

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.



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5515 Rivers Avenue | North Charleston, SC

James A. Dingle | jdingle@cbcatlantic.com

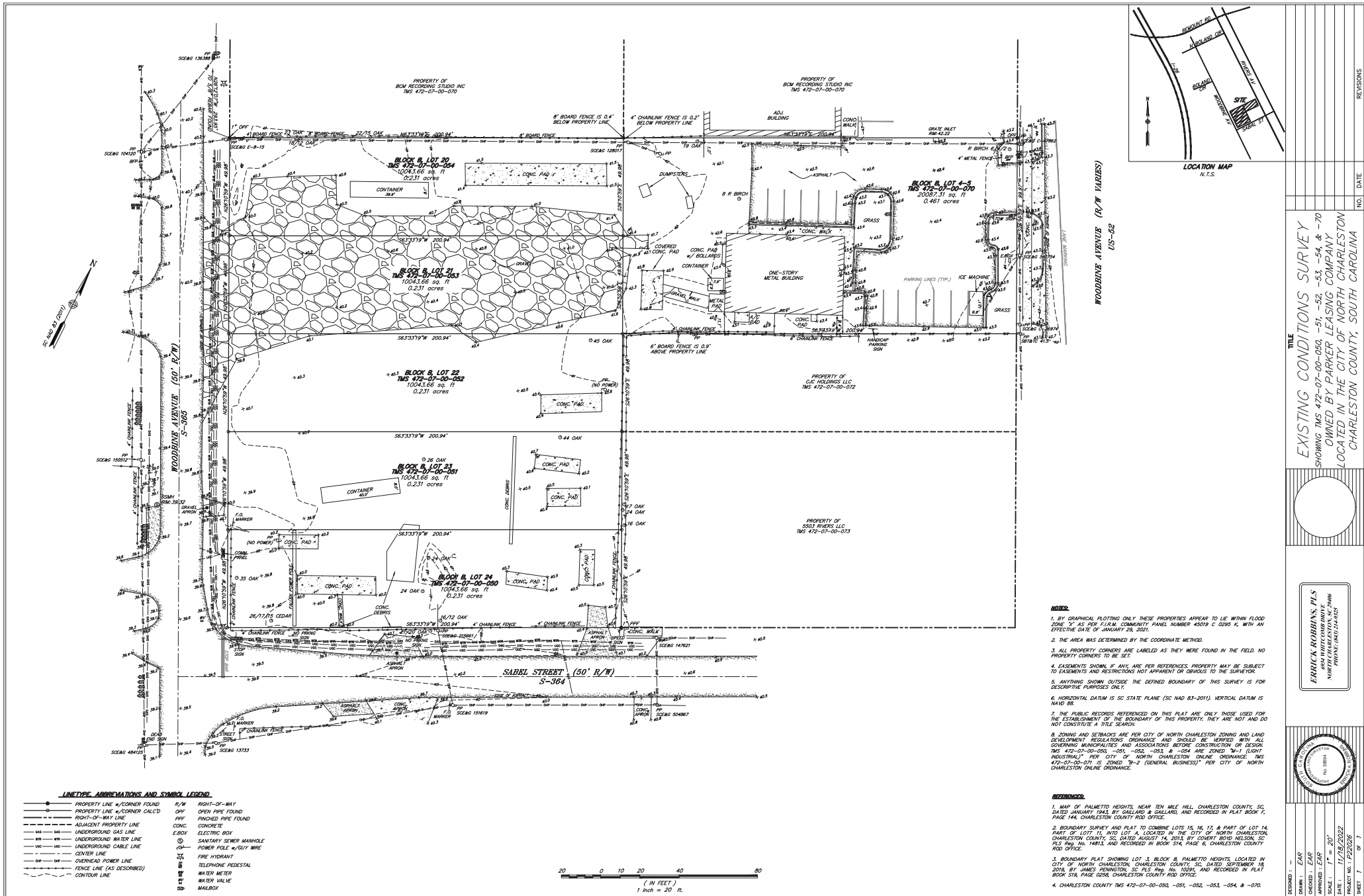
Cleared Land off of Woodbine Avenue and Sabal Street



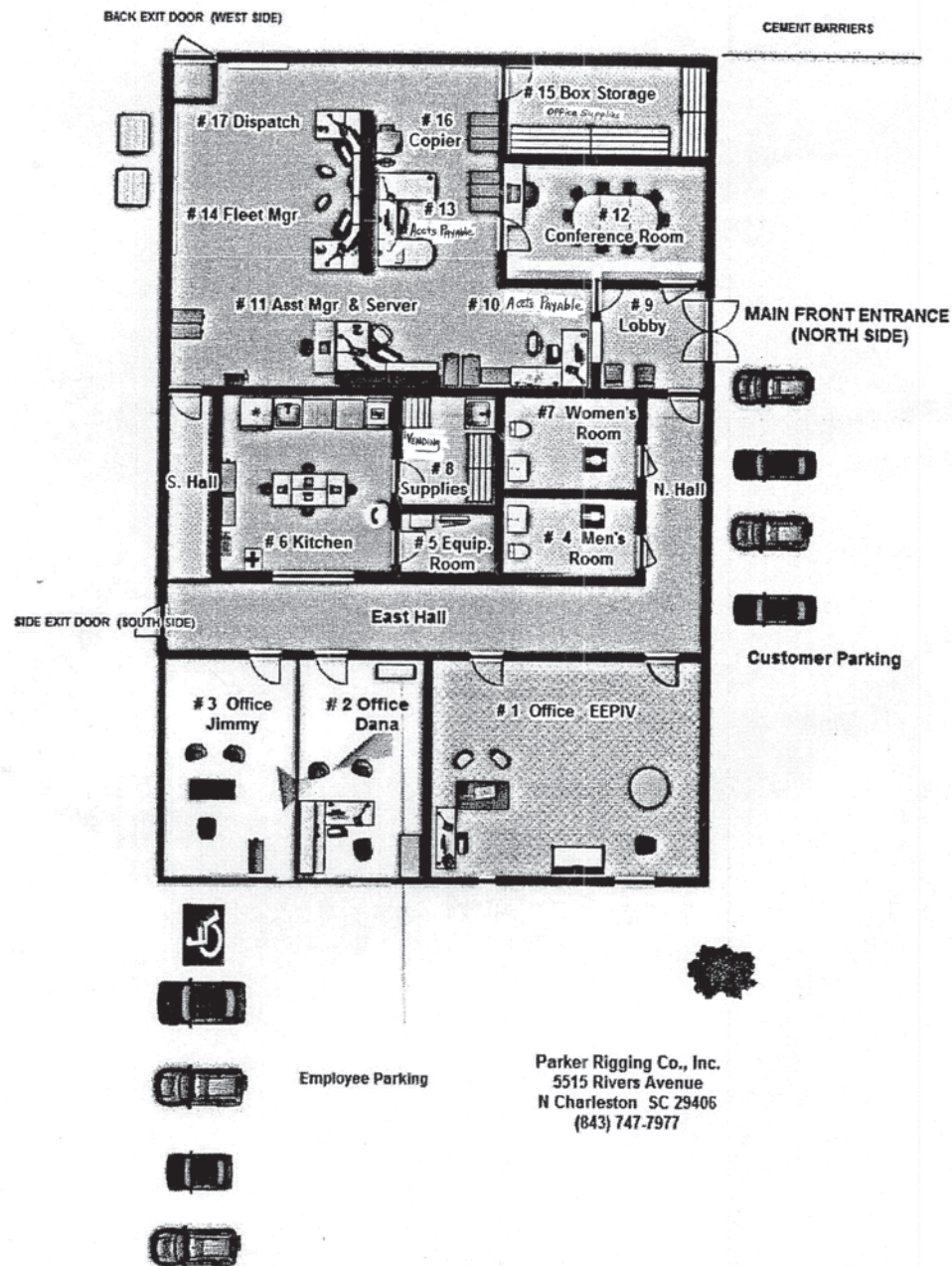
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BACK SIDE OF BUILDING



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

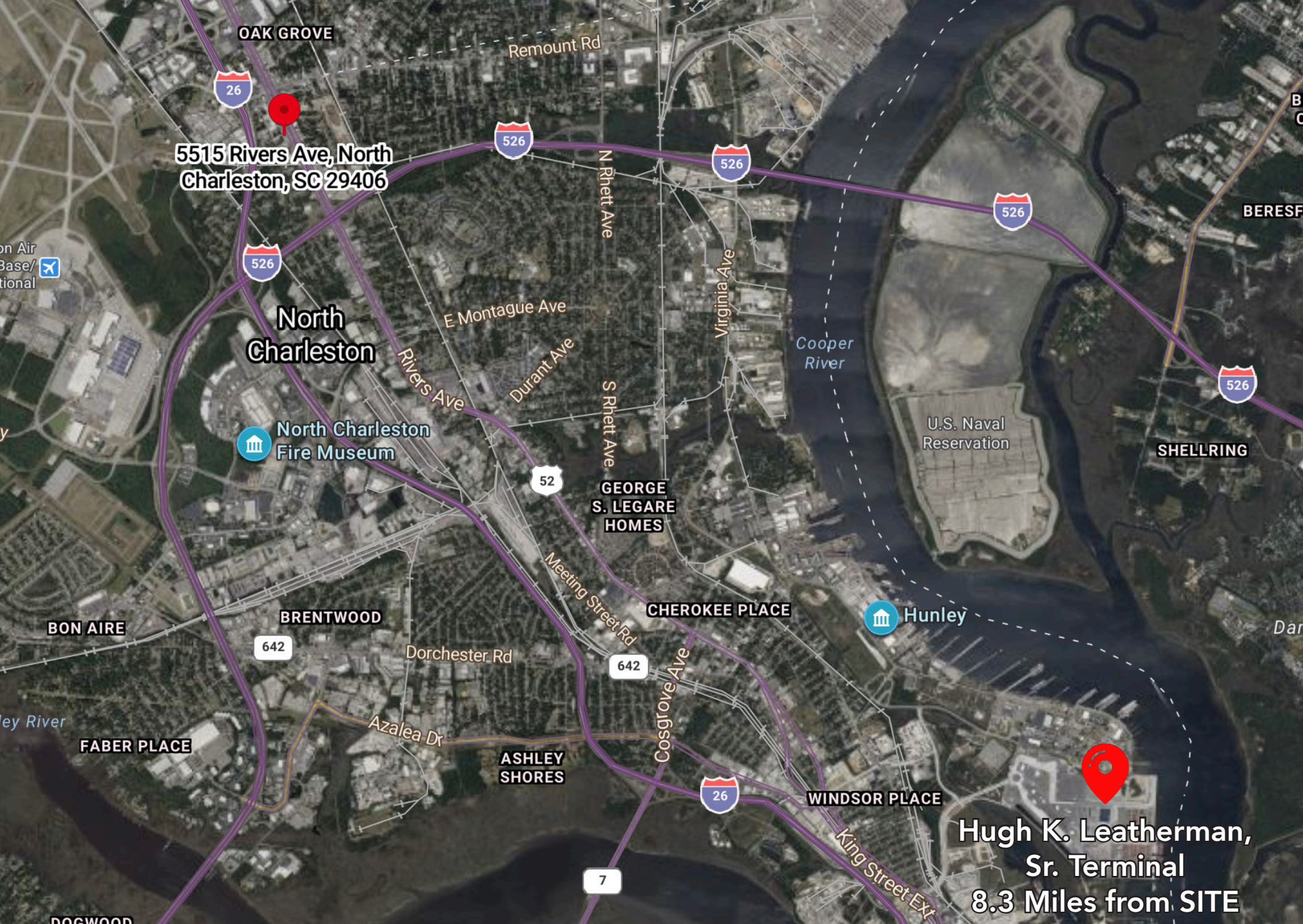
South <<<<RIVERS AVENUE / 52



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5515 Rivers Ave, North
Charleston, SC 29406

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



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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

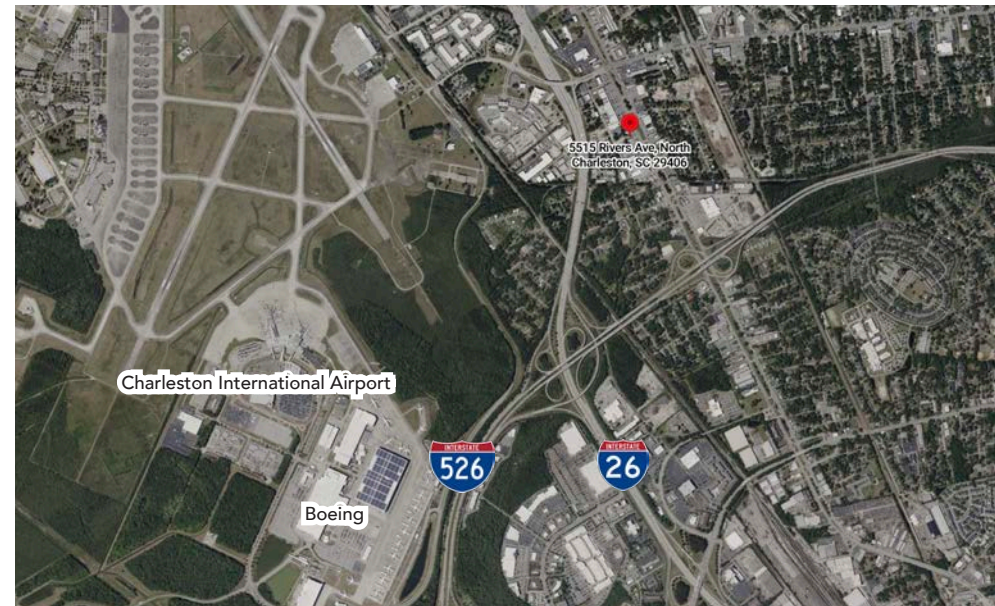
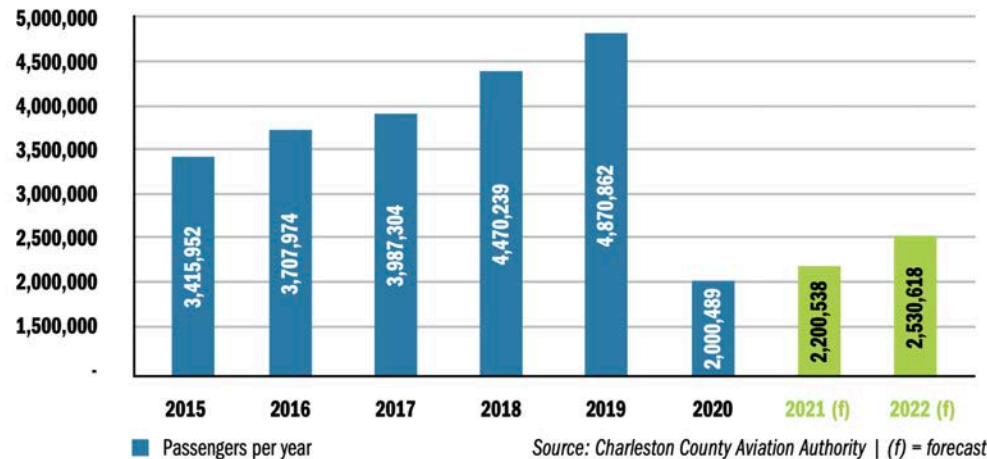
CULTURE & CONTEMPORARY LIFE

- 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

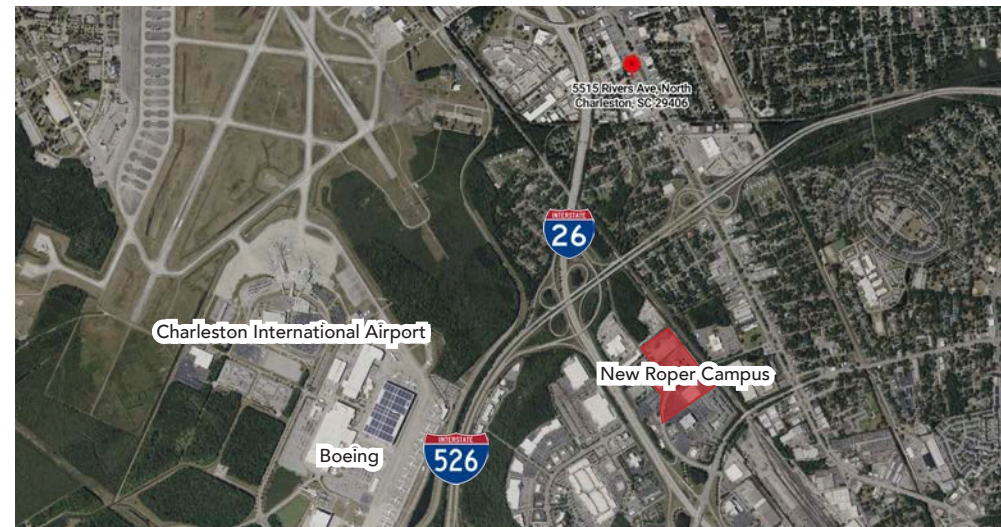
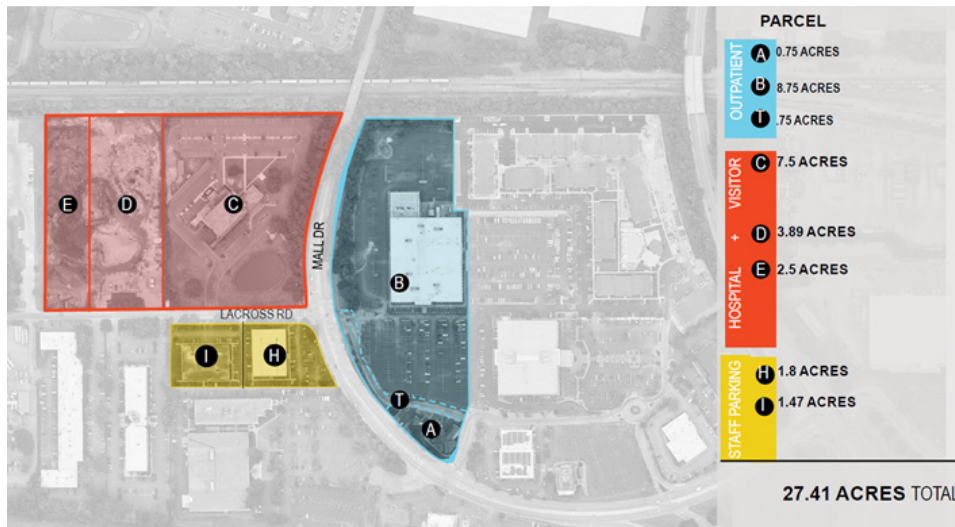


Source: https://www.postandcourier.com/business/real_estate/charleston-greenville-airports-press-sc-lawmakers-for-nearly-700m-to-fund-expansions/article_14827a9a-998f-11ed-9482-1f707977be89.html

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.



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