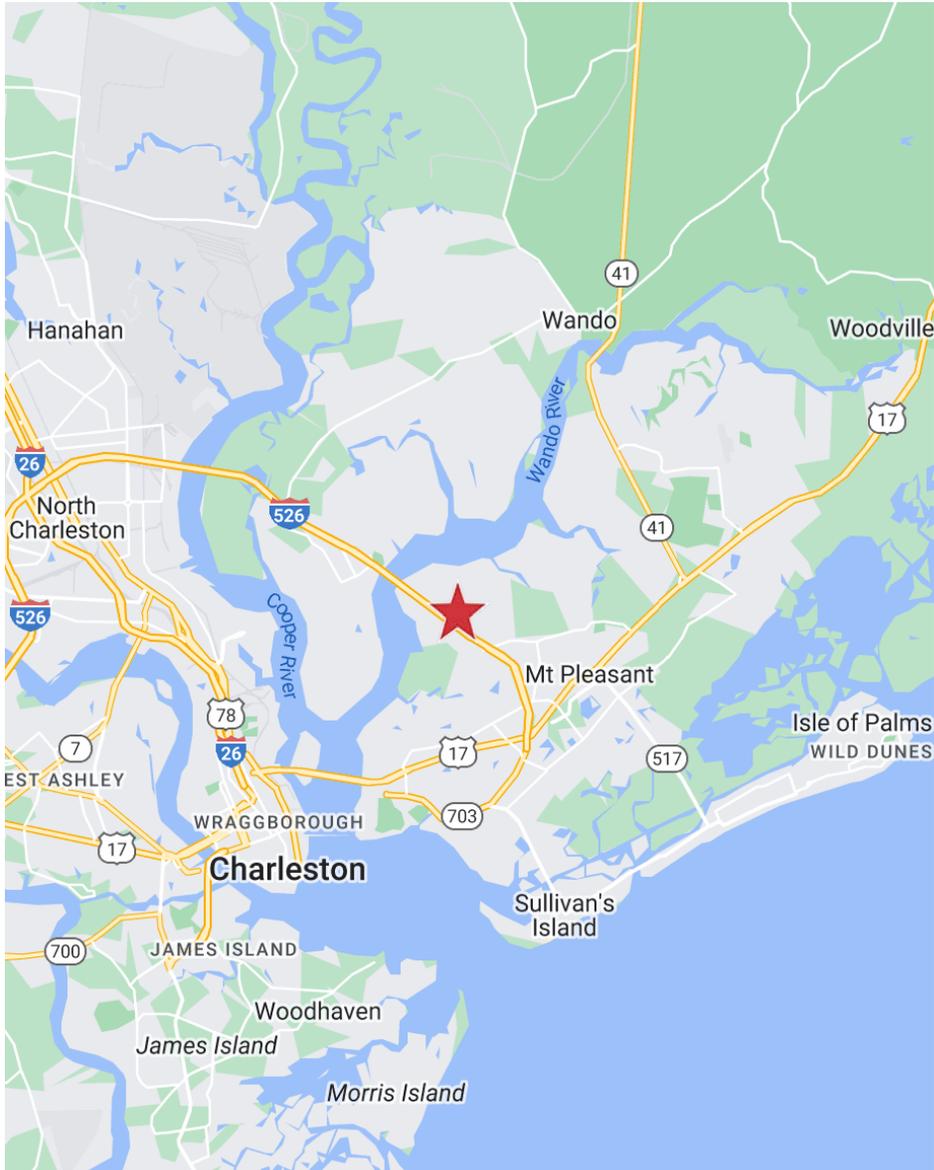


Offering Summary

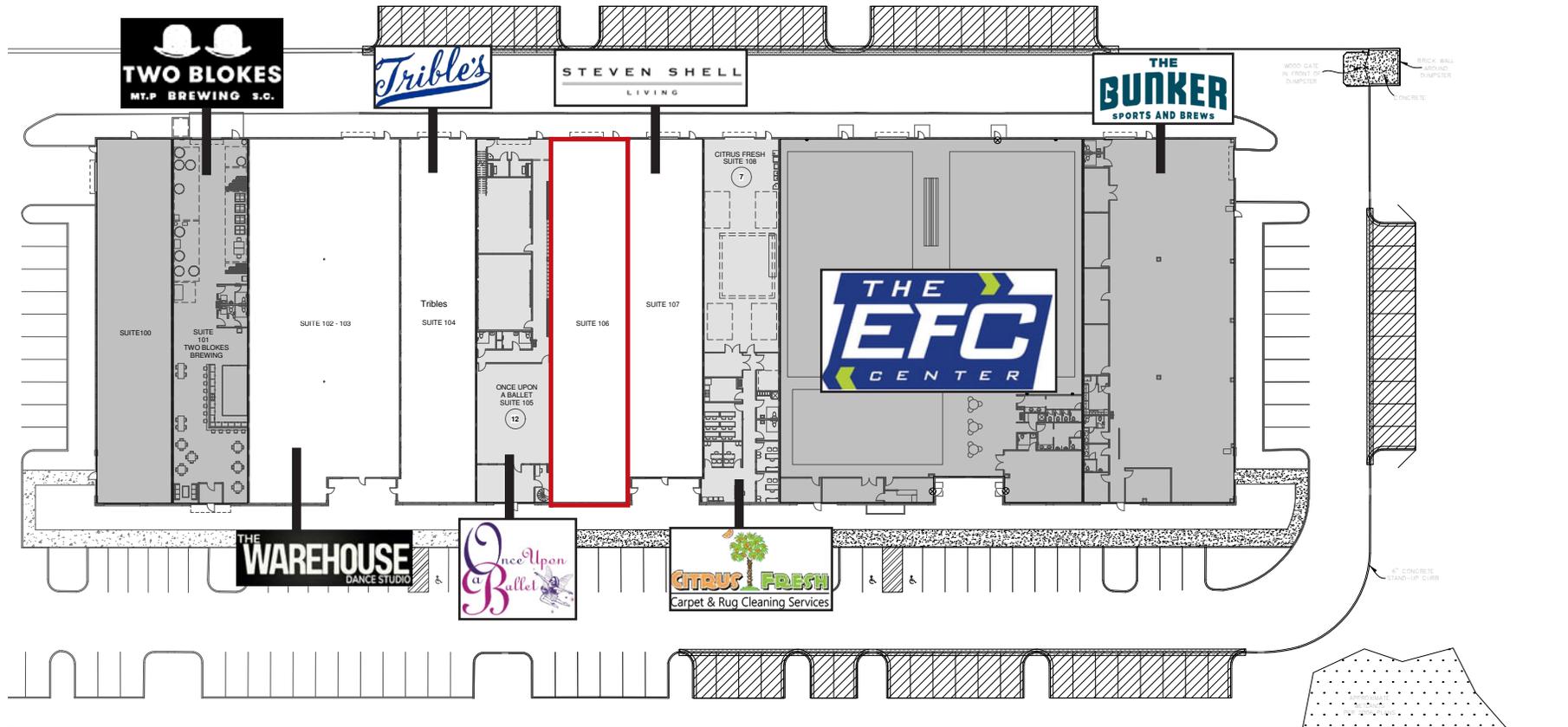
Building Size:	±66,000 SF
Available Space:	Suite 106 - ±4,380 SF
Parking:	Ample surface parking available
Availability:	Ready for immediate occupancy
Sublease Expiration:	February 28, 2027
Configuration:	Large Conditioned Warehouse - Approx. 3,380 SF - Roll-up Door - Fully Conditioned Showroom/Office - Approx. 1,000 SF
Lease Rate:	\$13.75/SF/Yr, NNN (\$3.50)



Floor Plan + Area Map



LONG POINT TOWN CENTER



1 ARCHITECTURAL SITE PLAN
3/64" = 1'-0"

SITE PLAN LEGEND	
	EXISTING TENANTS
	NEWLY LEASED TENANTS
	FUTURE LEASED TENANTS

Additional Photos



Area Map

