



FOR LEASE

±6,000 - 85,000-SF Industrial Building Available in Mount Pleasant, SC

476 Long Point Road | Mount Pleasant, SC 29464

Jon-Michael Brock, CCIM, SIOR

Executive Vice President
+1 864 978 3704
jonmichael.brock@colliers.com

Alex Whittemore

Vice President
+1 803 917 9560
alex.whittemore@colliers.com

Dillon Claffey

Associate
+1 843 709 2535
dillon.claffey@colliers.com



Property Summary

476 Long Point Road offers ±85,000 SF of industrial space on ±4.6 acres in Mount Pleasant, located adjacent to the Wando Welch Terminal. With ±6,000–85,000 SF available, the property offers flexible configurations to accommodate a variety of users and space requirements. The building is undergoing extensive interior and exterior renovations and can be customized to meet tenant-specific office/warehouse needs, or the full ±85,000-SF building can be leased as-is. The property offers convenient access to the port, I-526, and the greater Charleston market.

Address	476 Long Point Road, Mount Pleasant, SC 29464
Available	±6,000 - 85,000 SF <i>(multiple configurations available)</i>
Land Size	±4.6 Acres
TMS #	537-00-00-017
Dock doors	Four (4) - 10' x 10'
Loading positions	Covered loading platform with 6 dock positions and 2 levelers
Drive-in doors	Build-to-suit; proposed 12' x 14' but can go larger
Clear height	±14' - 18'
Ceiling height	±15.6' - 19.8'
Parking	±130 spaces
Zoning	AB - Areawide Business

Lease Rate: Contact Broker



Concept Layout for Large Tenants



Concept Layout for Small Tenants



Aerial Overview

Proposed Drive-in Doors
12'x14' | Build-to-suit

Loading Docks
10' x 10'

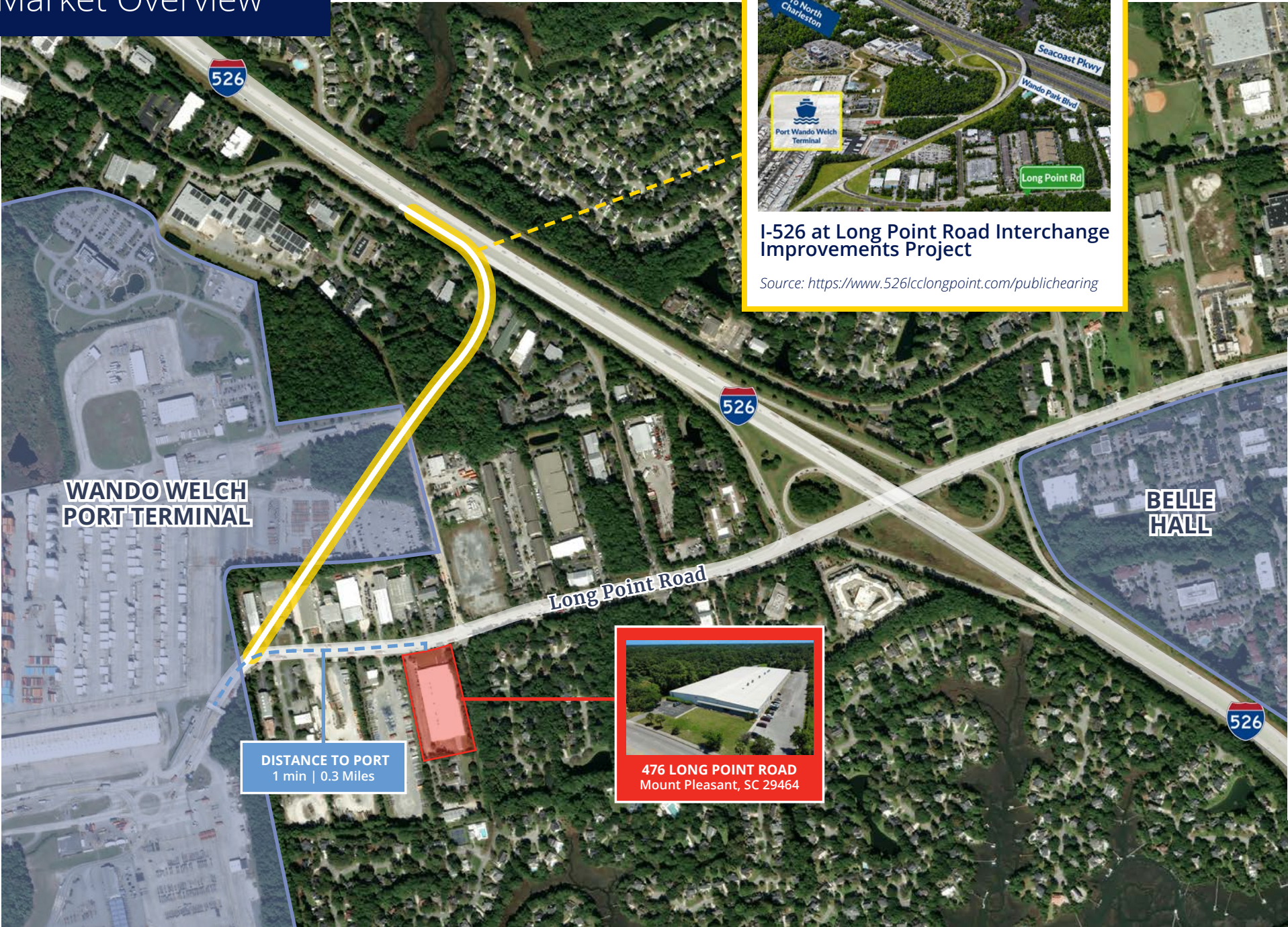
Covered Loading Platform
6 dock positions / 2 with levelers

Long Point Road



Loading Docks & Covered
Loading Platform

Market Overview



Location Overview





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Colliers | South Carolina

960 Morrison Drive, Ste 400

Charleston, SC 29403

+1 843 747 1200

