

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

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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 ±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

Acreage:
±2.40 acres

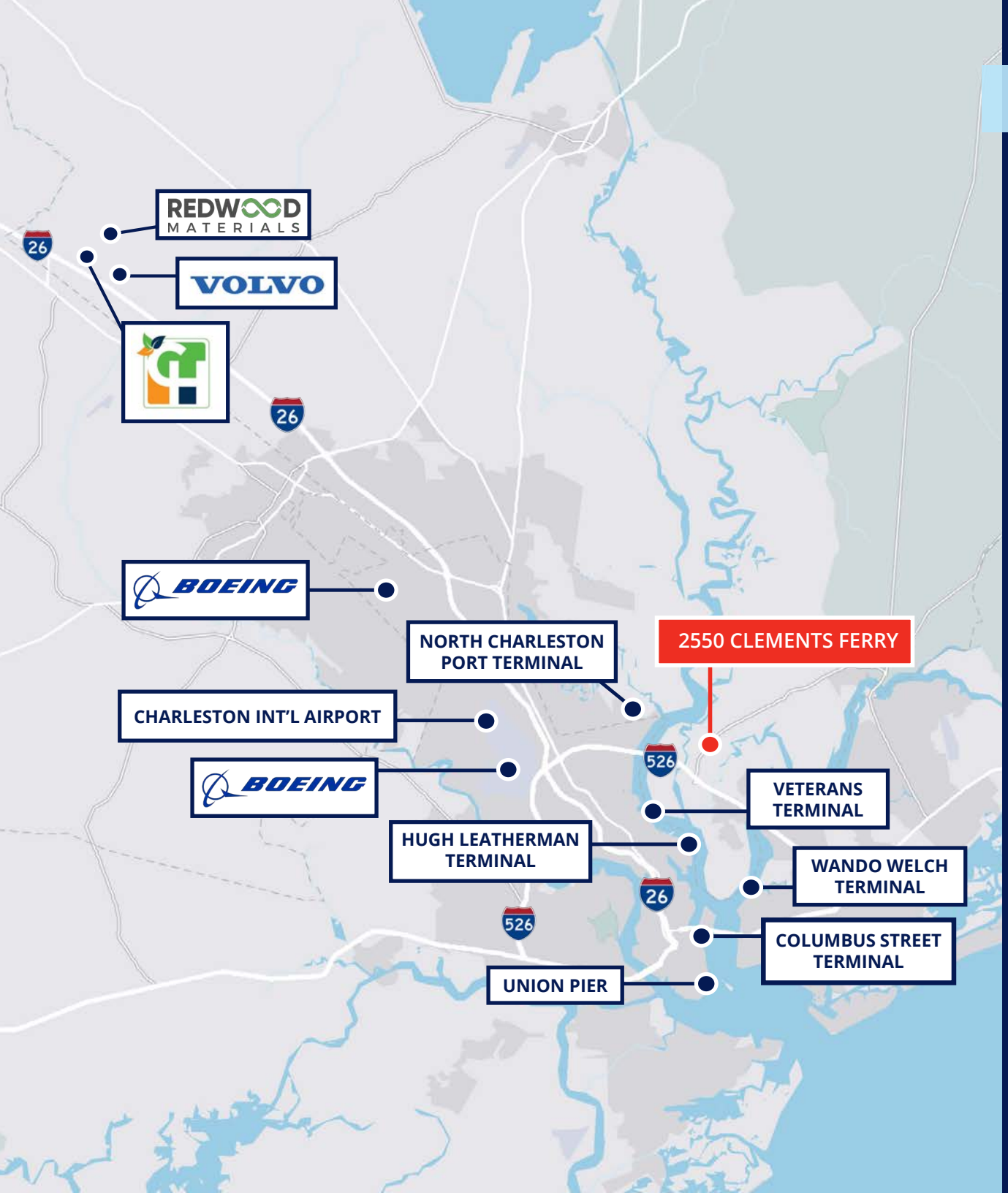
Lease Rate:
$7,000 per acre
Est. 2026 Tax: $7,000
Tenant to carry ins.

Accessibility:
Less than 1 mile to Interstate 526

Zoning:
Light Industrial
Berkeley County

Parcel ID:
271-00-01-090

Improvements:
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	5 min
I-26	18 min
North Charleston	22 min
Charleston INT'L Airport	22 min
Mount Pleasant	26 min
Downtown Charleston	29 min

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Laydown Yard For Lease

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