

# INDUSTRIAL WAREHOUSE OFFICE WITH M-1 CLEARED ACREAGE FOR SALE



1.61 ACRES



5515 RIVERS AVENUE  
NORTH CHARLESTON, SC



COLDWELL BANKER  
COMMERCIAL  
ATLANTIC

# INDUSTRIAL WAREHOUSE OFFICE WITH M-1 CLEARED ACREAGE FOR SALE

**\$3,125,000 - 1.61 ACRES  
2,400 SF BUILDING**

**TMS #472-07-00-  
071,050,051,052,053,054**

M1 Zoning and B2 Office Warehouse opportunity awaits a buyer with Light Industrial uses seeking office and land.

The combination property consists of (1) 2,400 sqf building and (5) .24 AC lots previously rezoned for M1 Light Industrial uses. The office and land are in close proximity to Interstate 526 and Interstate 26 fronting Rivers Avenue for quick access to transportation routes.

This is a key development opportunity for a manufacturer seeking a Light Industrial use for example: Supply Chains, Moving Companies, Storage of RV's/ Boats, Solar Farm Facilities, Wholesale, Heavy Construction or Government use. A strategic location in North Charleston, South Carolina. Lease to purchase is a viable option to be considered.



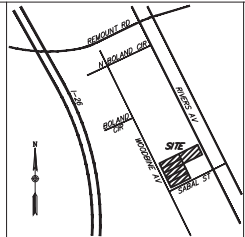
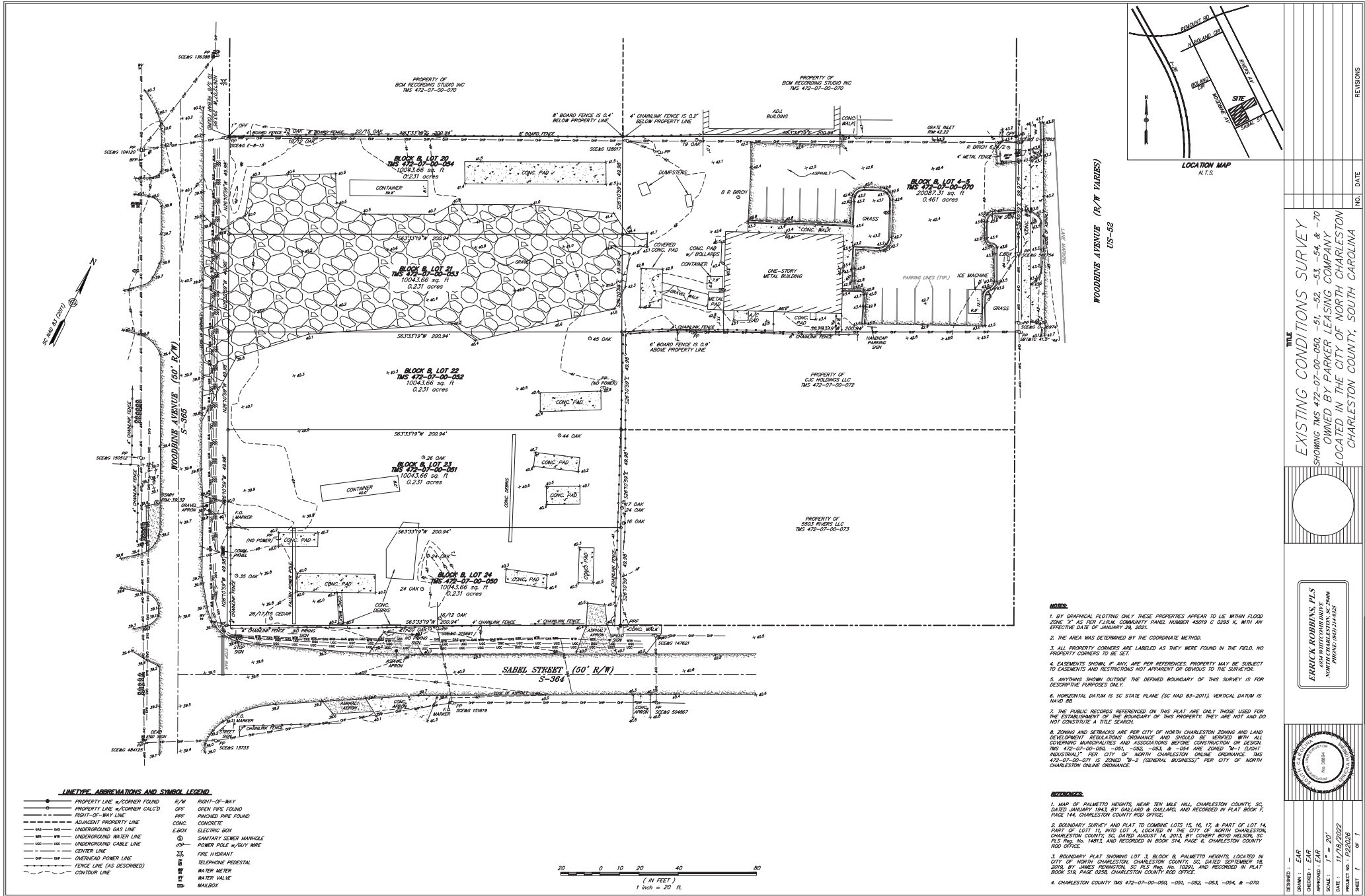
**COLDWELL BANKER  
COMMERCIAL  
ATLANTIC**

5515 Rivers Avenue | North Charleston, SC

James A. Dingle | [jdingle@cbatlantic.com](mailto:jdingle@cbatlantic.com)

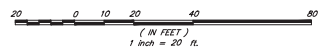
# Cleared Land off of Woodbine Avenue and Sabal Street





**LINE/TYPE ABBREVIATIONS AND SYMBOL LEGEND**

—●—	PROPERTY LINE w/ CORNER FOUND	R/W	RIGHT-OF-WAY
—○—	PROPERTY LINE w/ CORNER CALCD	OPF	OPEN PIPE FOUND
- - -	RIGHT-OF-WAY LINE	IPF	FINISHED PIPE FOUND
---	ADJACENT PROPERTY LINE	CONC.	CONCRETE
---G---	UNDERGROUND GAS LINE	E.BOX	ELECTRIC BOX
---W---	UNDERGROUND WATER LINE	○	SANITARY SEWER MANHOLE
---C---	UNDERGROUND CABLE LINE	○	POWER POLE w/ BULK WIRE
---M---	CENTER LINE	⊕	FIRE HYDRANT
---P---	OVERHEAD POWER LINE	⊕	TELEPHONE PEDESTAL
---D---	FENCE LINE (AS DESCRIBED)	⊕	WATER METER
---	CONTOUR LINE	⊕	WATER VALVE
		⊕	MAILBOX



- NOTES:**
1. BY GRAPHICAL PLOTTING ONLY THESE PROPERTIES APPEAR TO LIE WITHIN FLOOD ZONE "A" AS PER FEMA COMMUNITY PANEL NUMBER 4509 D 0208 K, WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.
  2. THE AREA WAS DETERMINED BY THE COORDINATE METHOD.
  3. ALL PROPERTY CORNERS ARE LABELED AS THEY WERE FOUND IN THE FIELD. NO PROPERTY CORNERS TO BE SET.
  4. EASEMENTS SHOWN, IF ANY, ARE PER REFERENCES. PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT APPARENT OR OBVIOUS TO THE SURVEYOR.
  5. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS SURVEY IS FOR DESCRIPTIVE PURPOSES ONLY.
  6. HORIZONTAL DATUM IS SC STATE PLANE (SC NAD 83-2011). VERTICAL DATUM IS NAVD 88.
  7. THE PUBLIC RECORDS REFERENCED ON THIS PLAN ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
  8. ZONING AND SETBACKS ARE PER CITY OF NORTH CHARLESTON ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE AND SHOULD BE APPLIED WITH ALL GOVERNING MUNICIPALITIES AND ASSOCIATIONS BEFORE CONSTRUCTION OR RESUB. TMS 472-07-00-050, -051, -052, -053, -054 ARE ZONED "M-1 (LIGHT INDUSTRIAL)" PER CITY OF NORTH CHARLESTON ONLINE ORDINANCE. TMS 472-07-00-071 IS ZONED "S-2 (GENERAL BUSINESS)" PER CITY OF NORTH CHARLESTON ONLINE ORDINANCE.

- REFERENCES:**
1. MAP OF PALMETTO HEIGHTS, NEAR TEN MILE HILL, CHARLESTON COUNTY, SC, DATED JANUARY 1943, BY GARLAND & GARLAND, AND RECORDED IN PLAT BOOK 7, PAGE 144, CHARLESTON COUNTY RECORD OFFICE.
  2. BOUNDARY SURVEY AND PLAT TO COMBINE LOTS 15, 16, 17 & PART OF LOT 14, PART OF LOT 11, AND LOT A, LOCATED IN THE CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SC, DATED AUGUST 14, 2015, BY COURTNEY BOYD NELSON, SC PLS REG. NO. 14813, AND RECORDED IN BOOK 514, PAGE 6, CHARLESTON COUNTY RECORD OFFICE.
  3. BOUNDARY PLAT SHOWING LOT 3, BLOCK B, PALMETTO HEIGHTS, LOCATED IN CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SC, DATED SEPTEMBER 18, 2018, BY JAMES FORDNITON, SC PLS REG. NO. 10594, AND RECORDED IN PLAT BOOK 518, PAGE 0258, CHARLESTON COUNTY RECORD OFFICE.
  4. CHARLESTON COUNTY TMS 472-07-00-050, -051, -052, -053, -054, & -070.

**EXISTING CONDITIONS SURVEY**  
SHOWING TMS 472-07-00-050, -51, -52, -53, -54, & -70  
OWNED BY PARKER LEASING COMPANY  
LOCATED IN THE CITY OF NORTH CHARLESTON  
CHARLESTON COUNTY, SOUTH CAROLINA

DESIGNED: ———  
DRAWN: ———  
CHECKED: ———  
SCALE: 1" = 20'  
DATE: 11/18/2022  
PROJECT NO: 1720206  
SHEET: 7 OF 7

ERIC ROBBINS, PLS  
NORTH CHARLESTON, SC  
PHONE: (803) 544-8227

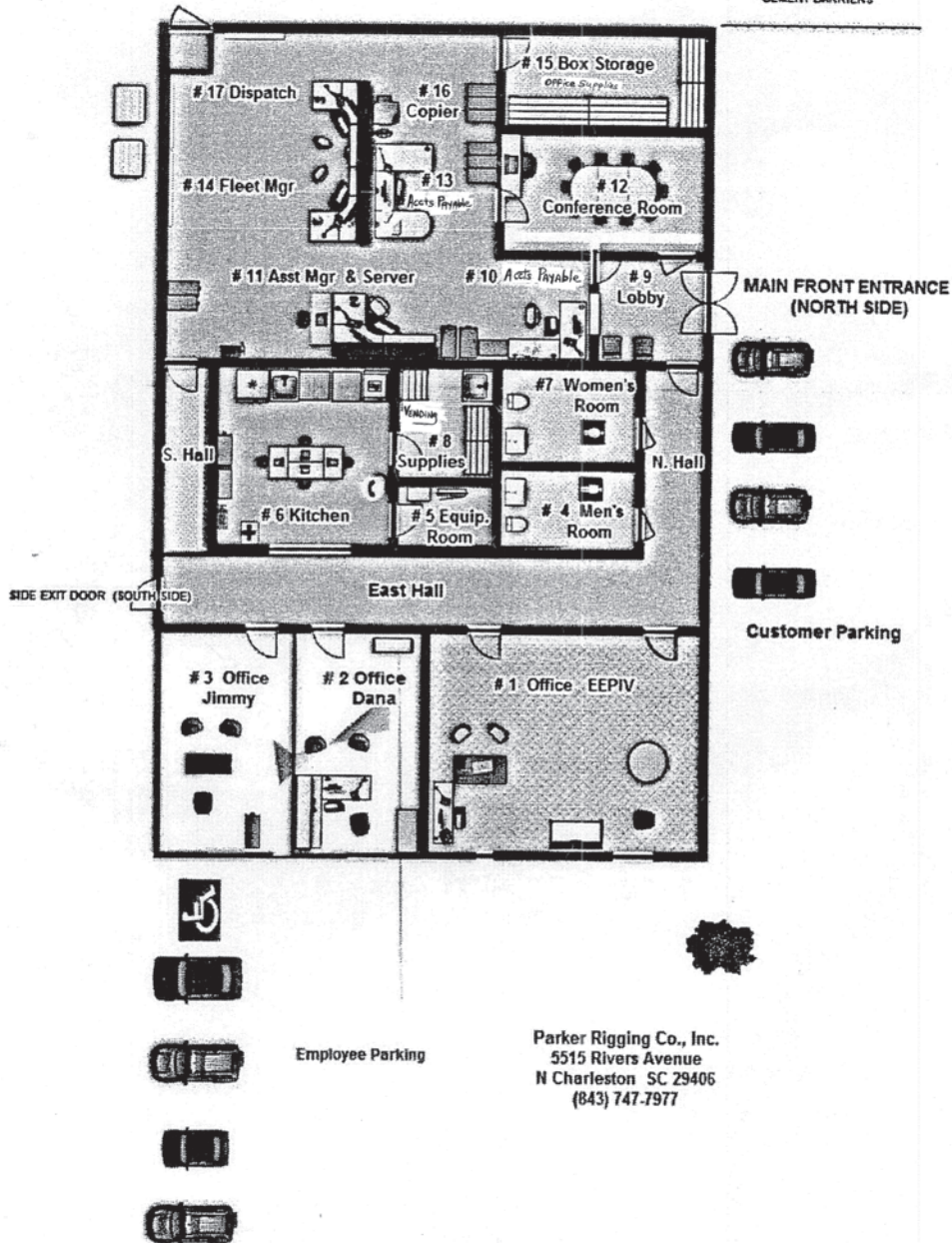
NO. DATE REVISIONS



BACK SIDE OF BUILDING

BACK EXIT DOOR (WEST SIDE)

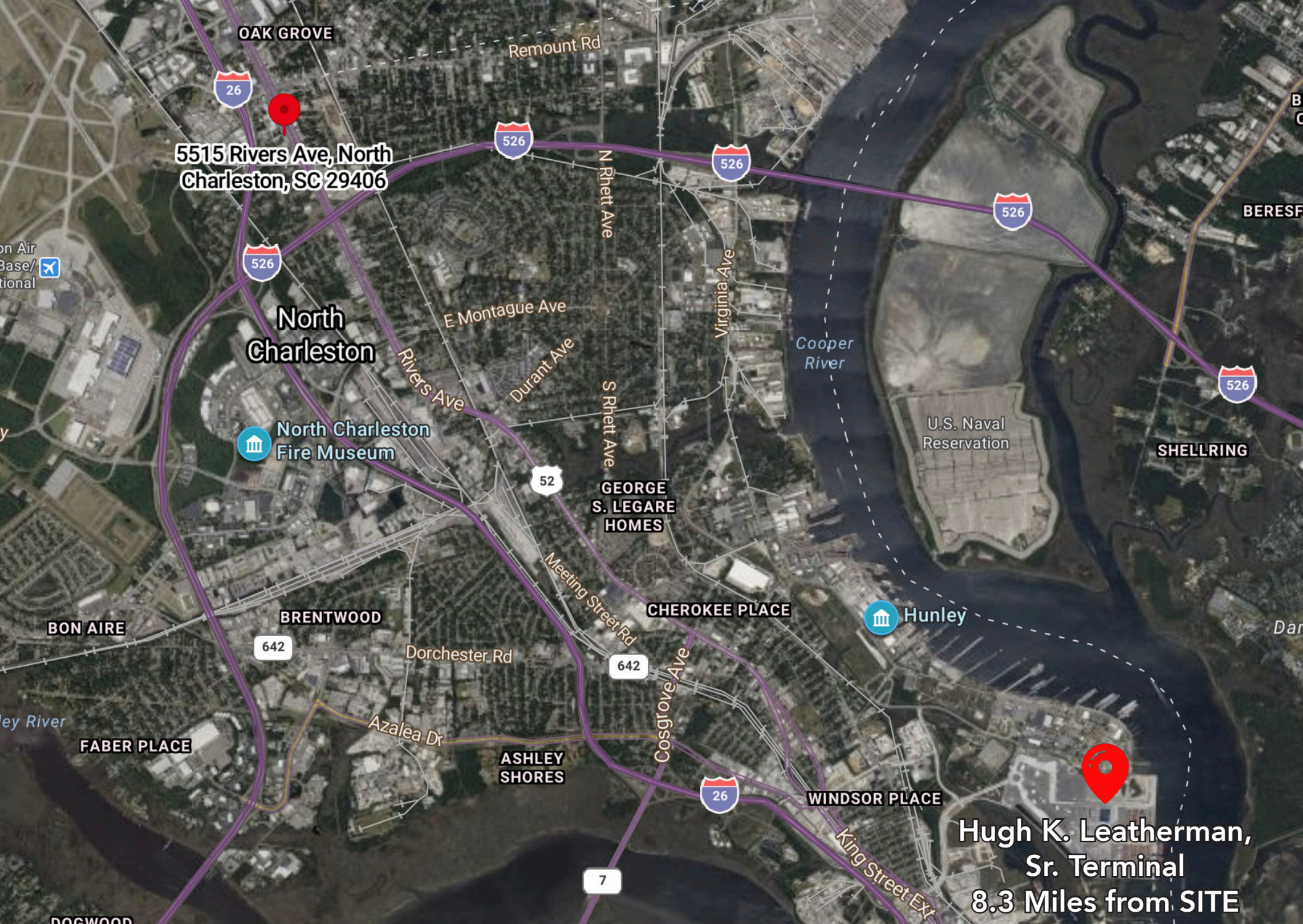
CEMENT BARRIERS



Parker Rigging Co., Inc.  
5515 Rivers Avenue  
N Charleston SC 29406  
(843) 747-7977

South <<<<RIVERS AVENUE / 52

ENTRANCE  
DRIVE



**5515 Rivers Ave, North Charleston, SC 29406**

**Hugh K. Leatherman, Sr. Terminal  
8.3 Miles from SITE**



**COLDWELL BANKER  
COMMERCIAL  
ATLANTIC**

5515 Rivers Avenue | North Charleston, SC

James A. Dingle | [jdingle@cbcatlantic.com](mailto:jdingle@cbcatlantic.com)

## ALL ABOUT THE CITY

- Second most popular place to move in the US
- Average of 30+ newcomers per day
- The Charleston region's population is growing 3X faster than the U.S. average, to more than 813,000.
- 74th Largest among all U.S. metros

## ECONOMY

- One of the top places for jobs, according to Forbes and WalletHub
- Large and growing tech scene nicknamed "Silicon Harbor"
- Local worldwide brand reach such as Boeing, Volvo, Benefitfocus, BMW, Google, Mercedes Benz
- Top ten largest shipping container terminals in North America
- Growing global importance due to deepening of Charleston Harbor and added transatlantic flight
- Growing pool of 380,000+ skilled workers

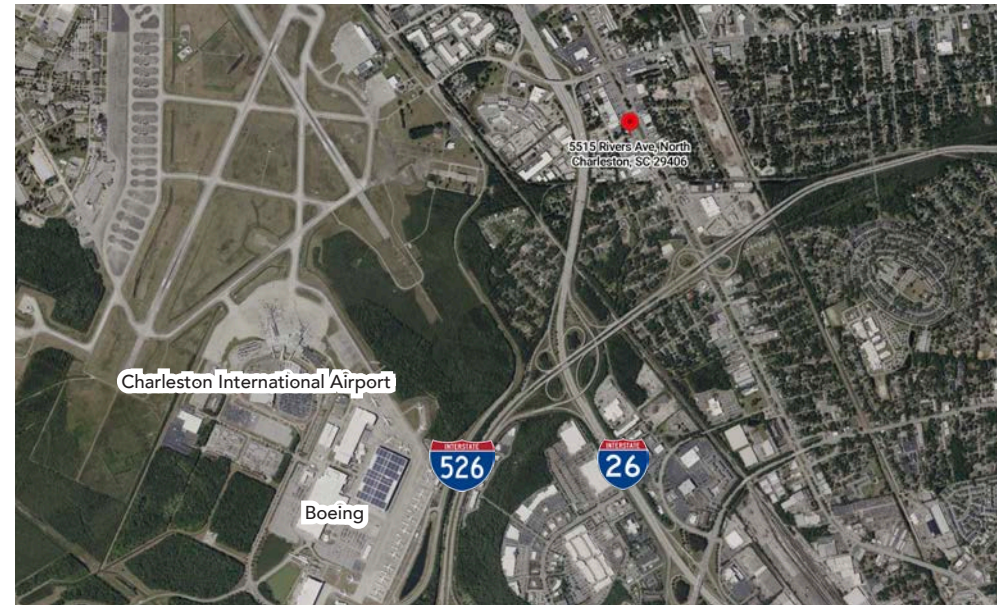
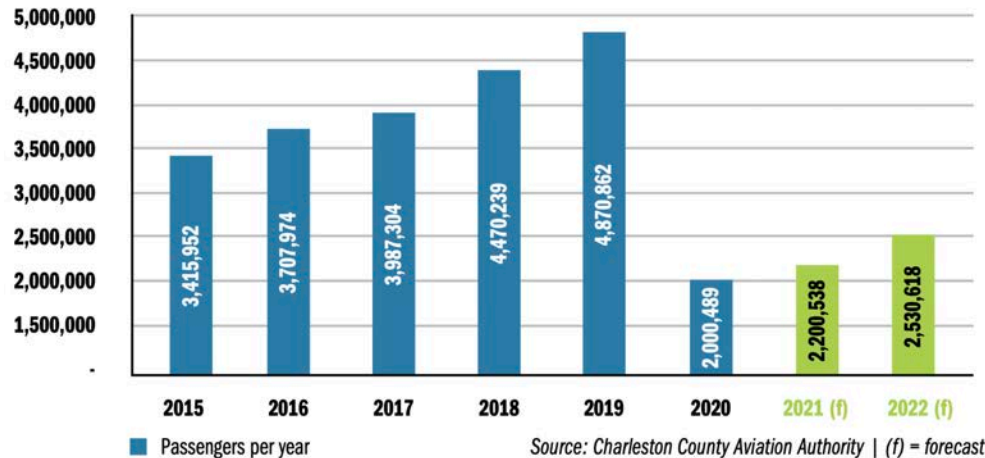
## CULTURE & CONTEMPORARY LIFE

- Major tourism industry, rich historical value, well-preserved architecture, award-winning restaurants
- Growing number of luxury hotels, inns, hotel chains, diverse shopping
- Top 25 art destination, growing music and performing arts scene
- Highly regarded golf destination, 95 miles of coastline to enjoy in a desirable climate
- Weekly festivals, events, concerts, fundraisers, pop-up sales and farmer's markets

## CHARLESTON INTERNATIONAL AIRPORT \$700M EXPANSION



- \$700 million expansion plan for Charleston International Airport.
- Plans include new wing with six gates, multistory parking deck, expanded ticket hall and move its overnight aircraft parking area.
- 2022 Charleston's passenger count: 5.32 million
- Passenger count to double by 2041 to 9.83 million.
- Boeing Manufacturing and Design Headquarters

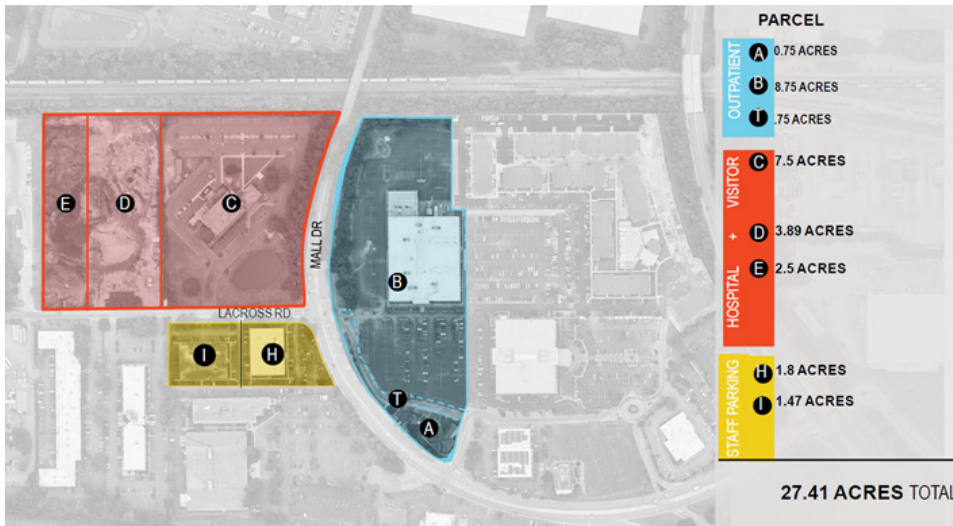


Source: [https://www.postandcourier.com/business/real\\_estate/charleston-greenville-airports-press-sc-lawmakers-for-nearly-700m-to-fund-expansions/article\\_14827a9a-998f-11ed-9482-1f707977be89.html](https://www.postandcourier.com/business/real_estate/charleston-greenville-airports-press-sc-lawmakers-for-nearly-700m-to-fund-expansions/article_14827a9a-998f-11ed-9482-1f707977be89.html)

## NEW ROPER HOSPITAL MEDICAL CAMPUS



- \$1 billion project will be one of the largest, most advanced healthcare construction projects on the East Coast
- New campus will occupy 27-acres near Interstates 26 and 526
- Relocation of Roper St Francis location from Downtown Peninsula
- Will include: Full-service acute care hospital, 24-hour Emergency Room, Medical Office Building
- This new campus will be the fourth location for Roper Hospital since it opened downtown in 1856



Source: <https://www.rsfh.com/News/NewRoperHospitalMedicalCampustobeparadigmforprovidinghealthcare>



- SC Ports is the eighth largest port in the United States
- In addition to Charleston, the Authority owns and operates public seaport facilities in Georgetown with an Inland Ports in Greer.
- They handle international commerce valued at more than \$75 billion annually
- Charleston Harbor is the Deepest Port on the East Coast



**Manufacturing**



**Bosch:** Invests \$260 million on developing an electric motor production line at its North Charleston facility

**Boeing:** The 265-acre (107-hectare) site is located on the southern portions of the joint-use Charleston Air Force Base and Charleston International Airport located in the city of North Charleston, SC.

**Volvo:** Volvo Cars is investing an additional \$520 million in its Berkeley County, SC operations and creating 1,910 new jobs. This expansion adds to the company's initial 2015 announcement and brings the collective total investment at the Charleston site to more than \$1 billion and 3,900 jobs.

**BMW:** BMW Invest \$1.7B to expand SC manufacturing capacity and footprint which will create 300 jobs and prepare for production of electric vehicles

**Mercedes:** Located in North Charleston since 2006, Mercedes Bens Vans assembles the worlds leading large van. This location had assembled more than 200,000 Sprinter and Metris vans, which have been delivered across the US. \$60M investment in Electric versatility platform for next generation eSprinter van in 2023. The eSprinter van will be built in three locations: North Charleston, Düsseldorf and Ludwigsfelde in Germany.

**Walmart Distribution Center:** Walmart Opens \$220M Distribution Center in South Carolina. The center will sort and store imported goods arriving through the Port of Charleston for distribution to 850 Walmart and Sam's Club locations across the Southeast.



**COLDWELL BANKER  
COMMERCIAL**  
ATLANTIC

3506 W Montague Ave | North Charleston, SC 29418  
cbcatlantic.com | cbcretailatlantic.com

James A. Dingle  
SENIOR BROKER  
843.822.4311  
jdingle@cbcatlantic.com

The information contained herein should be considered confidential and remains the sole property of Coldwell Banker Commercial Atlantic at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Coldwell Banker Commercial Atlantic.