

860 MAIN ROAD, JOHNS ISLAND, SC 29455

FOR LEASE

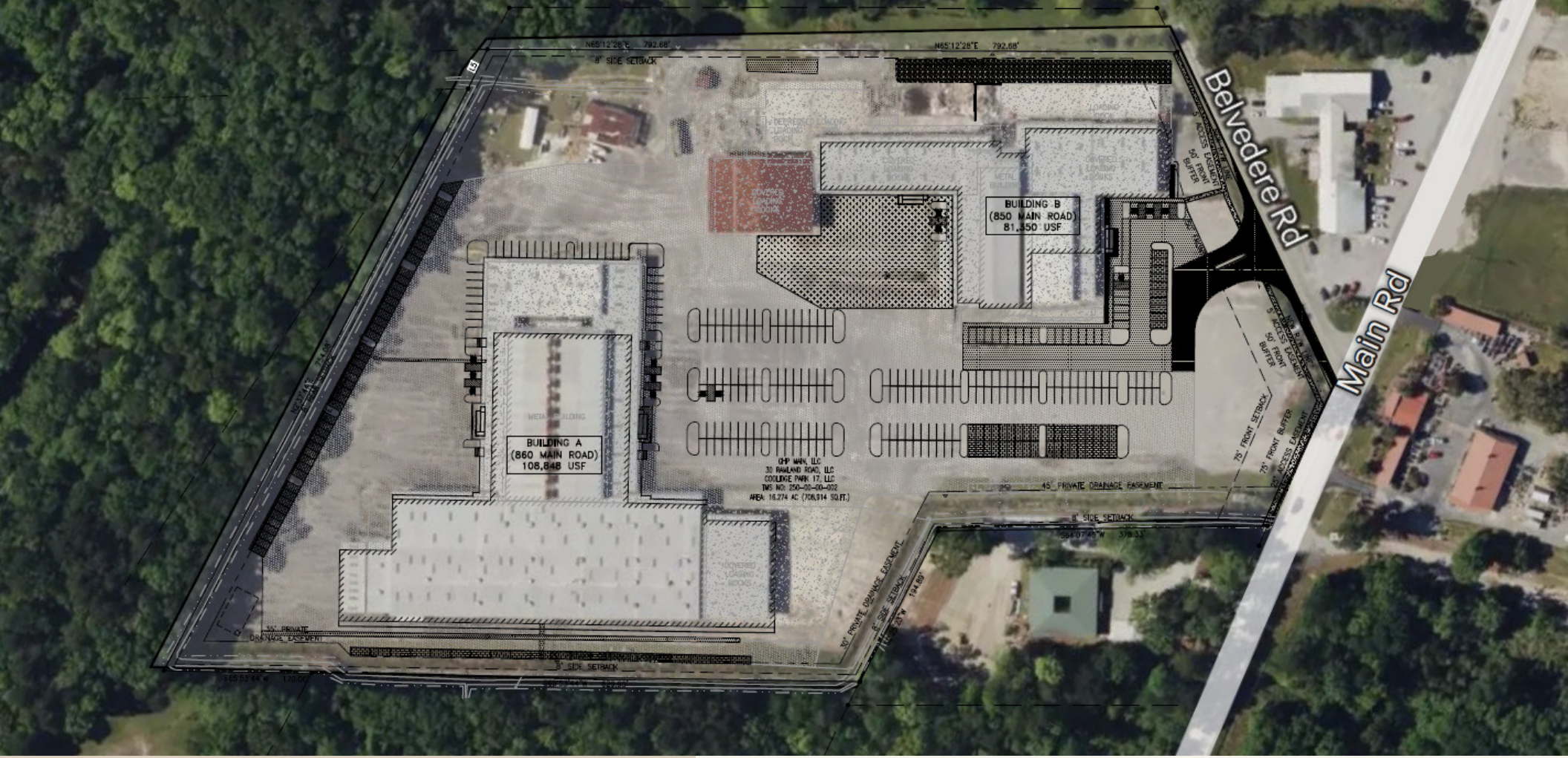


# VINE WORKS TRADE PARK

**Business Park featuring  
Commercial | Flex | Industrial Space**

Brand New & Move-in Ready Suites  
Anticipated Delivery Q1 2026





## Exciting Changes Underway

Vine Works is now under new ownership as of June 2025, launching a transformative redevelopment of the property. Major improvements are in progress, including a full redesign, all new building systems, and exterior renovations—all while preserving the site’s historic charm. This revitalized flex business complex will offer nearly 200,000 sq. ft. of premium warehouse, office, and showroom space in a prime Johns Island location.

### PROPERTY SUMMARY

#### ADDRESS

860 Main Rd, Johns Island, SC 29455

#### PARKING

450 Spaces

#### BUILDING SIZE

Building A SF: ±1,500 – 108,848 SF  
 Building B SF: ±1,500 – 81,350 SF

#### SECURED YARD STORAGE

Available Upon Request

#### RENOVATIONS

2025

#### INTERIOR HEIGHT

22’ – 25’

#### COUNTY

Charleston County

#### LEASE RATE

Contact Broker

# Access

## INGRESS/EGRESS ACCESS TO MAIN RD/MAYBANK HWY

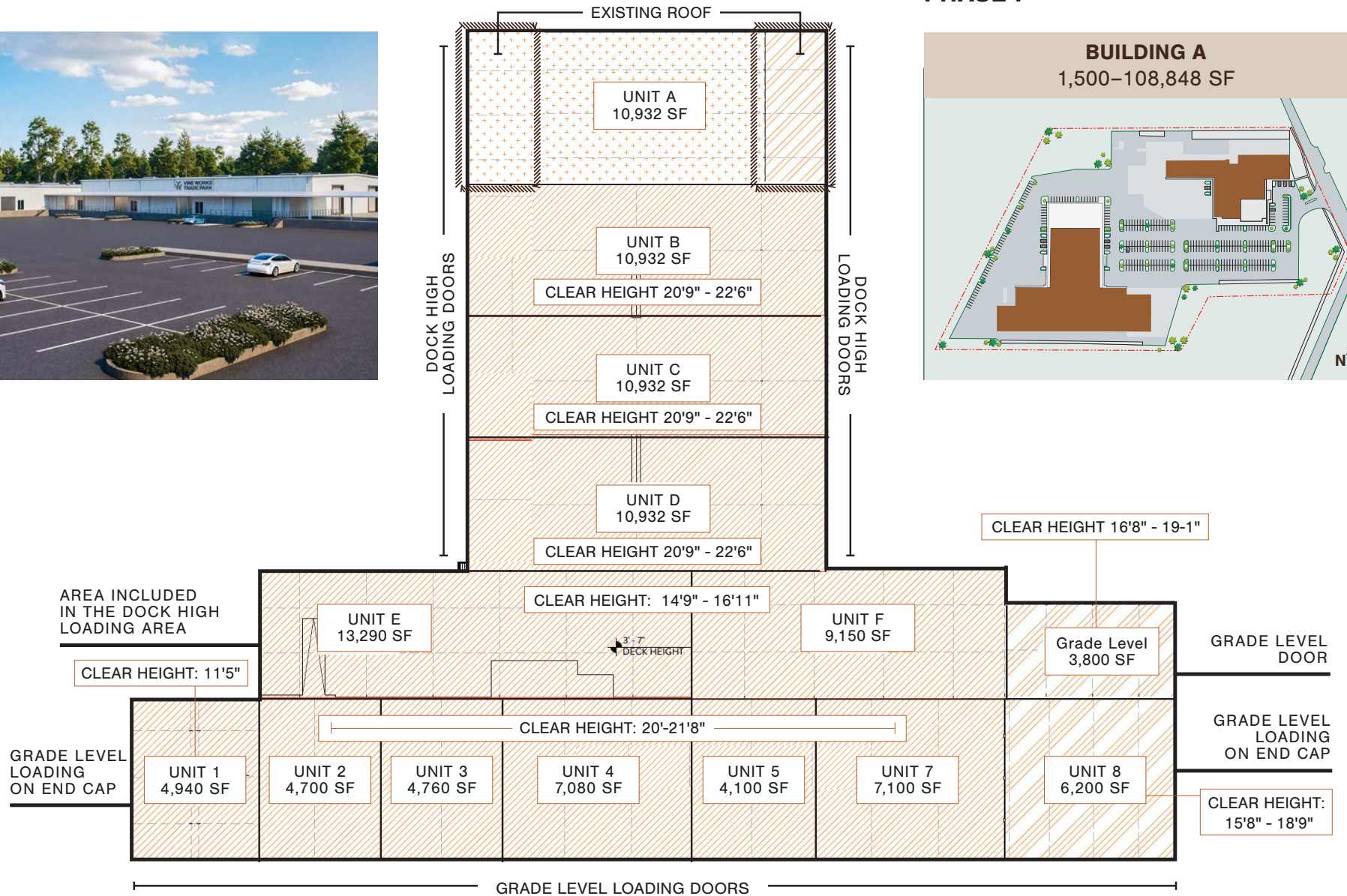
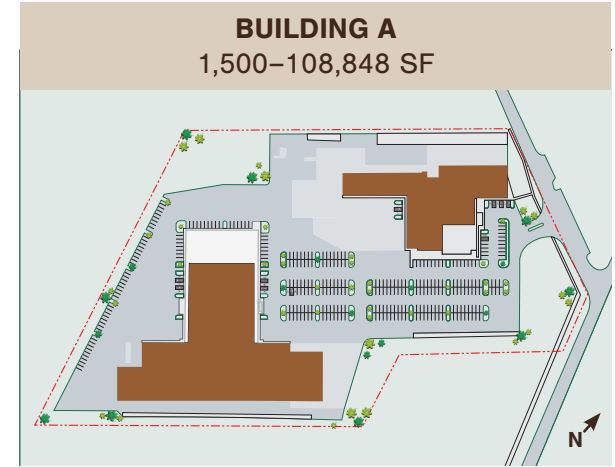


# Concept Demisable Plan

FLEXIBLE SUITE SIZES  
CAN DEMISE FROM ±1,500 SF – 108,000 SF



## PHASE I



\*Square footage is approximate.



## Vine Works is the Ideal Location

### STRATEGIC LOCATION & REGIONAL CONNECTIVITY

Connecting Charleston to Kiawah and Seabrook, Johns Island offers businesses **prime access, strong infrastructure, and a growing customer base** via Highway 17 and Main Road.

### A CASE FOR BUSINESS ON JOHNS ISLAND

The untapped market potential, **access to a strong labor pool, and affluent demographics** makes Johns Island ideal for premium and first-mover businesses.

### HIGH BARRIERS TO ENTRY CREATE COMPETITIVE ADVANTAGE

Johns Island offers a **rare, low-competition market** for businesses due to limited commercial space, strict zoning, and entitlement rules. These high entry barriers protect against over-development, preserving long-term value and competitive advantage for early entrants.

### VINE WORKS IS BUILT FOR VERSATILITY & SCALE

Vine Works Trade Park offers **flexible spaces for service, construction, office, and retail-adjacent businesses**—ideal for both growing and new ventures in a prime Lowcountry location.

### EXPLOSIVE POPULATION GROWTH DRIVES DEMAND

Across Johns Island's the **population grew over 50% since 2000**, adding 4,800+ homes and driving strong demand for retail, services, and light industrial businesses.

### OPERATIONAL EFFICIENCY & GROWTH POTENTIAL

**Save time and reduce costs with faster access** to clients across Charleston, Kiawah, and Seabrook. Businesses can **take on more jobs, expand their reach, and grow revenue**—without the overhead of high-competition markets.

# Residential Development Activity



Main Rd Corridor Improvements (Under Construction)

**VINE WORKS TRADE PARK**

DOWNTOWN CHARLESTON

JAMES ISLAND

CHARLESTON EXECUTIVE AIRPORT

JOHNS ISLAND

### DIRECTION & DISTANCE FROM VINE WORKS

Charleston Executive Airport (JZI)	2 miles south (off Main Rd)	Charleston Executive Airport 2 mins
Downtown Charleston	12 miles northeast	Downtown Charleston 30 mins
Boeing (North Charleston)	19 miles north	Boeing Major Employer
Port of Charleston Terminals	20–25 miles northeast	Port of Charleston 45–60 mins
Kiawah Island Resort	~11 miles south	Kiawah Island 30 mins
Seabrook Island	~13 miles south	Seabrook Island 35 mins

## Residential & Commercial Development Activity

1. Sea Island Preserve
2. Grace Landing
3. Wooddale
4. Indigo Grove
5. Kiawah River Estates

# Potential Labor Cost Savings

Vine Works Trade Park can save companies servicing Charleston's island communities 30+ minutes of drive time each way. It also offers an **opportunity to expand operations, potentially saving thousands in payroll and boosting productivity**



**Saving tens of thousands of dollars in annual payroll**



**Save 45-90 minutes of drive time daily**



**The larger your workforce, the greater the savings**



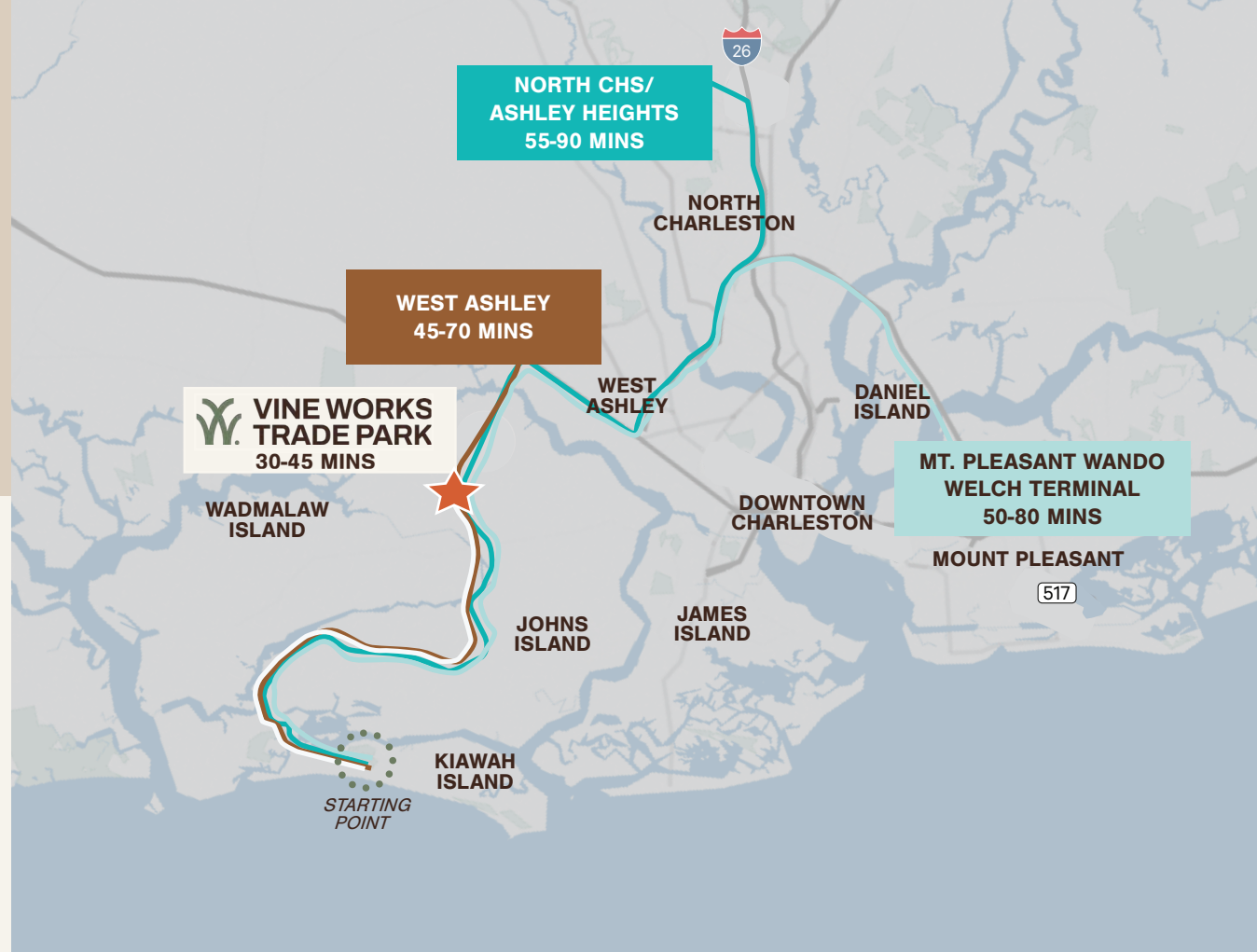
**Strategically located for quick access to Kiawah and Seabrook Islands**



**Opportunity to open a second location**



**Potential to generate savings, grow margins, and/or expand service capacity**



## Potential Labor Cost Savings by Location to Vine Works Trade Park

	VINE WORKS TRADE PARK	NORTH CHS/ASHLEY HEIGHTS	MT. PLEASANT WANDO WELCH TERMINAL	WEST ASHLEY
Distance to Kiawah	30-45 Mins 18.8 Miles	55-90 Mins 37.7 Miles	50-80 Mins 34.4 Miles	45-70 Mins 27.6 Miles
Drive Time Reduction Per Trip		70 Mins	55 Mins	40 Mins
Annual Labor Savings		\$50,050.00	\$39,325.00	\$28,600.00
Annual Labor Savings		\$16.68 PSF*	\$13.11 PSF*	\$9.53 PSF*

\*Based on 3k SF of space



## Contact Us:

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