

# FOR SALE - INDUSTRIAL FLEX BUILDING

771 BROWNSWOOD ROAD

JOHNS ISLAND • SOUTH CAROLINA 29455



**EDDIE HUGHES, COMMERCIAL BROKER**

843.991.0596 • [ehughes@thebeachcompany.com](mailto: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](mailto:ehughes@thebeachcompany.com)**

## ► BEACH COMMERCIAL

**320 Broad Street, Suite 600**

**Charleston, SC 29401**

**[www.beachcommercialre.com](http://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

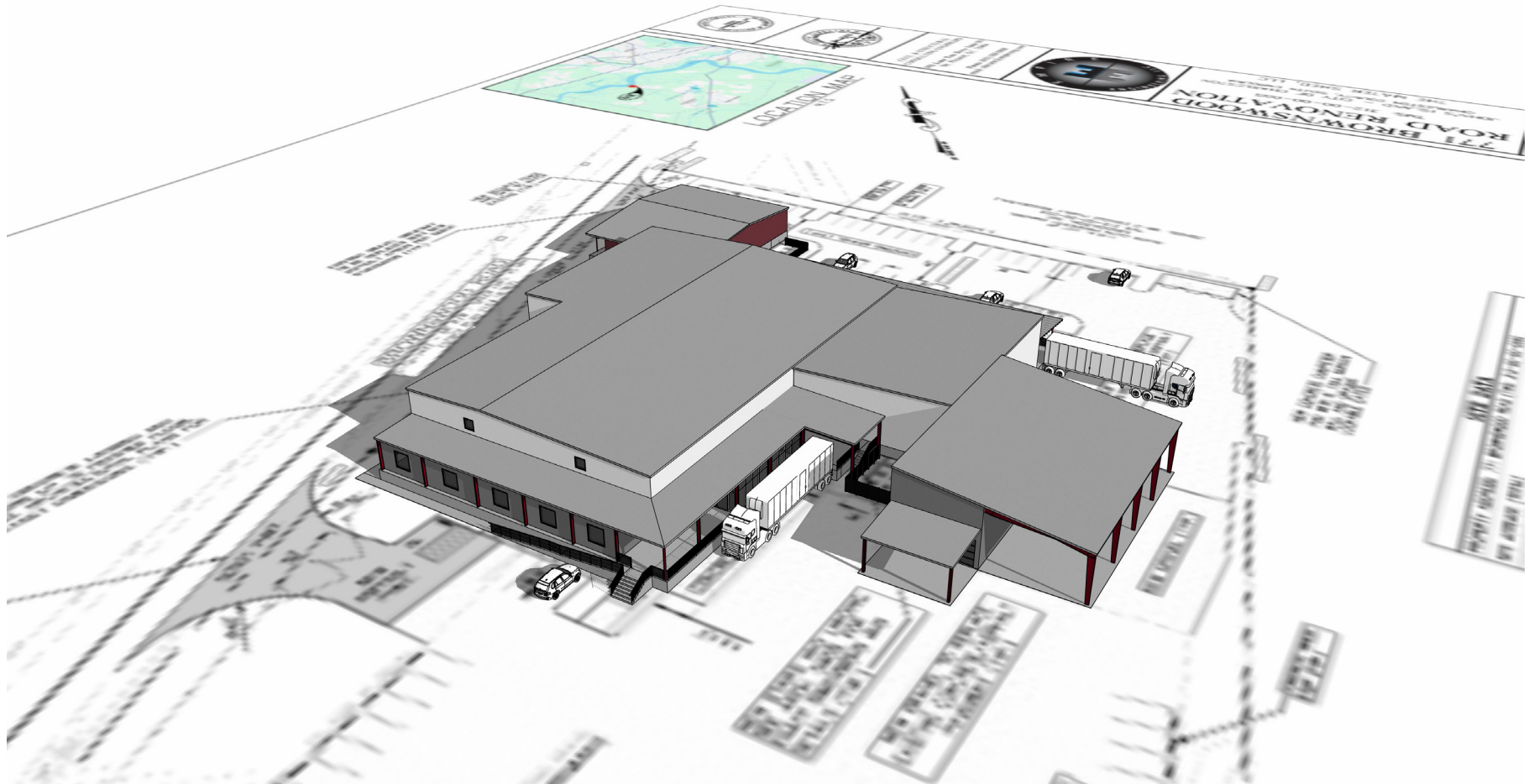
### JOHN'S ISLAND

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

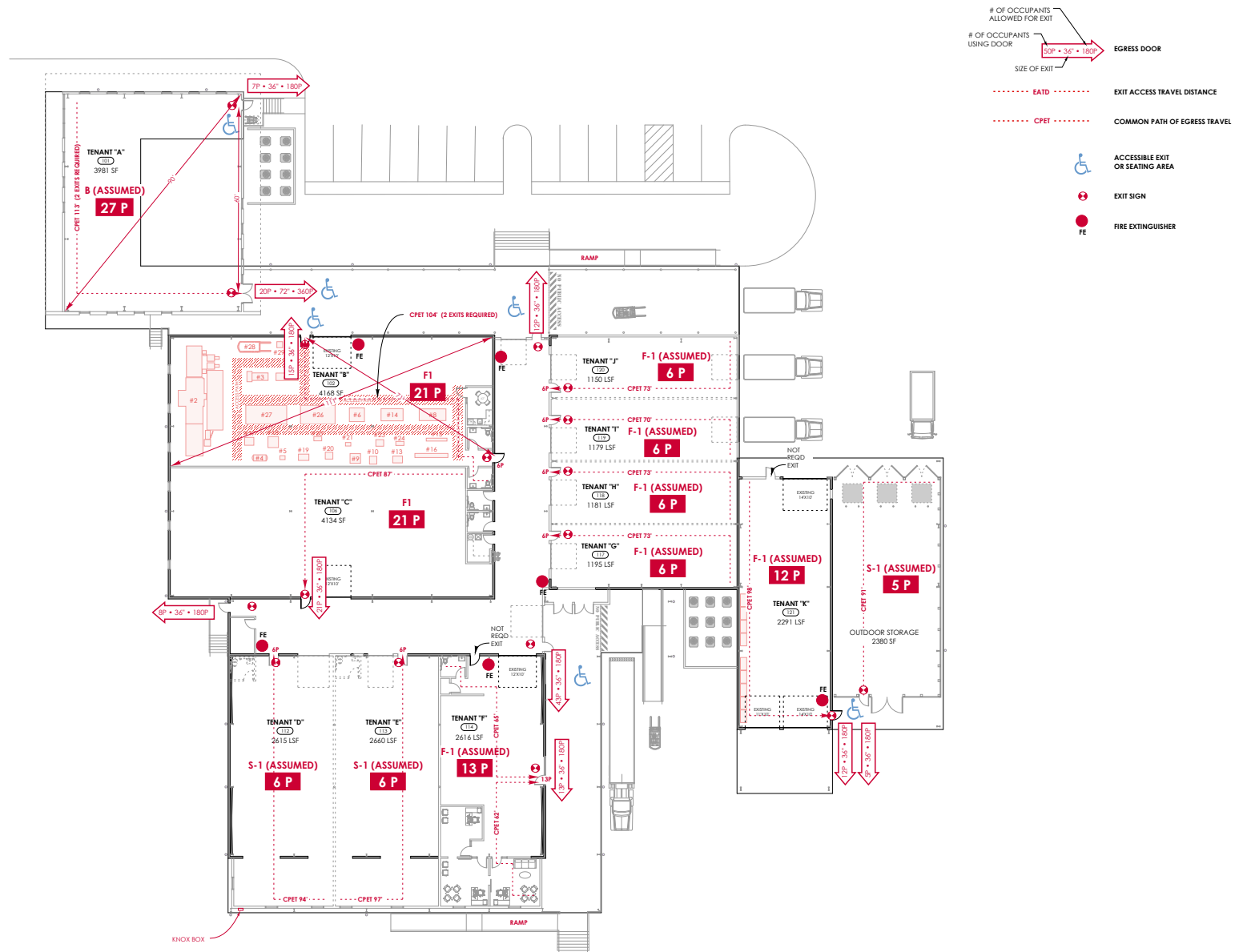




# PROPOSED RENDERING

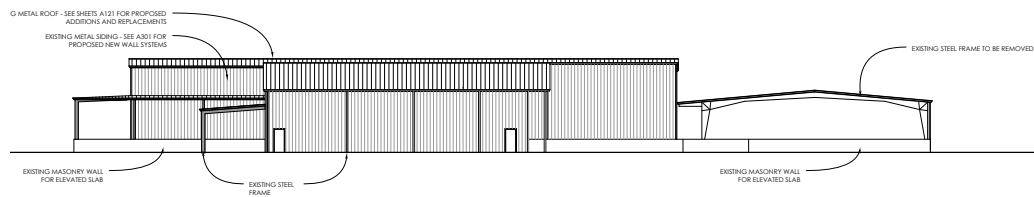
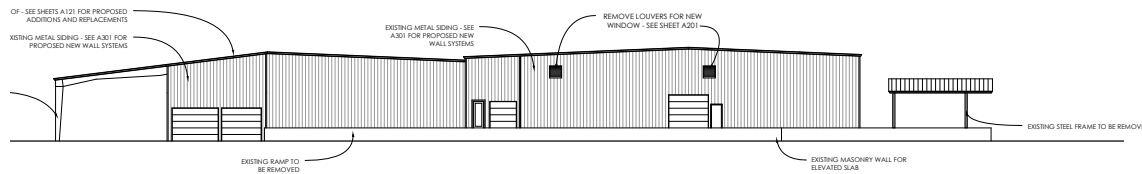
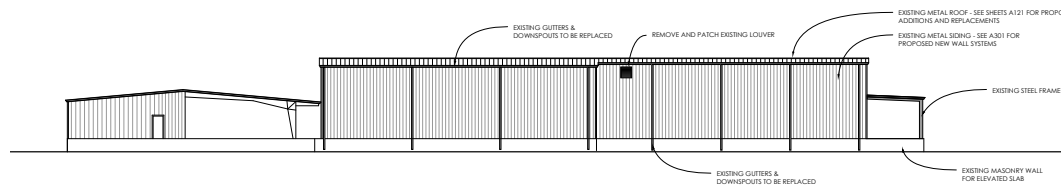
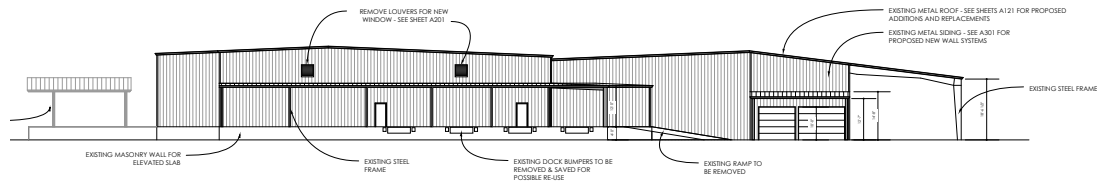


# BUILDING LAYOUT

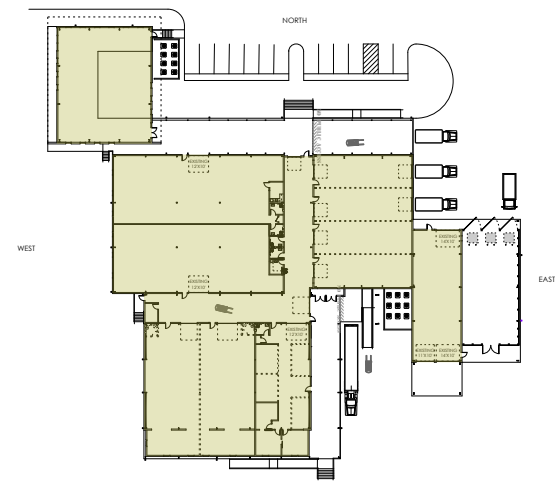




# PROPOSED RENDERING



## AERIAL RENDERING

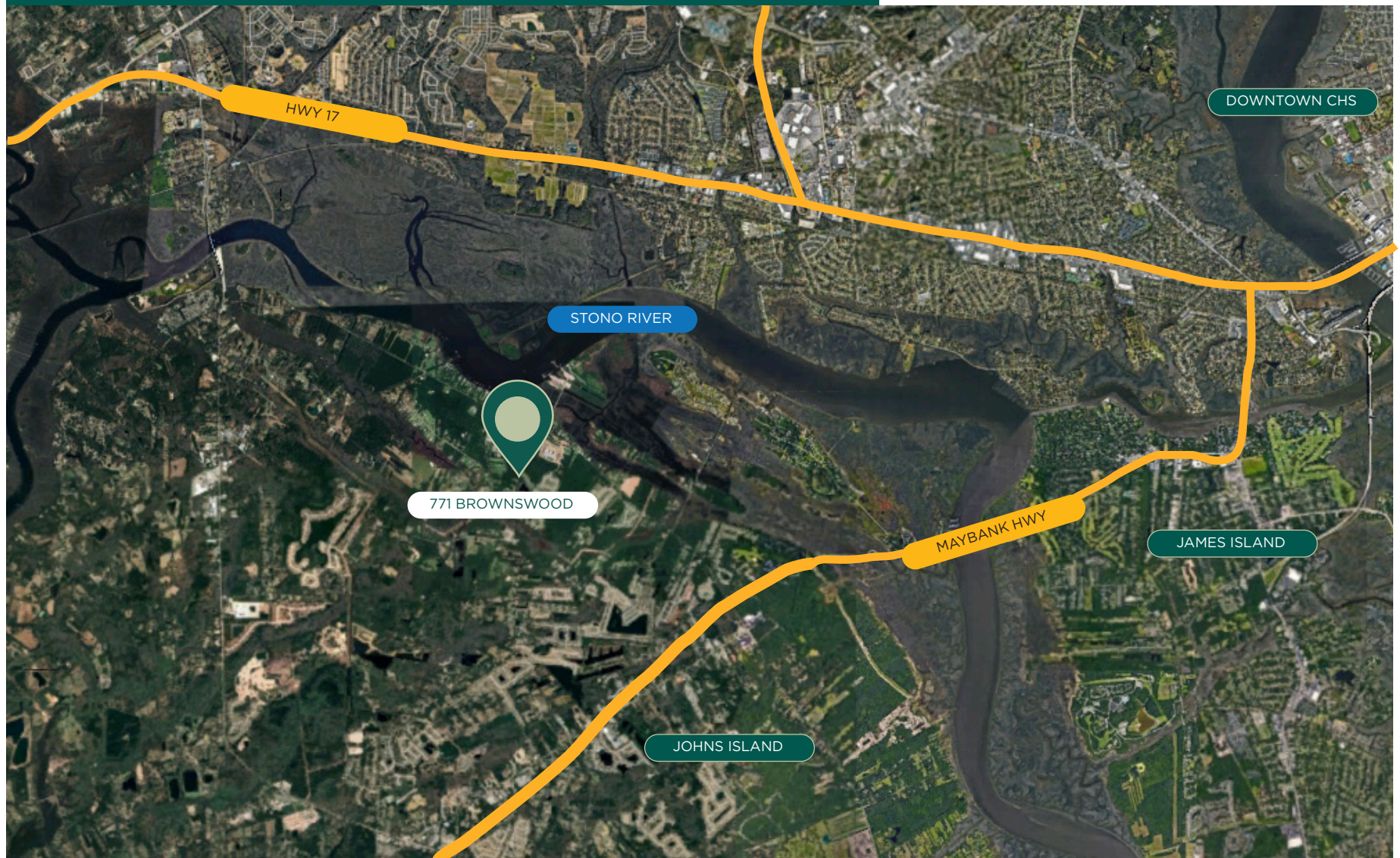


# AERIAL





# PROXIMITY MAP



**1-2**

Miles to Maybank Highway

**11**

Miles to Downtown Charleston

**17**

Miles to CHS International Airport



## ADDITIONAL PHOTOS





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