

Commercial Sale
Warehouse-Light Industrial,
Retail, Special Purpose

3784 State Rd S-8-52

Saint Stephen, SC 29479

County: Berkeley

Submarket/Township: 75 - Cross,
 St.Stephen, Bonneau, Rural
 Berkeley Cty

Active

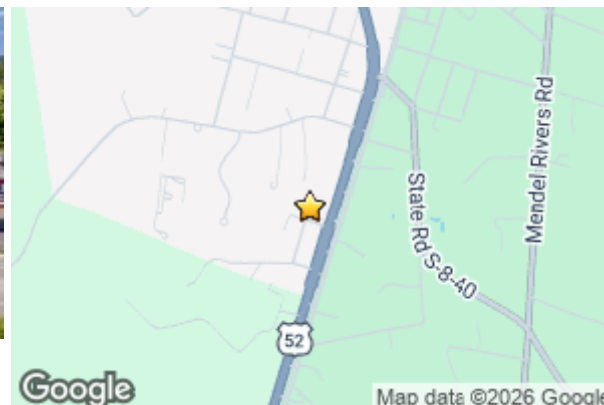
Sub Type
Industrial

List Price:
\$1,975,000

MLS#
31006176

Zoning
Berkeley - LI -
Light Industrial

Lot Acres Max:
3.24
Bldg. Area Total:
32,400



Public Remarks: This warehouse of 32,400 sq ft with 150 parking spots is on 3.24 acres. This is in an Opportunity Zone with many other SC business incentives that could possibly be applied! The Warehouse is on US HWY 52 that runs four lanes north up to Interstate 95 or south to the Port of Charleston. Plus easy access to I-26 & new Camp Hall Master Plan. As Mt Pleasant expands up past Huger, grab this location for your business needs. Under 5 miles from a potential future Berkeley Rail Park. The Warehouse has interior drains for water run off on sides of the warehouse and options for more bathrooms. The photos show that it is mostly open space with side room options, Request a virtual tour link. Current business can vacate, as the owner runs a ministry with a furniture store. Contents of current business operations and terms are negotiable. In the past there were mobile homes located in the back one acre green space that tied into the water and sewer lines. Other addresses for the warehouse are: 3784 N HWY 52 or 3784 Byrnes Dr.

Directions: GPS to 3784 Byrnes Dr. St Stephen SC 29479 or 3784 State Rd S-8-52 St Stephen SC 29479 THIS is on US hwy 52 in St Stephen South Carolina.

General Property Information	Building/Construction Information	Business/Tax Information
Days on Market: 422 Parcel Number: 036-02-01-026 Property Sub Type: Industrial; Retail; Special Purpose Secondary Sub-Type: Retail Tertiary Sub-Type: Special Purpose Lot Acres: 3.24 Lot Depth: 470 Frontage Length: 300 Area and Location: Highway Access: State Rd S-8-52/Hwy 52; Property Located Between: Future CSX B.R.Park/Russellville&Moncks Corner Is Condo?: No General Condition: Good In Flood Plain?: No Lot Features: Level Nearest MSA: Charleston-North Charleston, SC Parking Total: 150 Parking Type: Surface Road Frontage Type: Highway Road Surface Type: Paved	Building Area Total: 32,400 Number of Units Total: 1 Current Use: Business; Commercial; Distribution; Flex Space; Industrial; Manufacturing; Mixed Use; Place of Worship; Showroom; Warehouse; See Remarks Building Detail: Building Name: 3784 Byrnes Dr (OPEN DOOR); Ceiling Height Minimum: 11; Ceiling Height Maximum: 21; Loading Doors: 4; Loading Docks: 1; Drive-In Bays: 1 Construction Materials: Metal Siding Structure Type: Flex; Free Standing; Retail; Warehouse Heating: Electric Cooling: Electric Internet Access: Cable Listing Terms: 1031 Exchange; Cash; Conventional; Private Financing Available Property Condition: Existing Roof: Metal Sewer: Public Sewer Water Source: Public Year Built: 1978	Existing Lease Type: Other Auction Details: Auction: No Tenancy: Single Tenant
	Listing/Contract Information	
Listing Office: Realty ONE Group Coastal	Status Change Date: 05/12/2025 Listing Terms: 1031 Exchange; Cash; Conventional; Private Financing Available	

Listing courtesy of:

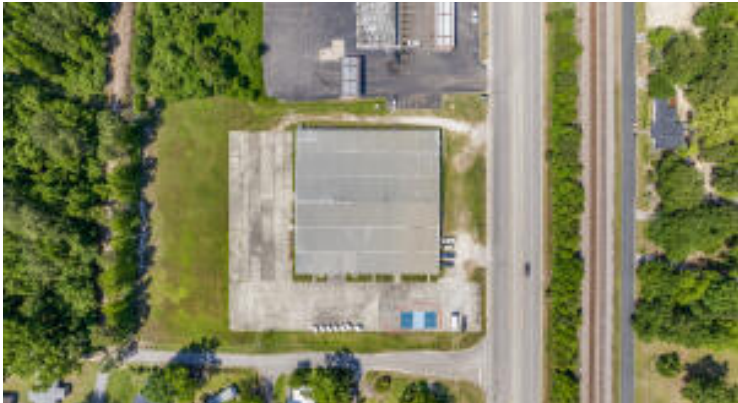
: Realty ONE Group Coastal



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32,400 sf - 3784 hwy 52 (Byrnes Dr) Opportunity Zone



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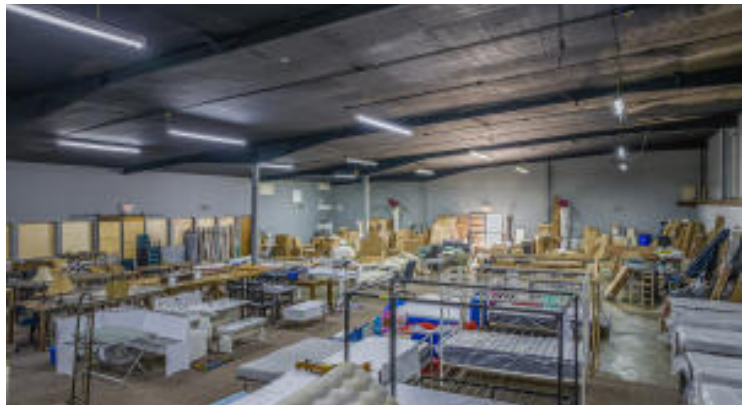
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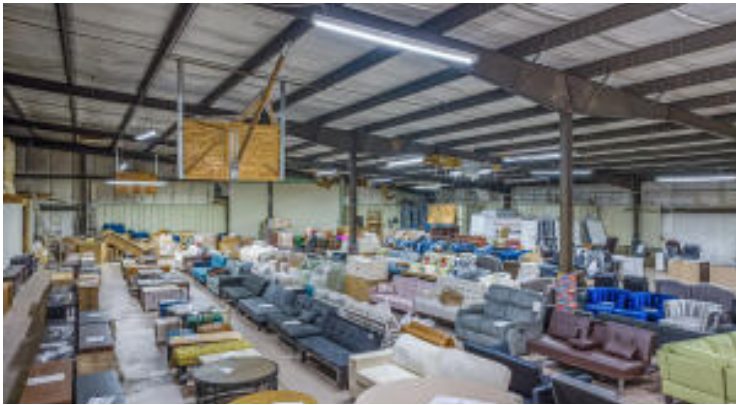
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