

200 KELLY LANE, MONCK'S CORNER, SC 29461

±285,485 SF CONTIGUOUS INDUSTRIAL

TWO-COMPONENT ACQUISITION OPPORTUNITY | RAIL SERVED | CHARLESTON MSA



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**AVISON
YOUNG**

THE OPPORTUNITY

Avison Young, as exclusive advisor to Alpek, is offering a contiguous ±285,485 SF industrial position in the Charleston MSA. The transaction is structured as a fee simple sale of the rail-served Warehouse C combined with assignment of the long-term leasehold interest (**\$42,607/YR or \$0.20/SF**) covering the adjacent Warehouses A & B.

The blended going-in basis is compelling relative to current market rents, supporting an immediate re-leasing or sublease strategy across the full footprint.



285,485 SF

Total contiguous footprint

70,215 SF

Fee simple - Warehouse C

215,270 SF

Leasehold - Warehouse A & B

Attractive basis

Combined acquisition cost supports above-going-in yield to market rents

Re-leasing upside

Spread to current Charleston market rents creates day-one mark-to-market

Contiguous control

Single-buyer, single-transaction footprint across both components

Purchase option

Lessee of Warehouse A & B shall have the ongoing right to purchase the property at fair market value

ACQUISITION STRUCTURE

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The offering combines two physically contiguous components under a single transaction. Both components are operated as one block today and can be acquired and re-leased as a unified ±285,485 SF industrial position, or marketed separately for income.

FEE SIMPLE

70,215

SF - Warehouse C (Alpek-owned)

*Direct acquisition of Alpek's fee position.
Title transfers at closing.*

LEASEHOLD INTEREST

215,270

SF - Warehouse A & B

*Assignment of long-term ground lease (1975
NNN) 20.7 yrs remaining, expires Nov 2046.*

CONTIGUOUS TOTAL

285,485 SF

SF - Warehouse A & B

*Single-transaction acquisition. Both
components physically contiguous and
operated today as one block.*

STRUCTURE NOTES

- Both components currently operated by Alpek as a unified facility — no physical demising required
- Leasehold landlord: Haskell Charleston Associates | **Contract rent: \$42,607/YR (\$0.20/SF)** | Triple net structure

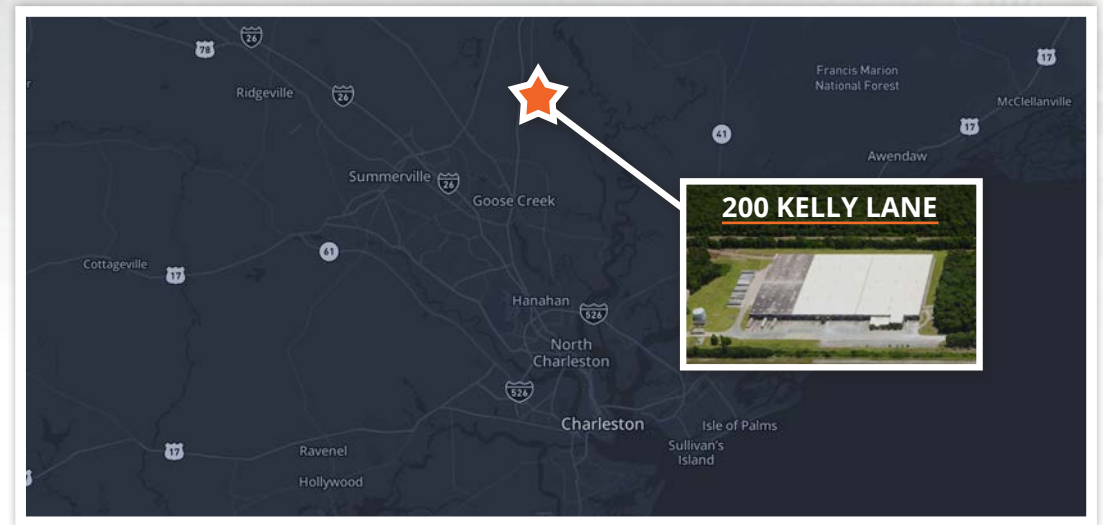


PROPERTY OVERVIEW

200 KELLY LANE MONCK'S CORNER, SC 29461

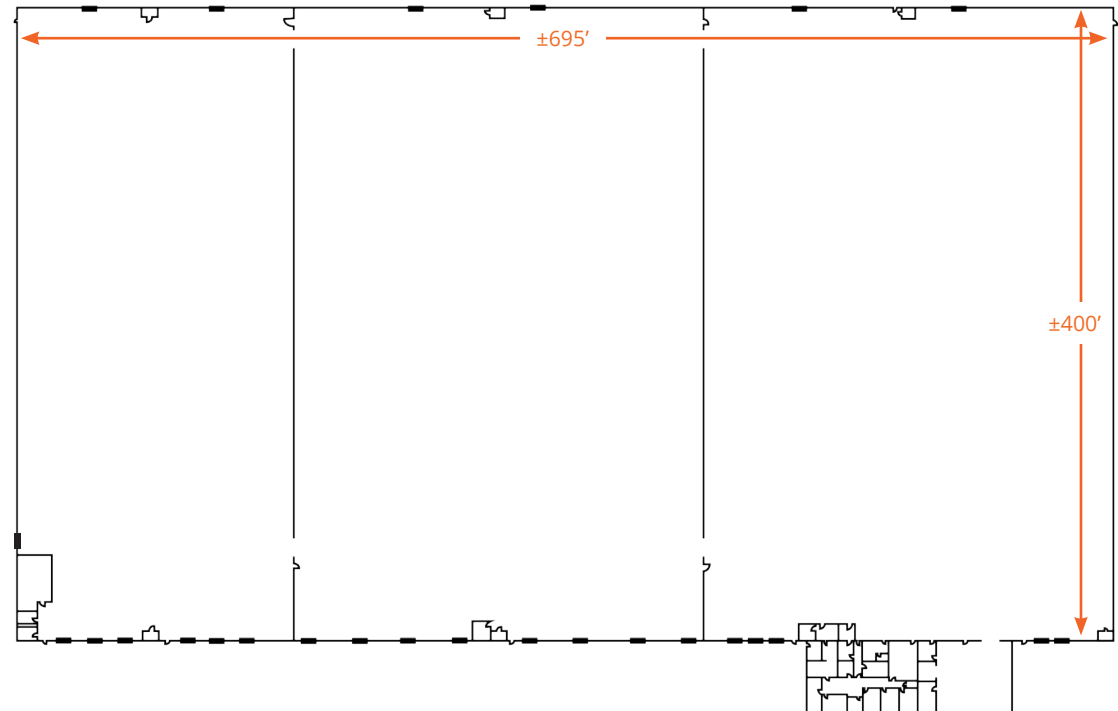
200 Kelly Lane comprises a ±285,485 SF warehouse building situated on ±56.06 AC in Moncks Corner, within Berkeley County's industrial corridor. The site is bordered by rail to the east, industrial uses to the north, and commercial frontage to the west, with truck access via Kelly Lane.

Zoned Heavy Industrial (HI) with adjacent Flex1 parcels, the property is under lease through 2045 with sublease rights included, presenting a rare long-dated industrial position in one of the Southeast's strongest logistics submarkets.



BUILDING SPECIFICATIONS

Total Building SF:	±285,485 SF
Warehouse A&B:	±215,270 (leasehold)
Warehouse C:	±70,215 SF (fee simple)
Site Size:	±56.06 AC
Excess Land:	±30 AC useable (south & east of bldg)
Zoning:	Heavy Industrial (HI), Flex1
Parcel ID(s):	197-00-01-003 ; 197-00-01-004 ; 197-00-01-005
Year Built:	1975
Clear Height:	22' (Warehouse C)
Dock High Doors:	Multiple positions
Power:	Heavy industrial service
Rail Service:	Yes ; CSX



ADJACENT EXCESS LAND

±30 acres

OF ADDITIONAL LAND WITHIN THE LEASEHOLD

As part of the leasehold, the tenant holds rights to an adjacent ±30 acres — with the contractual ability to expand, develop, or improve the site.

In practice, this is a ground-lease position that can be cleared, graded, and graveled for industrial outside storage (IOS) or improved for building expansion, all at the in-place ground rent economics.

**30 adjacent acres carried within the leasehold — development, expansion, and outside-storage rights*

EMBEDDED DEVELOPMENT OPTIONALITY



DEVELOPMENT RIGHTS

Expand, develop, or improve per lease terms



IOS-READY USE CASE

Clear, grade, gravel → Charleston outdoor-storage market



NO INCREMENTAL COST

Rights transfer with leasehold agreement



±30 ACRES
EXCESS LAND AS PART OF THE LEASEHOLD

COMPONENT DETAIL

200 KELLY LANE MONCKS CORNER, SC 29461

Side-by-side specifications for each acquisition component

WAREHOUSE C: FEE SIMPLE

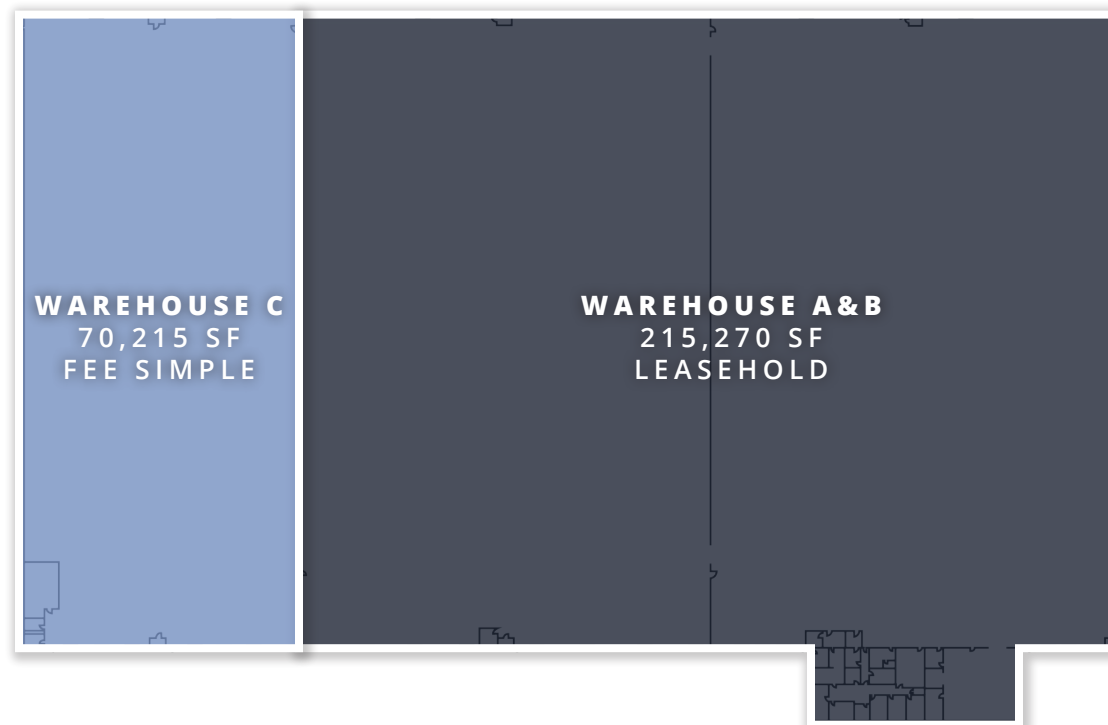
Alpek-owned building

Total Building SF:	±70,215 SF
Year Built:	1975
Clear Height:	22'
Rail Service:	Yes ; CSX

WAREHOUSE A&B: LEASEHOLD

Alpek holds tenant position under 1975 NNN ground lease

Total Building SF:	±215,270 SF
Landlord:	Haskell Charleston Associates
Contract Rent:	\$42,607 / yr (\$0.20/SF)
Market Rent:	\$4.50 / SF NNN
Lease Expiration:	November 2046 (20.7 years remaining)



01.

MARK-TO-MARKET SPREAD

Combined acquisition basis well below replacement cost. Re-leasing both components at market (\$4.50/SF NNN) creates immediate yield expansion over the going-in basis.

02.

SINGLE-TRANSACTION CONTROL

Both components sit on a contiguous footprint. A single buyer takes operational control of ±285,485 SF with no demising or partition required.

03.

LONG-DATED LEASEHOLD RUNWAY

20.7 years remaining on the ground lease at \$0.20/SF — a structural rent advantage that flows directly to the buyer's underwritten NOI on Warehouses A & B.

04.

CHARLESTON MSA FUNDAMENTALS

Port-driven industrial market with sustained tenant demand from logistics, manufacturing, and distribution users. Limited modern supply within submarket.

05.

RAIL-SERVED WAREHOUSE C

CSX service is a scarce attribute that supports premium tenant types (bulk commodity, building products, manufacturing inputs).

06.

CAPEX PRICED IN

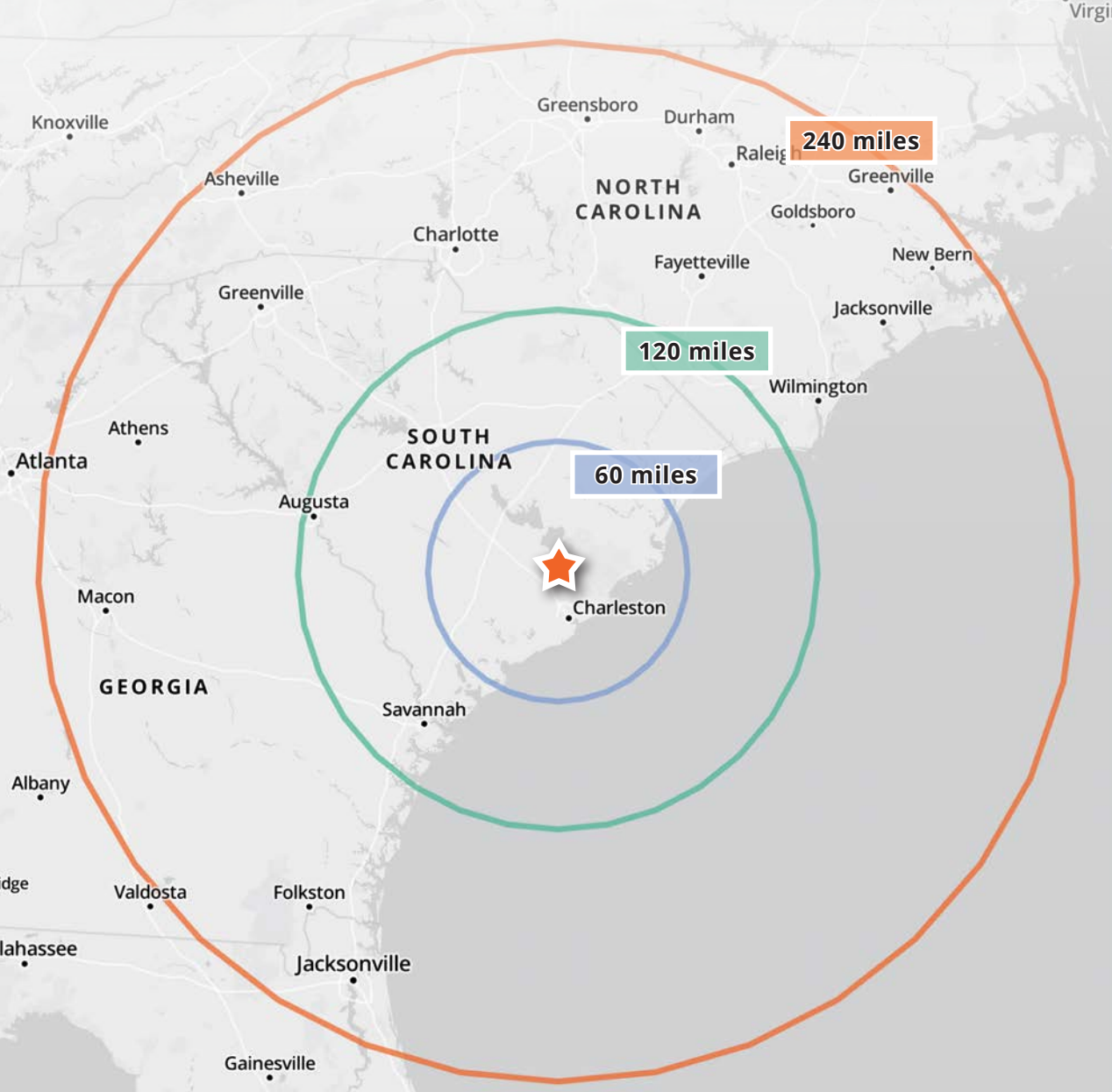
Roof, lighting, and base-building scope of ~\$3.3M (\$11-\$12/SF) is identified upfront. Buyer can underwrite to a stabilized basis with confidence.

LOCATION OVERVIEW

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Charleston MSA

DRIVE TIME ANALYSIS



KEY DISTANCES

Port of Charleston	~ 32 miles
Charleston Int'l Airport	~ 24 miles
Interstate 26	~ 5 miles
Downtown Charleston	~ 31 miles
Volvo Cars Plant	~ 22 miles
Boeing SC Campus	~ 26 miles

CHARLESTON MARKET

Charleston is one of the Southeast's strongest port-driven industrial markets, with sustained absorption from logistics, automotive, aerospace, and consumer goods users. Moncks Corner sits within Berkeley County's primary industrial growth corridor along the I-26 spine, with direct access to inland distribution to the Carolinas, Georgia, and Northeast Florida.

If you would like more information on this offering, please get in touch.

LISTING TEAM

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