

For Lease

±1,400 - 19,600 SF

Flex Warehouse Property

636 Main Road

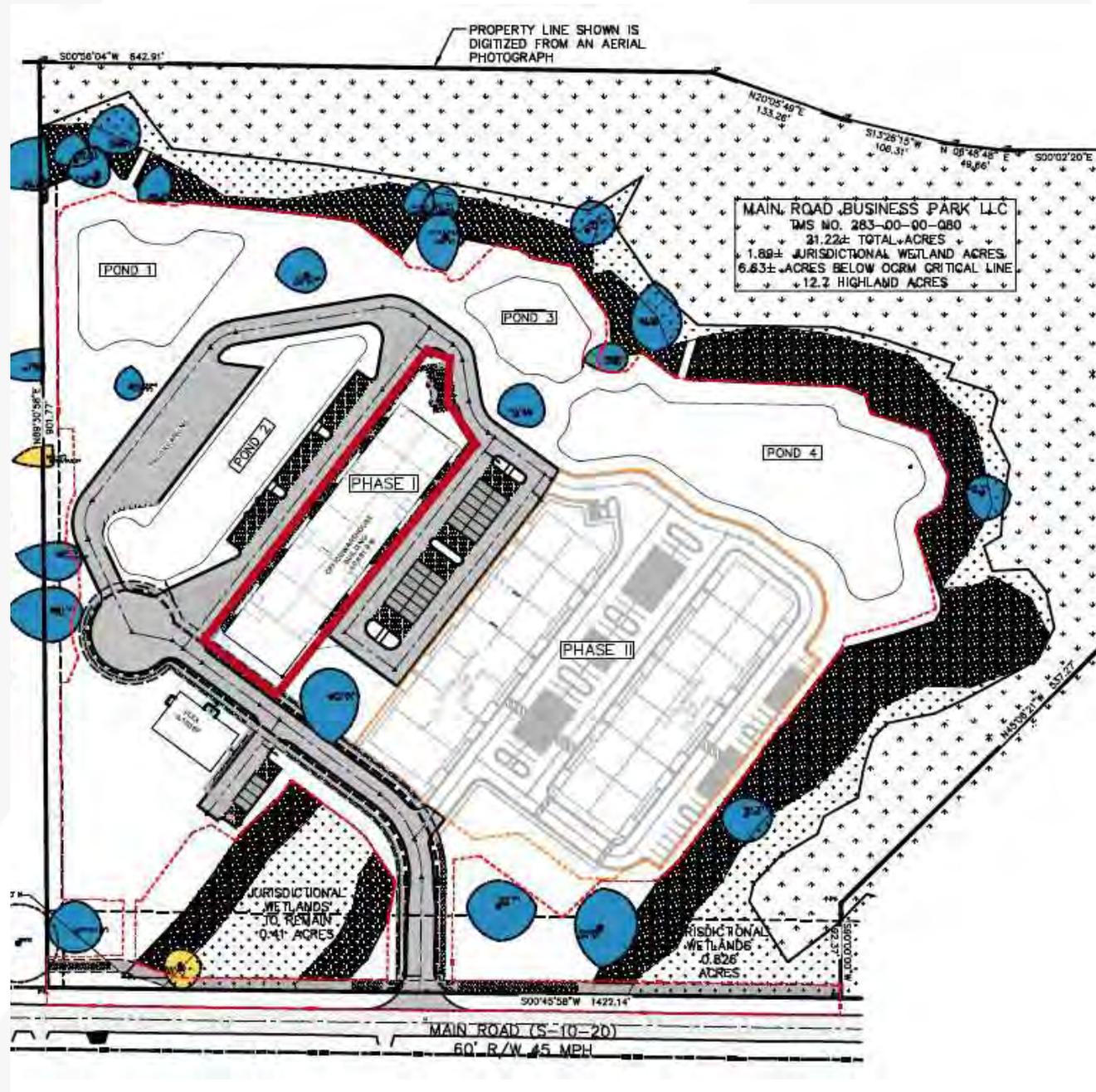
Johns Island, South Carolina 29455

Property Description

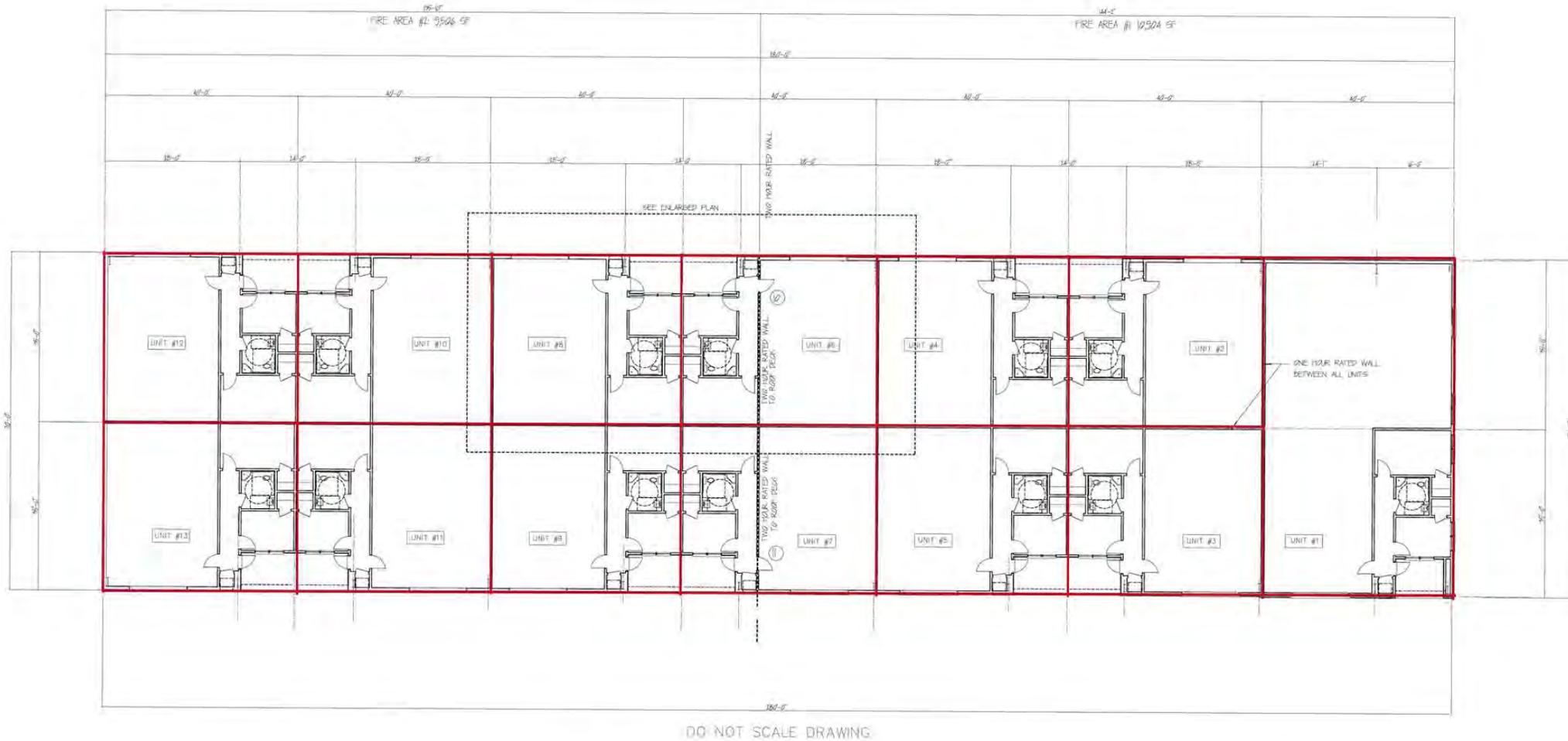
Main Road Business Park is a ±21 acre flex warehouse park currently under construction with Phase 1 expected to be delivered in Q4 of 2025. Individual units are ±1,400 SF with the ability to accommodate up to ±19,600 SF. Each unit will be delivered with two offices, one restroom, and one 10'x10' overhead door.

Property Highlights

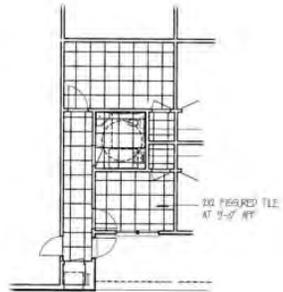
- ±1,400-19,600 SF Rare flex space for lease on Johns Island
- Located in the Rural Commercial Overlay District
- Just 0.5 miles south of the River Road & Main Road intersection
- 28,400 VPD on Main Rd (SCDOT 2023)
- TMS #: 283-00-00-080
- Anticipated Delivery: Q4 of 2025
- **LEASE RATE: \$18-\$22/SF, NNN**



Floor Plan



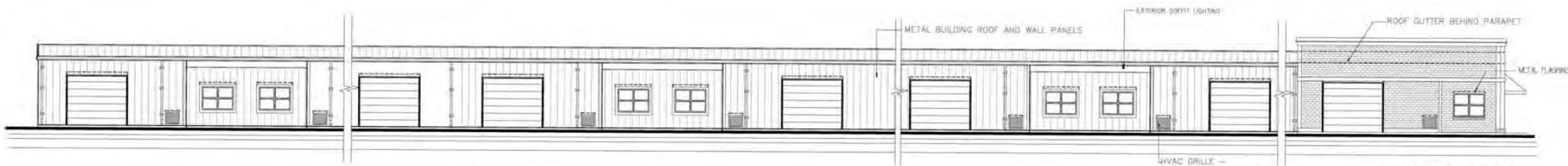
BUILDING FLOOR PLAN
AREA: 19,600 SF



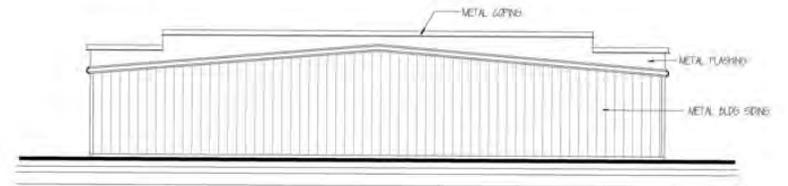
REFLECTED CEILING PLAN



FRONT ELEVATION



LEFT ELEVATION

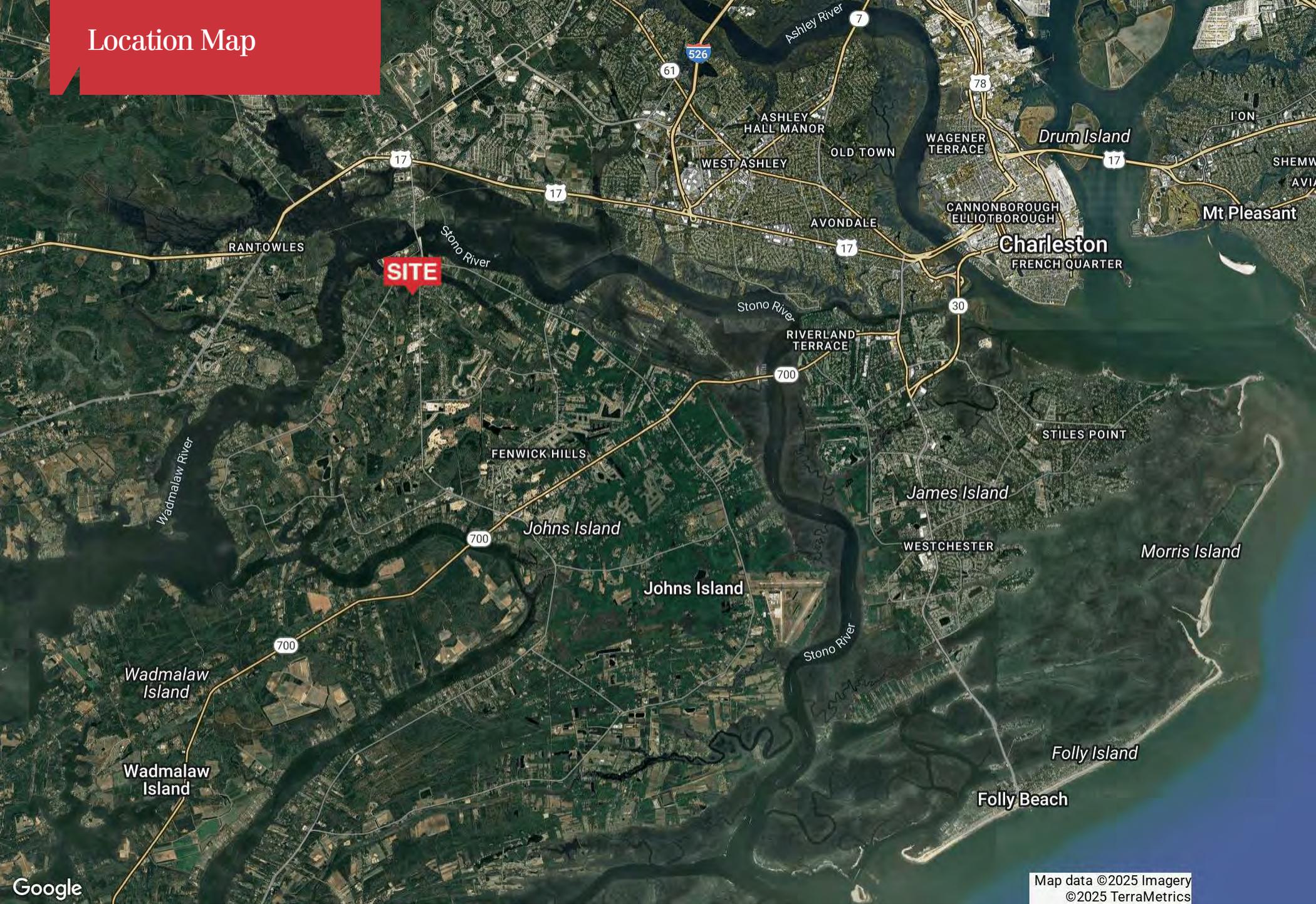


REAR ELEVATION



LEFT ELEVATION

Location Map



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