



LIZONING
LIGHT INDUSTRIAL

339 FLEMING ROAD
CHARLESTON, SOUTH CAROLINA

Marcus & Millichap
AM GROUP

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LIC #: 86628

Marcus & Millichap
AM GROUP



\$3,800,000

LIST PRICE



\$260,852

CURRENT NOI
(YEAR-1)



\$320,916

PROFORMA NOI
(YEAR-4)



11,783

TOTAL GLA (SF)



1.72

LOT SIZE (AC)



1990

YEAR BUILT



3

NO. OF BUILDINGS



LI

ZONING



8

ROLL UP

INVESTMENT HIGHLIGHTS



RARE LIGHT INDUSTRIAL ZONING

Located on James Island (Charleston)



SUPPLY-CONSTRAINED SUBMARKET

High Demand For Space And Low Supply



FUNCTIONAL MULTI-TENANT LAYOUT

All Buildings Fully Conditioned with Roll Up Doors and Secure Gated Access



MULTI-BUILDING LAYOUT

6 Tenants Across 3 Buildings



ALL GROSS LEASES AT BELOW-MARKET RENTS

Ability To Raise Rents And Added NNN Conversion Potential



LARGE PARCEL: 1.72 ACRES

Ample Room for Expansion, Laydown Yard, and Parking



BOAT & RV STORAGE: 45+ PARKING SPACES

Significant Additional Income Stream With Ability To Increase Rents



LOCATION

5 Miles To Downtown Charleston

INVESTMENT SUMMARY

LIST PRICE

\$3,800,000

TOTAL GLA

11,783 SQ FT

LOT SIZE

1.72 ACRES

PROPERTY DETAILS

Property Address	339 Fleming Rd Charleston, SC
Parcel ID	3430700060
Zoning	LI (Light Industrial)
No. of Buildings	3
No. of Parcels	1
Boat & RV Parking	45+ Spaces
Roll Ups	8
Tenancy	Multi-Tenant

LOCATION SUMMARY

Maybank Highway	0.5 Miles
Folly Road	1 Mile
James Island Expressway	2 Miles
Savannah Highway	3 Miles
Downtown Charleston	5 Miles
Port of Charleston	6.5 Miles
Charleston Executive Airport	9 Miles
Johns Island, SC	8.5 Miles
Charleston International Airport	13 Miles

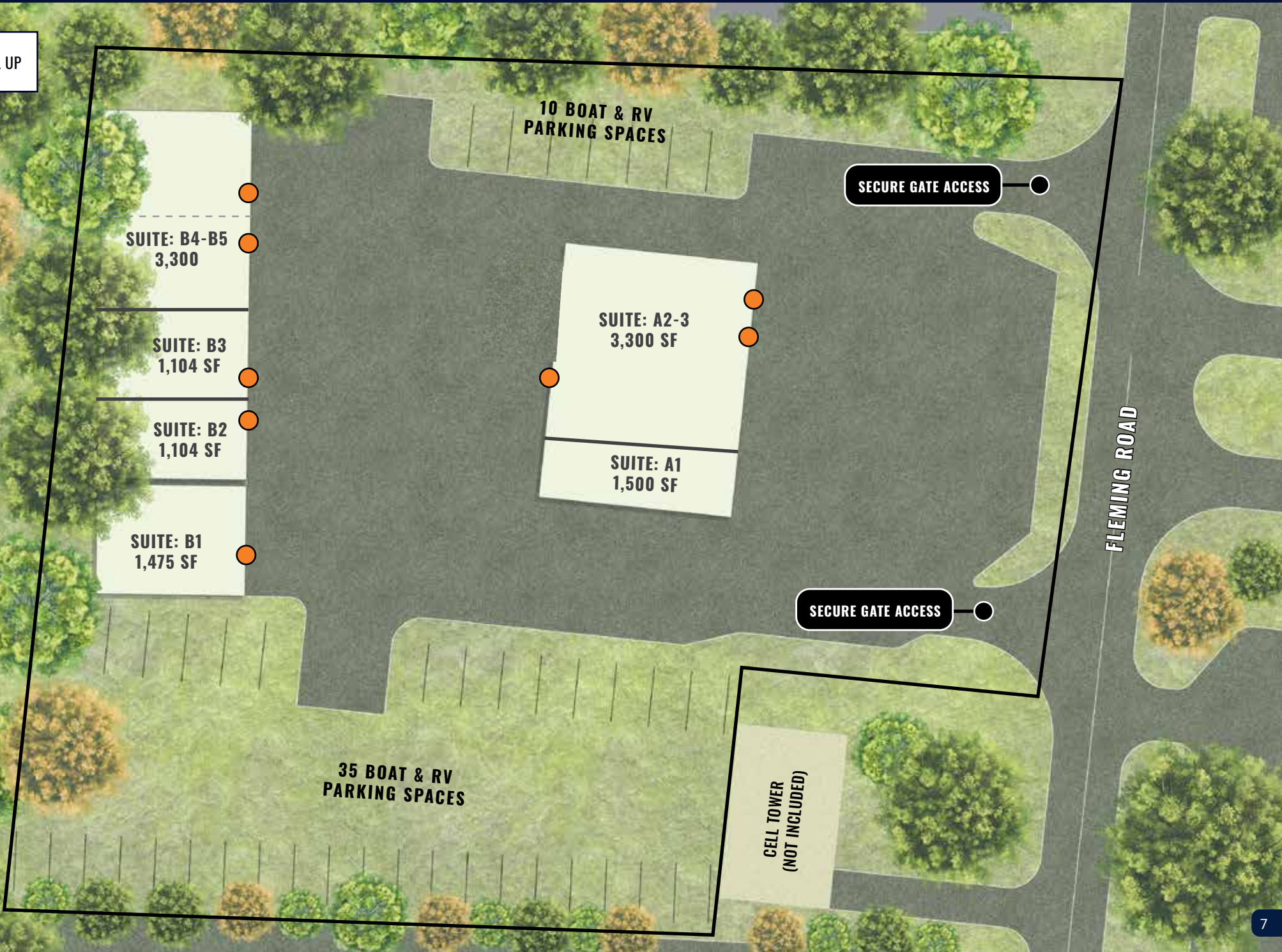


**FOR COMPLETE FINANCIALS AND OFFERING MEMORANDUM,
PLEASE VISIT OUR CONFIDENTIAL DEAL ROOM.**

[CLICK HERE TO ACCESS DEAL ROOM](#)

SITE PLAN

● ROLL UP



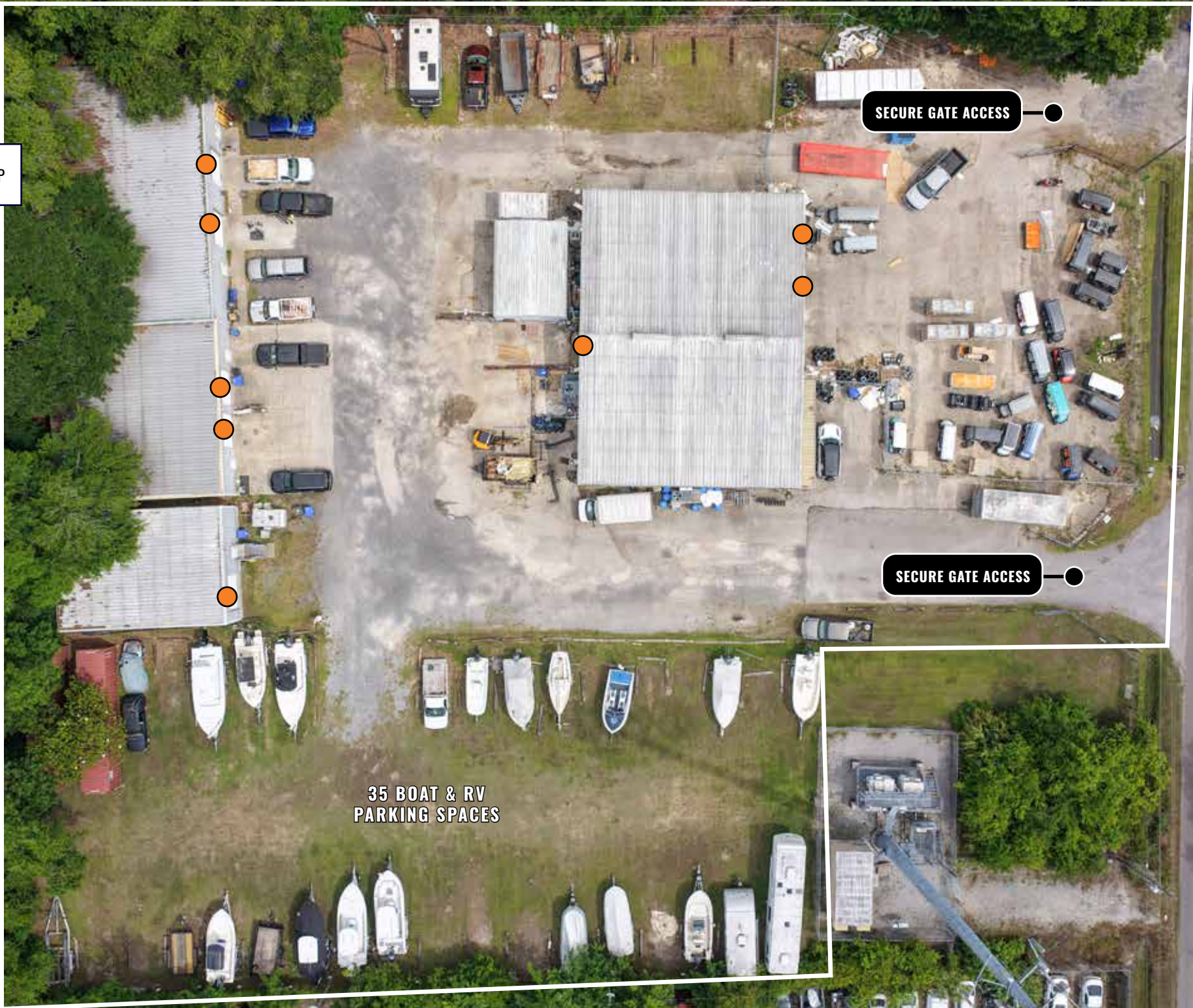
● ROLL UP

● SECURE GATE ACCESS

● SECURE GATE ACCESS

35 BOAT & RV
PARKING SPACES

FLEMING ROAD



ZONING SUMMARY

ZONING DESIGNATION

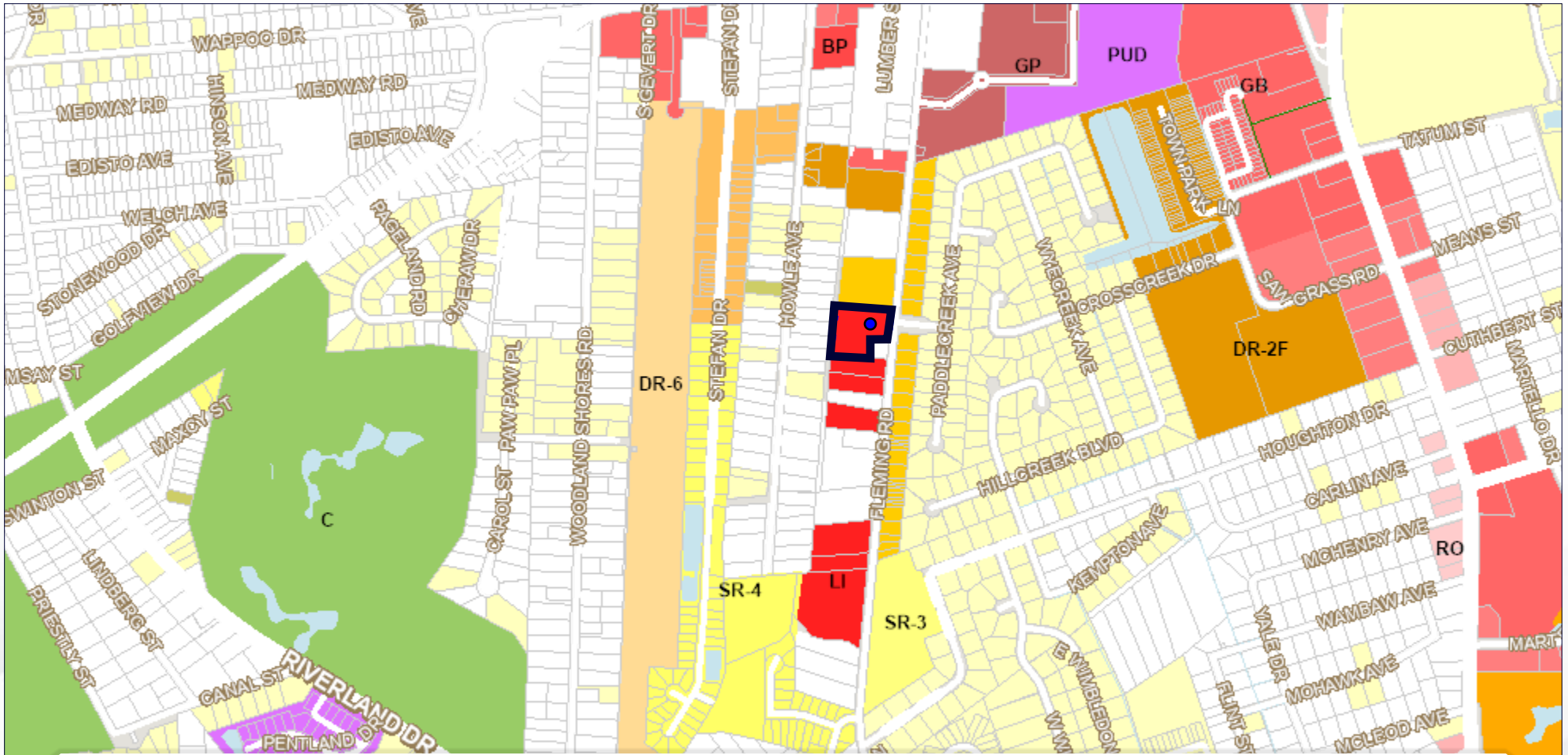
LI
LIGHT INDUSTRIAL

GOVERNING JURISDICTION

CITY OF
CHARLESTON, SC

ZONING DESCRIPTION

The Light Industrial, LI District 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.



VERY LIMITED SUPPLY OF LIGHT INDUSTRIAL ZONED PROPERTY IN HIGH DEMAND SUBMARKET

ZONING USES

[CLICK HERE FOR MORE INFORMATION](#)

PERMITTED USES

Horticultural Specialties, General Farms, Primarily Crop
Livestock, Dairy Farms
Veterinary Services, Kennels, Dog Grooming
Landscape Counseling/Planning, Lawn/Garden Services
Building Construction - General Contractors/ Operative Builders, Heavy Construction
Construction-Special Trade Contractors
Microbreweries
Furniture and Fixtures
Printing, Publishing and Allied Industries
Cut Stone and Stone Products
Trucking and Courier Services, Except Air
Pluck Warehousing within Closed Buildings
Terminal and Joint Terminal Maintenance Facilities for Motor Freight Transportation
Marine Cargo Handling
Towing and Tugboat Services
Transportation by Air, and Services
Telephone Communications & Radio/Broadcasting, Except Towers
Electric Substation and Gas Regulator Station
Water Treatment, Storage Tanks, Sewage Treatment Systems
Wholesale Trade
Chemical and Allied Products
Building Materials, Hardware, Garden Supply, and Mobile Home Dealers
Department, Variety, General Merchandise, Food/Produce Stores
Motor Vehicle, Boat, Recreational Utility Trailer Dealers
Auto and Home Supply Store
Furniture, Home Furnishings and Equipment Stores
Drug Stores and Proprietary Stores
Liquor Stores
Used Merchandise Stores
Miscellaneous Shopping Goods Stores
Nonstore Retailers

PERMITTED USES

Florists, Optical Goods, Art Gallery or Dealers
Tobacco Stores and Stands, News Dealers and Newsstands
Depository Institutions, Nondepository Credit Institutions
Security/Commodity Brokers, Dealers, Exchanges, and Services
Insurance Carriers, Agents, Brokers, and Service
Cemeteries, Funeral Services
Camp and Trailering Parks
Fraternity and Sorority Houses, Dormitories
Power Laundries, Garment Pressing, Linen Supply, Coin Operated Laundries and Dry Cleaning
Dry Cleaning Plants, Except Rug Cleaning
Photographic Studios, Portrait
Beauty Shops, Barber Shops
Shoe Repair, Shine, Hat Cleaning Shops
Tattooing Services, Advertising
Exterminating Services
Cleaning and Maintenance Services
Computer and Data Processing Services
Research and Development Labs, Commercial Testing Labs
Management, Consulting, and Public Relations Services
Detective Agencies and Protective Services
Automobile, Equipment Rental and Leasing, Yacht Brokering
Commercial Testing Laboratories
Automotive, Furniture, Electrical Repair
Public Automobile Parking
Motion Pictures and Theaters
Dance Studios and Schools, Bowling Alley, Billiard, Golf Course
Bowling Alley and Billiard Establishment
Professional Sports Clubs and Promoters, Arenas, Stadiums
Engineering, Architectural and Surveying Services
One Family Detached Dwelling, Two Family, Multi-Family Dwellings
Courts, Correctional Institutions, Fire Protection, Police Protection

SPECIAL EXCEPTION USES

Mining and Quarrying of Nonmetallic Minerals, Except Fuel
Mini-Warehouse/Self-Storage
Outdoor Storage
Gas Production and Distribution
Wholesale Trade Storage Yards
Petroleum and Petroleum Products Wholesalers, Except Bulk Stations and Terminals
Gasoline Service Station
Eating Places without Drive-Thru
Eating Places With Drive-Thru
Drinking Places

CONDITIONAL USES

Food and Kindred Products
Textile Mill Products, Lumber and Wood Products
Paper and Allied Products, Rubber and Miscellaneous Plastics Products
Leather and Leather Products
Stone, Clay, Glass, and Concrete, Fabricated Metal Products
Industrial and Commercial Machinery and Computer Equipment
Electronic and Other Electrical Equipment/Components
Transportation Equipment
Shipping Container Storage (Outdoor)
Short Term Lender, Massage Parlor, Video Tape Rental
Welding Repair
Racing Including Track Operation, Casinos, Indoor Shooting Range
Amusement Parks, Day Care Centers
One Family Attached Dwelling, Affordable Housing
Affordable Housing

FOLLY BEACH
<9-MILES

CHARLESTON
EXECUTIVE AIRPORT
8-MILES

JOHNS ISLAND
8.5-MILES

McFadden
Pest Control

CHARLESTON
GREEN TAXI

BLITCH
PLUMBING

HOSTETLER CUSTOM
CABINETS

Since 1976
TURKY'S



WEST ASHLEY
5-MILES

**TERRACE
THEATRE PLAZA**

NORTH CHARLESTON
12-MILES

PORT OF CHARLESTON
6.5-MILES



MAYBANK HWY
0.5-MILES

**CLASS A MULTI-FAMILY (500 UNITS)
THE STANDARD & AVALON JAMES ISLAND**

**DOWNTOWN
CHARLESTON**
5-MILES



ALL BUILDINGS FULLY CONDITIONED | SECURE GATED ACCESS



SUITE B4 & B5 | 16' CLEAR HEIGHTS | TWO (2) 12X10 ROLL UP DOORS



SUITE A2 & A3 | 16' CLEAR HEIGHTS | THREE (3) 15X12 ROLL UP DOORS



MARKET OVERVIEW

Charleston, South Carolina is one of the Southeast's most dynamic and resilient metropolitan markets, supported by sustained population growth, strong in-migration, and a highly diversified economic base. Located along the Atlantic seaboard, the Charleston metro encompasses Charleston, Berkeley and Dorchester counties in South Carolina. A favorable business climate is helping draw companies and workers to the region. In particular, vehicle manufacturing is growing, with recent expansions by Mercedes-Benz and Volvo. The metro population has grown by roughly 278,000 people since 2000 and is forecast to add another 45,200 residents over the next five years. Charleston and North Charleston combine for about one-third of the metro populace, with Mount Pleasant being the next largest locale.

EMPLOYMENT BASE & MAJOR INDUSTRIES

The Charleston economy is anchored by global employers including Boeing, Volvo Cars USA, Mercedes-Benz Vans, Bosch, Google, MUSC, and Joint Base Charleston, providing balance across manufacturing, defense, healthcare, technology, and tourism. A major competitive advantage is the Port of Charleston, one of the fastest-growing container ports in the U.S., which continues to drive industrial development and logistics activity. Combined with limited land availability in core areas and disciplined new supply, these fundamentals support durable rent growth, stable occupancy, and sustained investor demand, positioning Charleston as a premier long-term investment market in the Southeast.

PORT ACTIVITY

Charleston's port contains multiple shipping terminals, one of the largest container seaports on the East Coast and a cruise terminal. The Port of Charleston ships more than 2.85 million TEUs annually, while also providing sites for the United States military. Joint Base Charleston comprises almost 21,000 acres in a multi-use federal facility and is home to multiple government and military tenants.

CHARLESTON SC

\$71+ BILLION
GROSS REGIONAL PRODUCT

TOP 10%
FASTEST GROWING MSA



MAJOR EMPLOYERS



Capital Investment Announced In 2025

Source: Charleston Regional Development Alliance



\$9.2+ BILLION
TOTAL ANNOUNCED



22+
TOTAL COMPANIES



\$9 BILLION
LARGEST INVESTMENT (GOOGLE)

Google

\$9 BILLION

October 2025

TECHNOLOGY/DATA CENTER

EATON

\$46 MILLION

December 2025

MANUFACTURING

RESONAC
Chemistry for Change

\$41.3 MILLION

June 2025

CHEMICALS

IQ FIBER
A Smarter Internet Choice

\$40 MILLION

February 2025

TELECOMMUNICATIONS

amazon

\$25 MILLION

June 2025

DISTRIBUTION

charles river

\$13 MILLION

August 2025

LIFE SCIENCES

maars LIVING WALLS®

\$3 MILLION

October 2025

MANUFACTURING

modus21

\$1.1 MILLION

December 2025

MANUFACTURING



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