

FOR SALE - INDUSTRIAL FLEX BUILDING

771 BROWNSWOOD ROAD
JOHNS ISLAND • SOUTH CAROLINA 29455



EDDIE HUGHES, COMMERCIAL BROKER

843.991.0596 • ehughes@thebeachcompany.com

320 Broad Street, Suite 600 • Charleston • South Carolina 29401

BEACH
COMMERCIAL



► HIGHLIGHTS

- Fully entitled commercial/industrial site in Johns Island within the City of Charleston's Business Park zoning district
- 41,782 SF under roof with approx. 28,000 SF occupiable, plus expansion potential
- 4.925-acre parcel with generous laydown yard + outdoor storage
- Approved industrial architectural plans
- Ideal for owner-operators or investors seeking flexible commercial, warehouse, or light industrial space
- Strong location with growing demand for industrial and service-based operations
- Utilities available on site
- List price of \$3,495,000
- South Carolina Commercial MLS # 31007409
- Charleston County TMS #312-00-00055

PROPERTY OFFERING

► OFFERING SUMMARY

Beach Commercial, a Division of The Beach Company, as the exclusive agent to market this property, is pleased to offer this flex warehouse = of approximately 41,000 sf on almost five acres in Johns Island, South Carolina.

► EXCLUSIVE LISTING AGENT

Eddie Hughes

Senior Broker

T: 843.991.0596

ehughes@thebeachcompany.com

► BEACH COMMERCIAL

320 Broad Street, Suite 600

Charleston, SC 29401

www.beachcommercialre.com

DISCLAIMER: This information is submitted confidentially for a project as described herein. The information contains many assumptions and forward looking statements and are subject to changing market conditions, competition, etc that could negatively affect the results of operations. In addition, other information contained herein was taken primarily from third party reports, information and data. Neither Beach Commercial nor the Developer make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.

PROPERTY OVERVIEW



► 771 BROWNSWOOD ROAD

JOHN'S ISLAND

This unique redevelopment opportunity on Johns Island, offers a fully entitled site in a prime location within The Business Park zoning district. The property includes a substantial existing structure and ample acreage for immediate use and future expansion. The redevelopment plans for the building is approximately 41,782 under roof with approximately 28,000 sf of rentable/occupiable space that could be expanded with minor design changes. Current owner has fully approved architectural construction drawings and entitlements in hand. Building's current state is under demolition and in the redevelopment stage.

► MARKETING STATISTICS

JOHN'S ISLAND

- Total Population: 42,217
- Median Household Income: \$81,604
- Median Age 35.6
- Households 15,528

SITEPLAN



LOCATION MAP

N.T.S.

S.C.D.O.T. STANDARD NOTES:

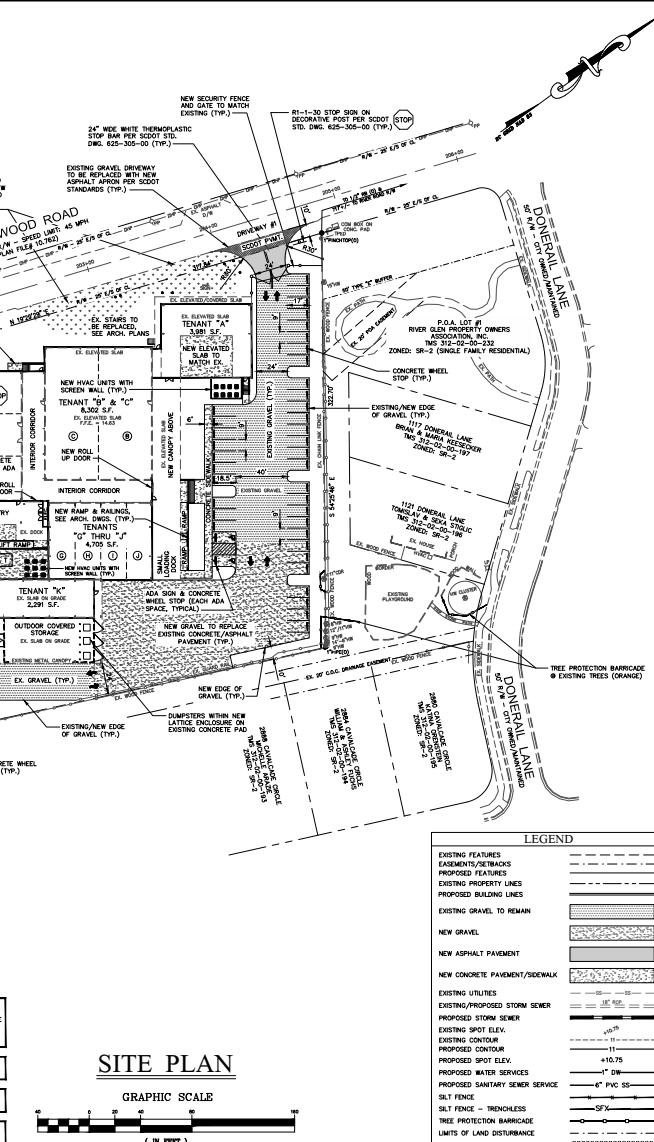
1. CONTRACTOR TO REFER TO THE MOST CURRENT EDITION OF THE SCOTC STANDARD DRAWINGS (JANUARY 2020) FOR THE LATEST INFORMATION REGARDING ALL WORK WITH THE S.C.D.O.T. RIGHT OF WAY.
2. THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION (S.C.D.O.T.) SHALL RESERVE THE RIGHT TO ATTEND ANY PRE-CONSTRUCTION CONFERENCES.
3. S.C.D.O.T. SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF THE DAY OF CONSTRUCTION. S.C.D.O.T. SHALL NOT ALLOW THE HOUR OF 8:00 AM TO 5:00 PM MONDAY THROUGH FRIDAY. NOTIFICATION SHALL BE BY TELEPHONE OR WRITING.
4. CONTRACTOR TO PROVIDE A TRAFFIC CONTROL PLAN FOR ALL LANE CLOSURES AT LEAST 48 HOURS IN ADVANCE OF BEGINNING CONSTRUCTION, TO INCLUDE A DETAILED PLAN.
5. ROADWAY SHOULDERs DESTROYED BY ANY PROPOSED CONSTRUCTION SHALL BE RE-SHAPED AND ROLLED TO THE CROSS SECTION EXISTING PRIOR TO CONSTRUCTION BEGUN AND MAINTAINED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
6. ANY FIELD CHANGES MADE IN THE SCOTC R/W OR CHANGES THAT MAY AFFECT THE R/W WILL REQUIRE SCOTC APPROVAL PRIOR TO CHANGES BEING IMPLEMENTED IN THE FIELD (I.E. DRAINAGE, GRAVEL, ACCESS DESIGN, ETC.).
7. UTILITY CONTRACTORS MUST ENSURE UTILITY ENCROACHMENTS UNDER SEPARATE CONTRACTS FROM THE CONTRACTOR FOR UTILITY CONSTRUCTION SERVICES. NO WORK CAN BEGIN WITHIN THE R/W WITHOUT AN APPROVED SCOTC DRAWING FOR EACH UTILITY. MINIMUM COVER REQUIRED OVER PIPES WITHIN THE SCOTC R/W IS 42".

SITE DATA	
PROPERTY ADDRESS:	771 BROWNSWOOD ROAD (TMS: 312-00-00-005)
LOT SIZE (TOTAL)	4.92 ACRES
LAND	4.92 ACRES
METLAND/CRITICAL AREA	0.00 ACRES
ZONING	B.P. - BUSINESS PARK
APPROVED USE	FLEX WAREHOUSE/OFFICE
PROPOSED NUMBER OF EMPLOYEES	50 EMPLOYEES
BUILDING SETBACKS	N.A. - PER B.P. ZONING
EXISTING ENCLOSED/COVERED BUILDING SQUARE FOOTAGE	56,092 S.F.
PORTION OF EXISTING BUILDING TO BE REMOVED	-14,280 S.F. (28%)
PORTION OF EXISTING BUILDING/COVERED AREA TO REMAIN	41,812 S.F.
USEABLE BUILDING AREA (PER ARCH. DWGS.)	27,160 S.F.
EXISTING IMPERVIOUS AREA ON SITE (INC. BUILDINGS)	73,212 S.F. (1.68 AC.)
POST-DEVELOPED IMPERVIOUS AREA (INC. BUILDINGS)	51,405 S.F. (1.18 AC.)
NET REDUCTION IN IMPERVIOUS AREA (INC. BUILDINGS)	-21,812 S.F. (0.50 AC.) (29.8%)
PROPOSED NUMBER OF PARKING SPACES	80 SPACES

NOTE: ALL TRAFFIC CONTROL DEVICES AND DRIVEWAYS SHOWN ON THIS PLAN SHALL CONFER TO SCOTC ACCESS & TRAFFIC MANAGEMENT STANDARDS (AMIS MANUAL), EXCEPT EXCEPT AS WELL AS TO MATCO STANDARDS (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES).

NOTE: FOR ANY PORTION OF THE ADJACENT SCOTC TRAVEL LANE SURFACE THAT IS DUGGED OR REMOVED DURING CONSTRUCTION, THE WIDTH OF THE PAVED ROAD SHALL BE RE-MEASURED AND RE-SURVEYED. THE LENGTH OF THE PAVED ROAD SHALL BE MEASURED AND RE-SURVEYED. NEW ASPHALT PAVEMENT TO MEET SCOTC STDS. SEE DETAIL SHEET FOR SCOTC PAVING SECTION.

NOTE: CONTRACTOR TO SEE SCOTC STANDARD DRAWING 610-030 & 610-205 FOR SCOTC TRAVEL LANE SURFACE. SEE SCOTC STANDARD DRAWING 610-030 FOR BROWNSWOOD ROAD (LANE CLOSURE RESTRICTED TO BETWEEN 10PM & 6AM).



 STATE OF SOUTH CAROLINA STATE ENGINEER NO. 002646	 CITY OF CHARLESTON NO. 002652	CIVIL & STRUCTURAL CONSULTING ENGINEERS 590 Lone Tree Drive Suite 101 Mt. Pleasant, S.C. 29464 Phone: (843) 308-0800 email: klurante@empreng.com	
		 EMPIRE ENGINEERING, LLC	
771 BROWNSWOOD ROAD RENOVATION TMS: 312-00-00-005 JOHN'S ISLAND - CITY OF CHARLESTON CHARLESTON COUNTY, SOUTH CAROLINA THE MATER SHED, LLC			

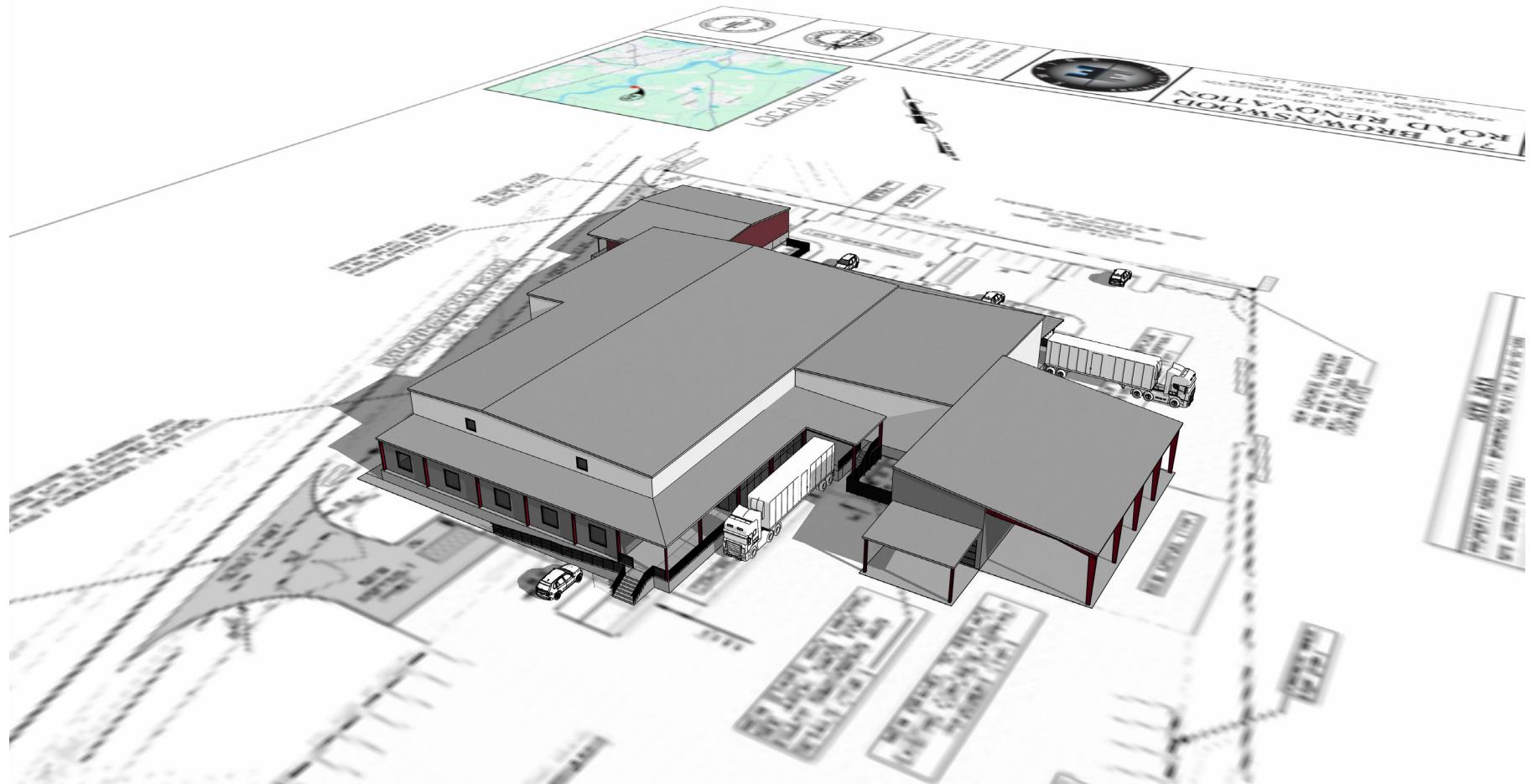
REVISION SCHEDULE	BY	DATE
DESIGNED:		T.M.D.
DRAWN:		T.M.D.
CHECKED:		T.M.D.
JOB NUMBER:		24-127
DATE:		SEPTEMBER 19, 2020
SCALE:		1" = 40'

C - 1 A

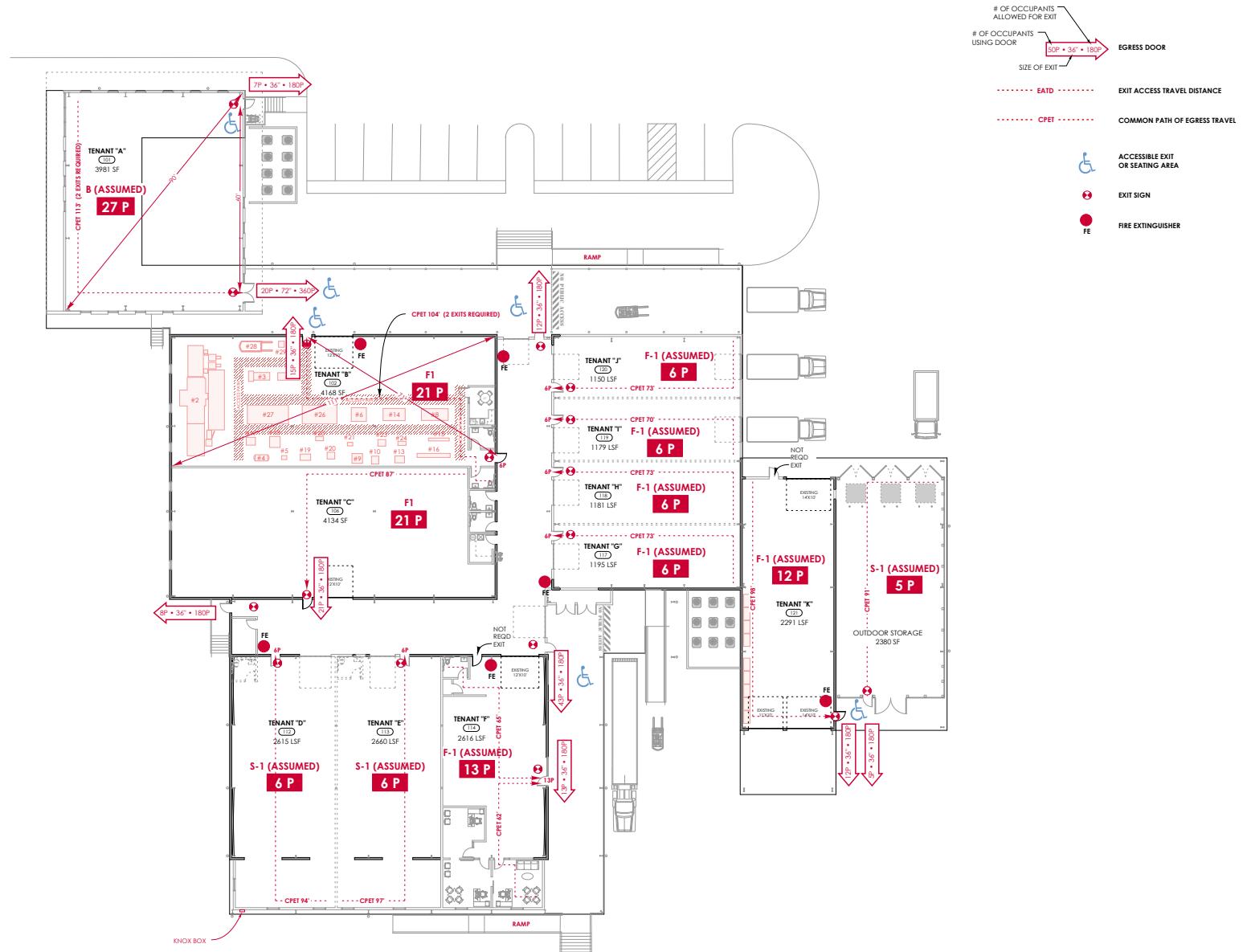


Know what's below.
CALL before you dig.

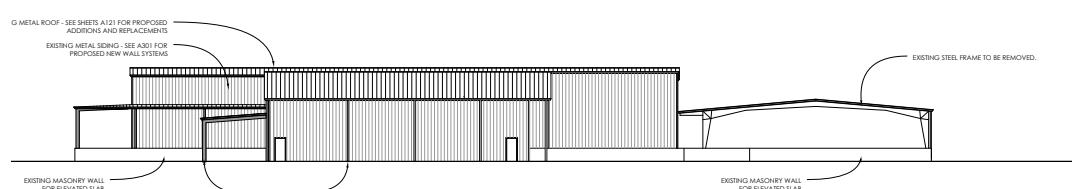
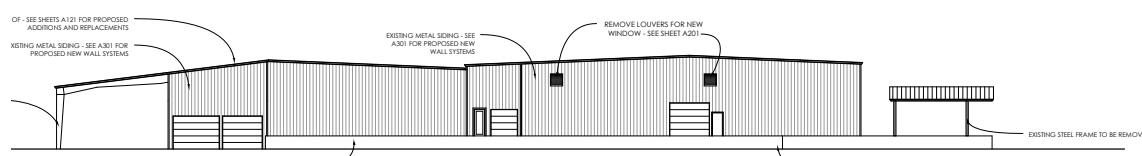
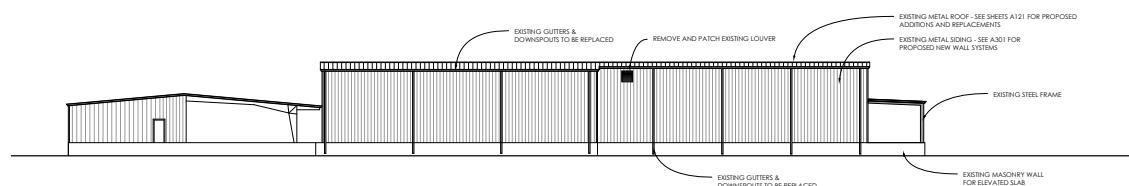
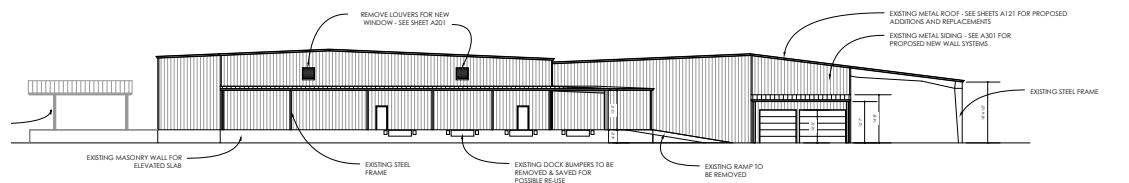
PROPOSED RENDERING



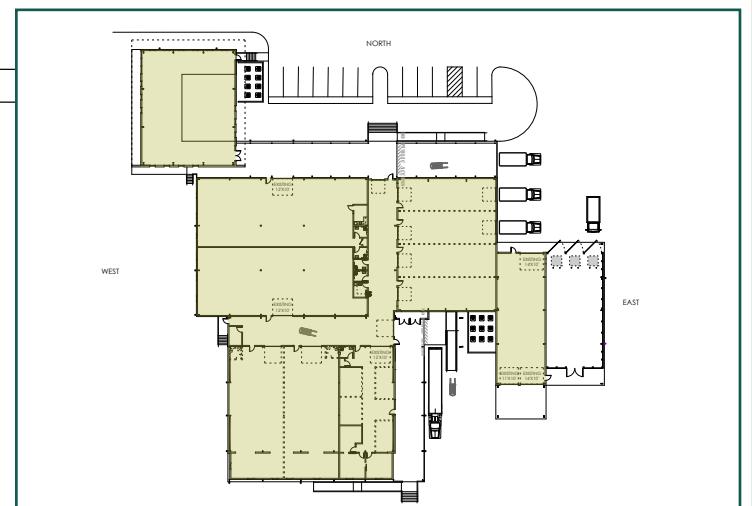
BUILDING LAYOUT



PROPOSED RENDERING



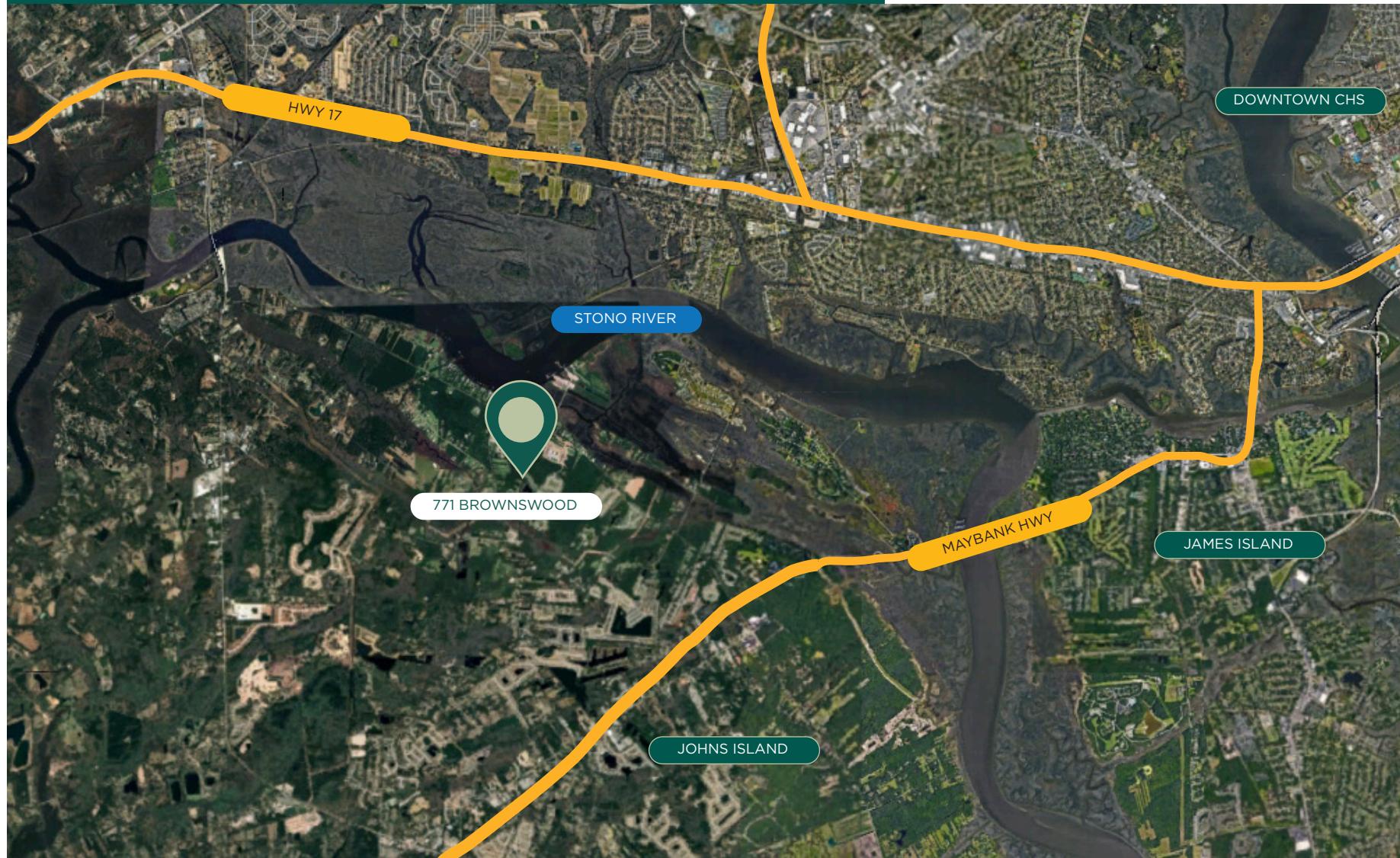
AERIAL RENDERING



AERIAL



PROXIMITY MAP



1-2

Miles to Maybank Highway

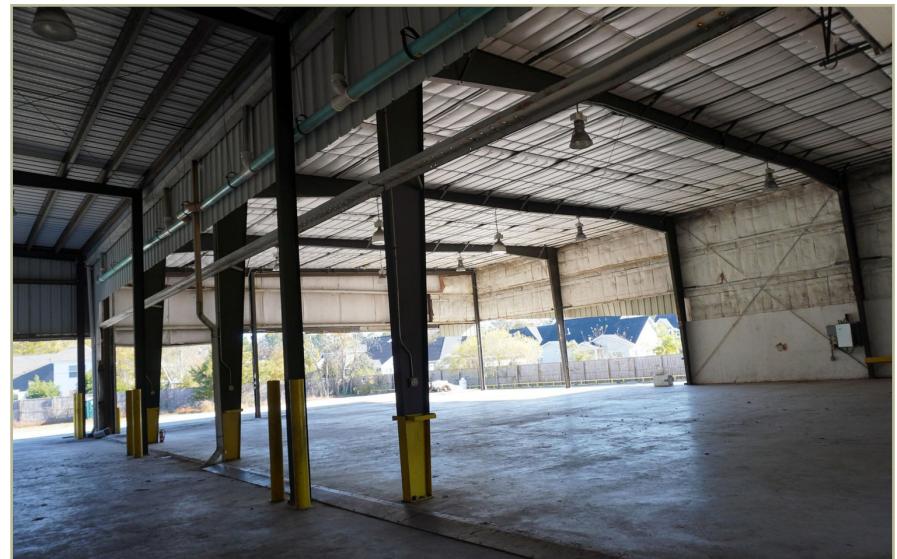
11

Miles to Downtown Charleston

17

Miles to CHS International Airport

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

