

**CALL FOR OFFERS**  
OFFERS DUE: 7/31/26

# ±6.80-Acre Industrial Outdoor Storage For Sale

472 Long Point Rd | Mount Pleasant, SC 29464

Wando Welch Port Terminal

Subject Property

Long Point Rd



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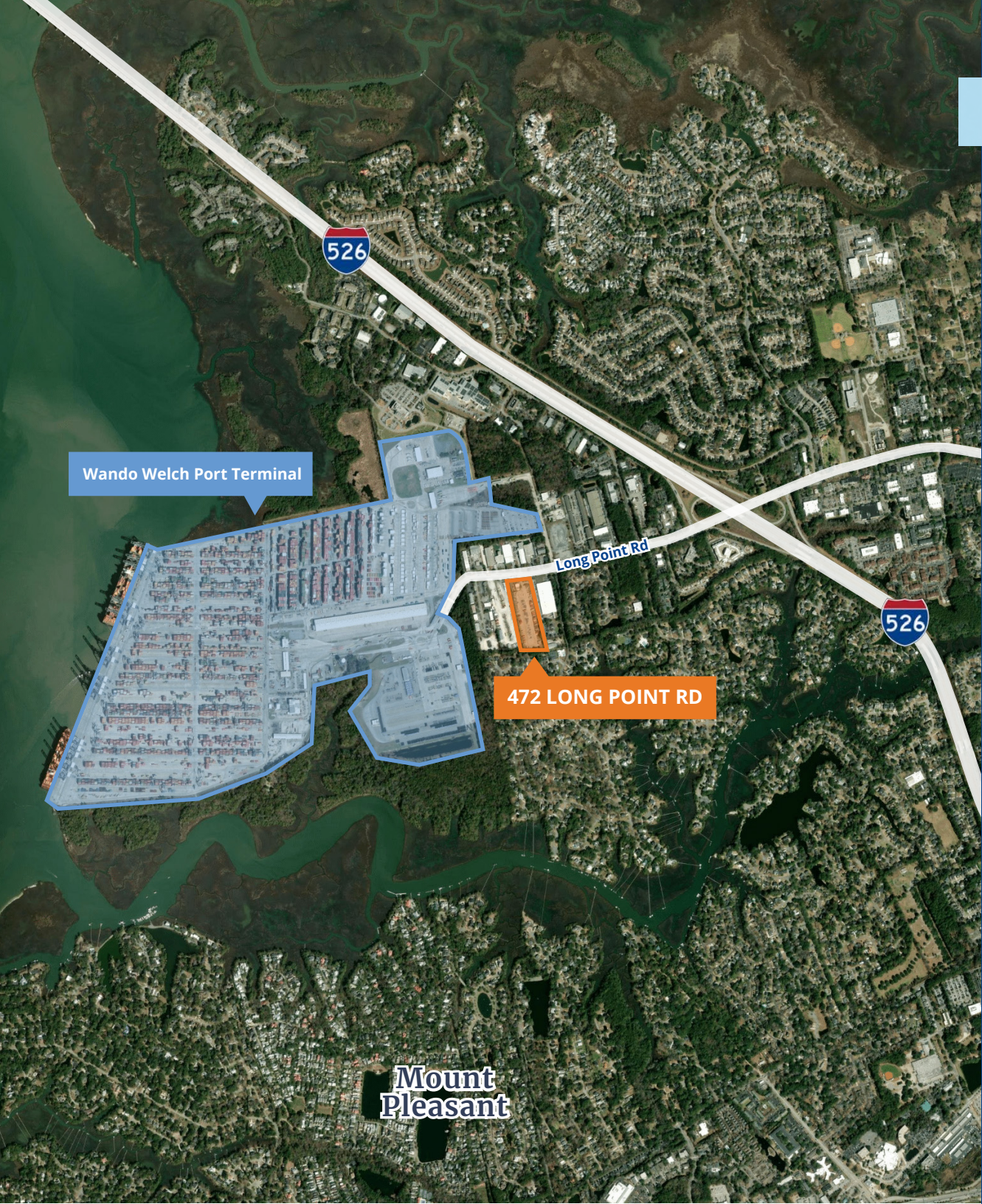


## PROPERTY OVERVIEW

### Property Description:

472 Long Point Road presents a rare industrial outdoor storage opportunity in one of the Charleston region's most strategic port-served locations. The property features approximately  $\pm 4,502$  SF of office space situated on a paved site that is fully secured with an electric fence, motorized gate, and full exterior lighting. Located less than one mile from the Wando Welch Terminal at the Port of Charleston, the site offers exceptional access for port-related users and logistics companies. Immediate connectivity to I-526 provides efficient access throughout the Charleston MSA, including direct links to I-26, Charleston International Airport, and major regional distribution corridors.

<b>Address</b>	472 Long Point Road, Mount Pleasant, SC 29464
<b>Listing price</b>	Call for offers (Due 7/31/26)
<b>TMS #</b>	537-00-00-016
<b>Land size</b>	$\pm 6.80$ Acres
<b>Building size</b>	$\pm 4,502$ SF
<b>Trailer parking</b>	$\pm 270$ spaces
<b>Car parking</b>	$\pm 28$ spaces
<b>Fencing</b>	Fully fenced & gated (electric fence)
<b>Lighting</b>	Exterior yard lighting
<b>Zoning</b>	Industrial



## PROPERTY LOCATION

Location is everything in the industrial outdoor storage (IOS) market, and opportunities this close to the Port of Charleston are exceptionally rare. Situated less than one mile from the Wando Welch Terminal and with immediate access to I-526, 472 Long Point Road is ideally positioned for port-dependent operations that rely on speed and efficiency.

As Charleston's port continues to expand, the supply of well-located IOS properties has become increasingly limited, with few sites offering both functional yard space and direct access to the region's transportation network. This premier location allows users to minimize drayage times, improve fleet productivity, and operate from one of the most sought-after industrial submarkets in the Southeast.

### DRIVE TIMES:

HWY 17	5 min
I-526	< 1 min
I-26	12 min
North Charleston	9 min
Charleston Int'l Airport	19 min
Downtown Charleston	14 min
Wando Welch Terminal	< 1 min
Hugh Leatherman Terminal	20 min
North Charleston Terminal	16 min

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