

Heavy Power Manufacturing Facility

Charleston Regional Business Center

2301 Charleston Regional Parkway | Charleston, SC

±42,500 SF FOR LEASE



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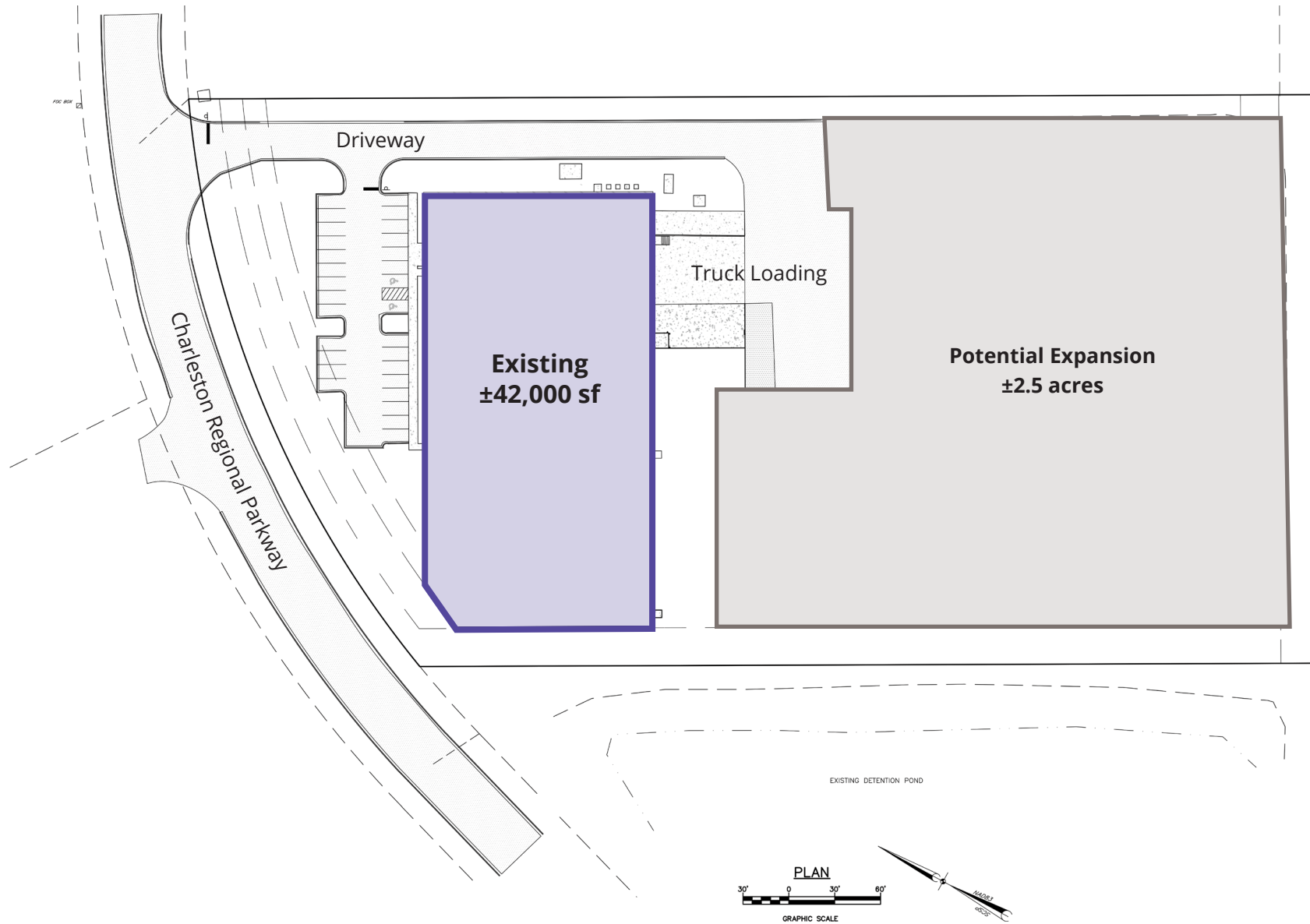
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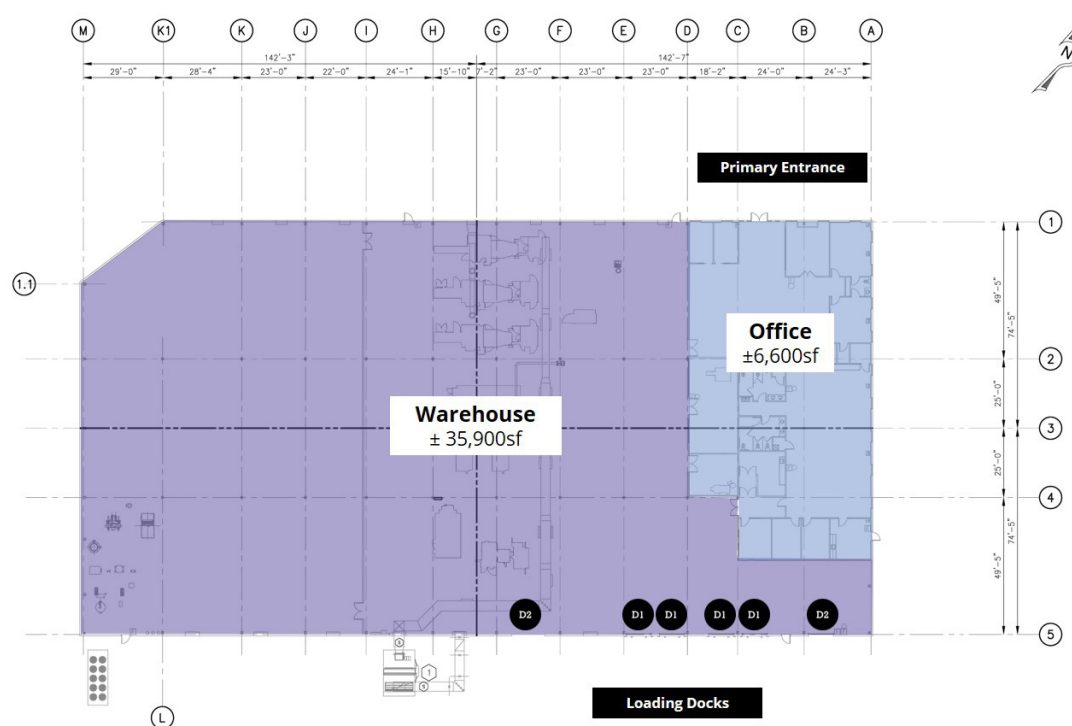
The Opportunity



Overview

Address	2301 Charleston Regional Parkway Charleston, SC 29492 Berkeley County TMS: 267-00-00-142
Leasable Premises	42,500 sf - entire building 6,600 sf - office 35,900 sf - warehouse ±2.4 acres - total
Potential expansion	± 2.5 AC available separately
Zoning	LI - Light Industrial (City of Charleston) Allows most commercial uses and low impact industrial uses which are compatible with surrounding commercial districts. More intensive industrial and manufacturing uses are permitted as conditional uses if the uses satisfy specific performance standards. Storage yards are permitted only as special exceptions subject to the approval of the Board of Zoning Appeals.
Year built	2006 (space renovated in 2017)

HVAC	100%
Column spacing	see floorplan
Building construction	concrete
Foundation	+6" reinforced concrete
Parking	30 spots at front, 7 parking spots at rear and laydown
Loading docks	4 - dock high doors with levelers, bumpers and dock seals 1 - heavy equipment loading platform with oversized door
Drive-in doors	1
Sprinkler System	Wet system



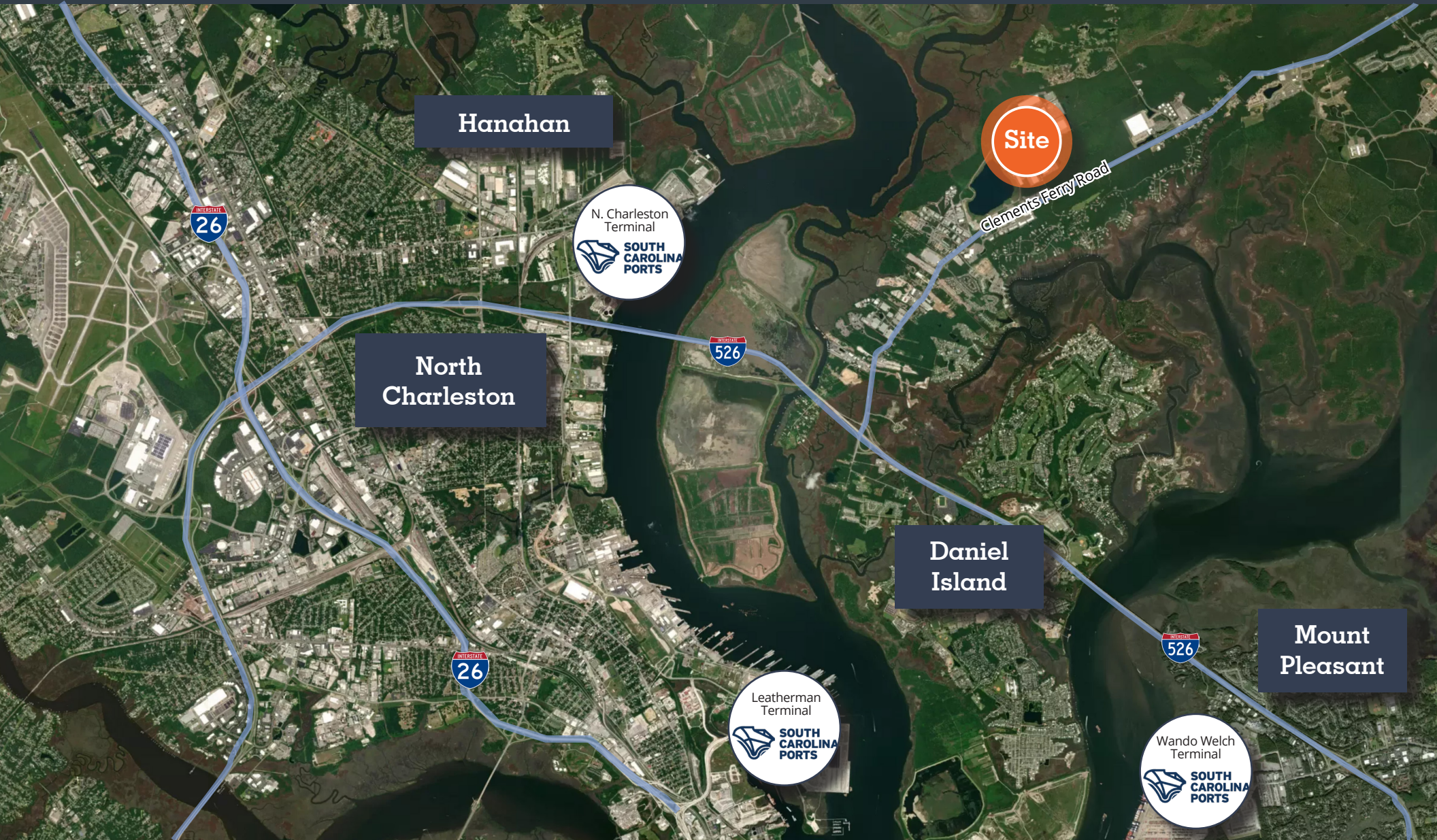
±6,600 sf office



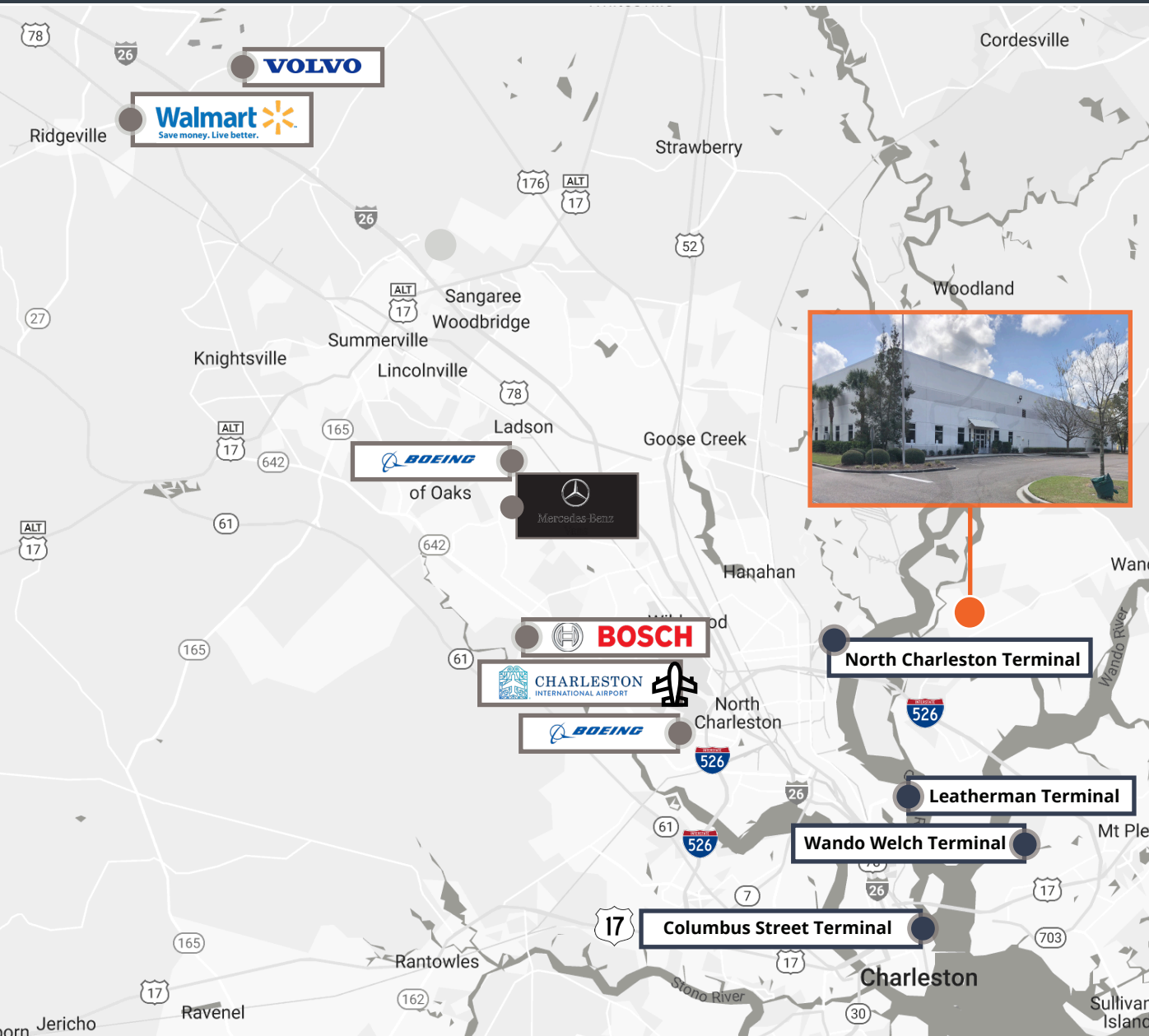
Warehouse and production area



Location



Points of interest



Drive times

Volvo	±35 miles
Walmart Distribution	±36.2 miles
Boeing	±11.7 miles
Mercedes Benz	±21 miles
Wando Welch Terminal	±10 miles
Bosch	±16.5 miles
I-526	±3.5 miles
CHS International Airport	±12 miles
MAHLA Behr Charleston	±13.5 miles
Leatherman Terminal	±14.6 miles
Downtown Charleston	±15 miles
Wando Welch Terminal	±10 miles
Union Pier	±17.4 miles

South Carolina Ports

Economic Impact

SC PORTS DRIVES ECONOMIC GROWTH IN SOUTH CAROLINA, SERVING AS A KEY COMPETITIVE ADVANTAGE FOR THE STATE. PORT OPERATIONS SUPPORT THE STATE'S THRIVING BUSINESS COMMUNITY AND SPUR ECONOMIC DEVELOPMENT BY CONNECTING SOUTH CAROLINA TO GLOBAL MARKETS.



SC PORTS DELIVERS A \$63.4 BILLION ANNUAL STATEWIDE ECONOMIC IMPACT



1 IN 10 S.C. JOBS



PORT-SUPPORTED JOBS PAY 32% HIGHER THAN THE STATE AVERAGE WAGE



9.6% INCREASE IN CONTAINERS HANDLED IN 2021 (2.55M TEUS)



\$2 BILLION IN RECENT INVESTMENTS TO IMPROVE CAPACITY AND BIG SHIP CAPABILITY



PHASE ONE OF THE LEATHERMAN TERMINAL ADDS 700,000 TEUS OF ANNUAL THROUGHPUT CAPACITY

Charleston workforce

Automotive

#1

Mid-sized metro
for workforce ages
25 - 34

U.S. Census Bureau

#1

South Carolina
named FDI National
Champion

FDI Magazine

#2

Highest employment
concentration for
transportation equipment
(among mid-sized metros)

Area Development

Local Labor force is growing
3 x faster
than U.S.

45k+
College
Enrollment

30
people move
here daily

62%
of workers have
some post-secondary
education

Aerospace / aviation

#1

For Aerospace Product
& Parts Manufacturing
Employment
(among mid-sized metros)

Avalanche Consulting

#1

"Best Place
to
Start a Career"

WalletHub

Aerospace Niche Sectors:

BOEING SUPPLIERS

SUBASSEMBLY OPERATIONS

ADVANCED MATERIALS
MANUFACTURERS & FABRICATORS

Let's talk.

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