



FOR LEASE

±2.40 Acre Laydown Yard Available Now

2550 Clements Ferry Road
Charleston, SC

- Lit, fenced and paved laydown yard with 4 dolly strips less than one mile from I-526
- ±2.40 acres with secure access; ideal for trailer parking and outdoor storage
- Adjacent ±51,000 SF warehouse available for lease separately or together



Thomas Buist, SIOR

Principal

+1 843 442 3888

thomas.buist@colliers.com



Property Overview

2550 Clements Ferry Road offers a secure ± 2.40 -acre lit, fenced and paved drop yard with 4 dolly strips located less than a mile from Interstate 526. The site provides excellent access for trucking, distribution, equipment storage, and fleet operations.

Its strategic Cainhoy/Wando submarket location positions tenants within minutes of major industrial users, port facilities, and the rapidly growing Clements Ferry corridor. An adjacent $\pm 51,000$ SF warehouse is also available for tenants seeking combined yard + warehouse functionality.

Strategic Location

The property is located in the rapidly growing Clements Ferry Road corridor, less than 1 mile from I-526, 7 miles from Wando Welch Terminal, 7 miles from North Charleston Terminal, and 10 miles from the Charleston International Airport.

Key Highlights



Acerage:
 ± 2.40 acres



Lease Rate:
\$8,500 per month
Est. 2026 Tax: \$7,000
Tenant to carry ins.



Accessibility:
Less than 1 mile to
Interstate 526



Zoning:
Light Industrial
Berkeley County



Parcel ID:
271-00-01-090



Improvements:
Well-lit, paved
surface, fenced,
Dolly Pads

PROPERTY LOCATION

Located less than a mile from I-526 and adjacent to Clements Ferry Road between the North Charleston Port Terminals and Mt. Pleasant Wando Terminal. The laydown yard is perpendicular to Clements Ferry Road providing excellent signage and visibility.

Cainhoy Park, located in Charleston just off I-526 on Clements Ferry Road, is a ±700,000-SF Class A Commerce Park set in a beautiful natural setting.

Quattlebaum Development Company has been intentional about preserving the area's natural beauty and working in harmony with nature by implementing restrictive covenants, including underground utilities, designated green space at each site and no metal-walled buildings. Because it is located just outside the city of Charleston in Berkeley County, sites at Cainhoy Park benefit from lower taxes and can take advantage of favorable zoning laws and local and state tax incentives.

AREA SNAPSHOT

HWY 17	12 min
I-526	12 min
I-26	18 min
North Charleston	22 min
Charleston INT'L Airport	22 min
Mount Pleasant	26 min
Downtown Charleston	29 min



2550 Clements Ferry Road – Charleston, SC Laydown Yard For Lease

Contact:

Thomas Buist, SIOR

Principal
+1 843 442 3888
thomas.buist@colliers.com



Colliers | South Carolina
960 Morrison Dr, Ste 400
Charleston, SC 29403
+1 843 747 1200



This document/email has been prepared by Colliers | South Carolina for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.