



FOR LEASE

±51,000 SF of Industrial Space
Available in Close Proximity to
the Charleston Ports

116 Springbok Lane, Charleston, SC 29492

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PROPERTY OVERVIEW

116 Springbok Lane offers $\pm 51,000$ SF of fenced distribution warehouse space located in Cainhoy Park, one of the most sought-after industrial parks serving Charleston, SC. This highly strategic location provides some of the closest proximity available to all Charleston Ports, making it an ideal solution for distribution and logistics users.

In addition to the warehouse space, a ± 2.38 -acre fenced, paved and lit yard with four dolly strips adjacent to the property is also available for lease. 2550 Clements Ferry Rd offers valuable expansion and trailer storage capability. The neighboring parcel presents a rare opportunity to expand yard capacity within the park and is available immediately.

The landlord is the developer of Cainhoy Park, providing potential flexibility for customized modifications, flexible yard configurations and additional space to meet specific tenant requirements.

FEATURES & AMENITIES



Truck Docks

Twenty Two (22) truck positions on a 280' x 25' covered and lit dock with three (3) 20' W x 16' H doors and two (2) edge-of-dock levelers



Office Space

±5,000 SF on two floors with three bathrooms. One warehouse office with one bathroom and IT room



Drive-In Doors

(1) 20' W x 16' H
(1) 10' W x 10' H



PROPERTY DETAILS

Lease Rate

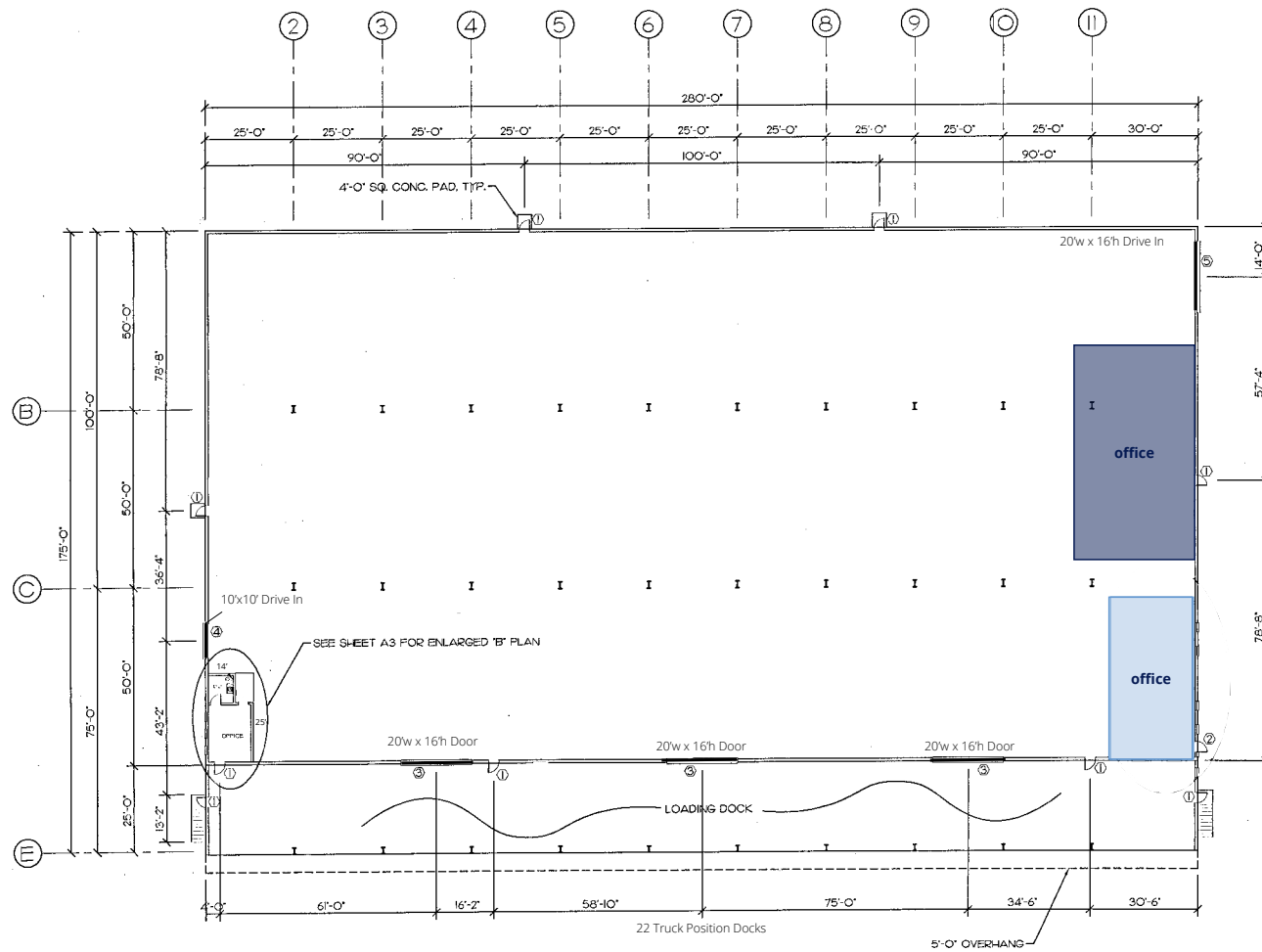
\$8.50 PSF NNN

NNN Fees

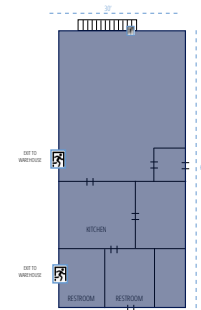
TICAM: Estimated 2026 \$1.28/SF
CAM 2,500/Year

Total Building Size	±51,000 SF
Building Dimensions	175' Deep x 280' Wide
Warehouse Space	±46,000 SF
Office Space	±5,000 SF total (two-story)
Zoning	Light industrial
County	Berkeley county
TMS #	271-00-01-99
Lot Frontage	348' on Clements Ferry Road
Lot Depth	468'
Lot Acreage	±3.51 Acres (Adjacent ±2.38 acre lot is available for lease)
Restrooms	Four (4)
Power	3-Phase power (280/277, 208/120, 240/120)
Warehouse Heat	4 Suspended radiant heaters
Lighting	LED
Sprinkler	Wet system
Floors	6" Concrete
Construction	Pre-cast
Column Spacing	25' W x 50' H
Clear Height	26'
Eave Height	24'
Parking Spaces	±30 spaces, fenced site
Drive-Ins	1 (20' W x 16' H) 1 (10' W x 10' H)
Dock Doors	3 (20' W x 16' H) 22 Truck positions on 280' x 25' Covered dock Two edge-of-dock levelers

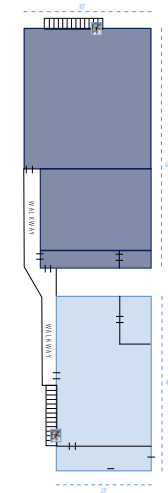
Floor Plan



1st floor office space

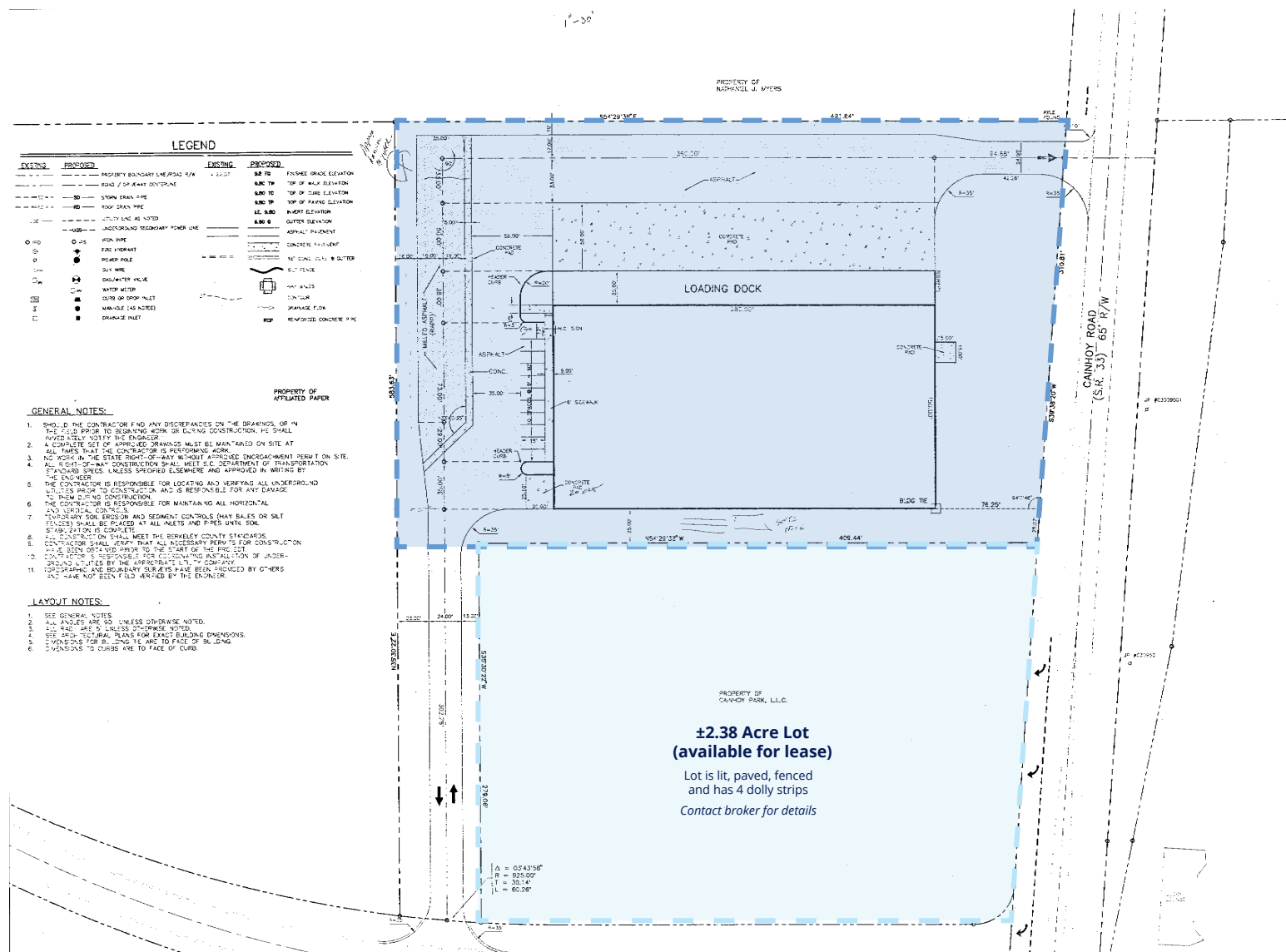


2nd floor office space



** Not to scale**

Site Plan



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 building 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



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