

±1,400 - 19,600 SF FLEX WAREHOUSE FOR LEASE



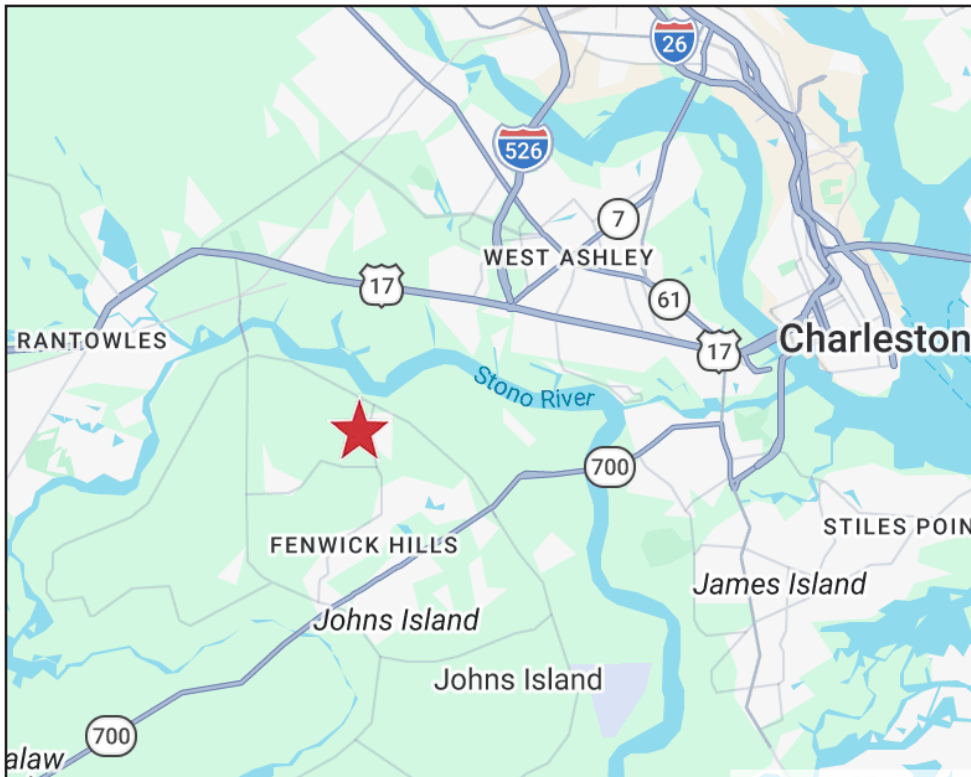
636 MAIN ROAD
JOHNS ISLAND, SC 29455

NAICharleston

Christi Copenhaver
843.513.0595
ccopenhaver@naicharleston.com

EXECUTIVE SUMMARY

Main Road Business Park is a new ± 21 -acre flex warehouse development currently under construction on Johns Island, with Phase 1 anticipated to be delivered in Q4 2026. Individual units are $\pm 1,400$ SF, featuring ± 420 SF of office space and ± 980 SF of warehouse space, with the ability to accommodate users from $\pm 1,400$ SF up to $\pm 19,600$ SF. Each unit will be delivered with two private offices, one restroom, and one overhead door. Unit layouts can be customized to meet specific operational needs. Phase 2 will be comprised of two buildings, each to include up to $\pm 19,600$ SF of additional flex warehouse space.



Offering Summary

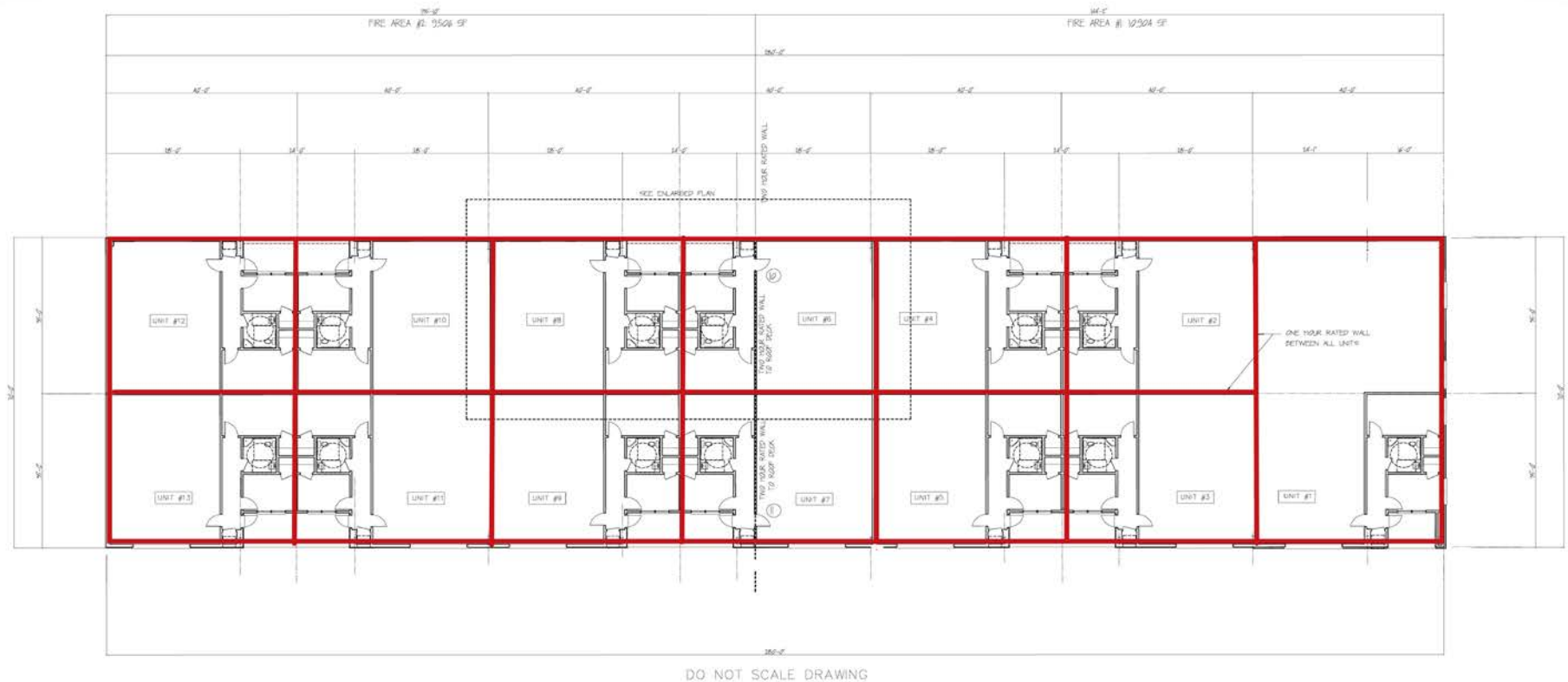
Lease Rate:	\$18-22/SF, NNN
Space Available:	$\pm 1,400$ -19,600 SF flex space
Location:	Just 0.5 miles south of the River Rd & Main Rd intersection
Traffic Counts:	32,700 VPD - Main Rd (SCDOT 2025)
Delivery:	Q4 of 2026
Zoning:	Rural Commercial Overlay District
County:	Charleston County
TMS #:	283-00-00-080

DRONE IMAGES



June 2026

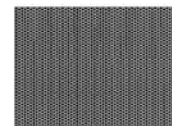
FLOOR PLAN



BUILDING FLOOR PLAN
AREA: 19,600 SF



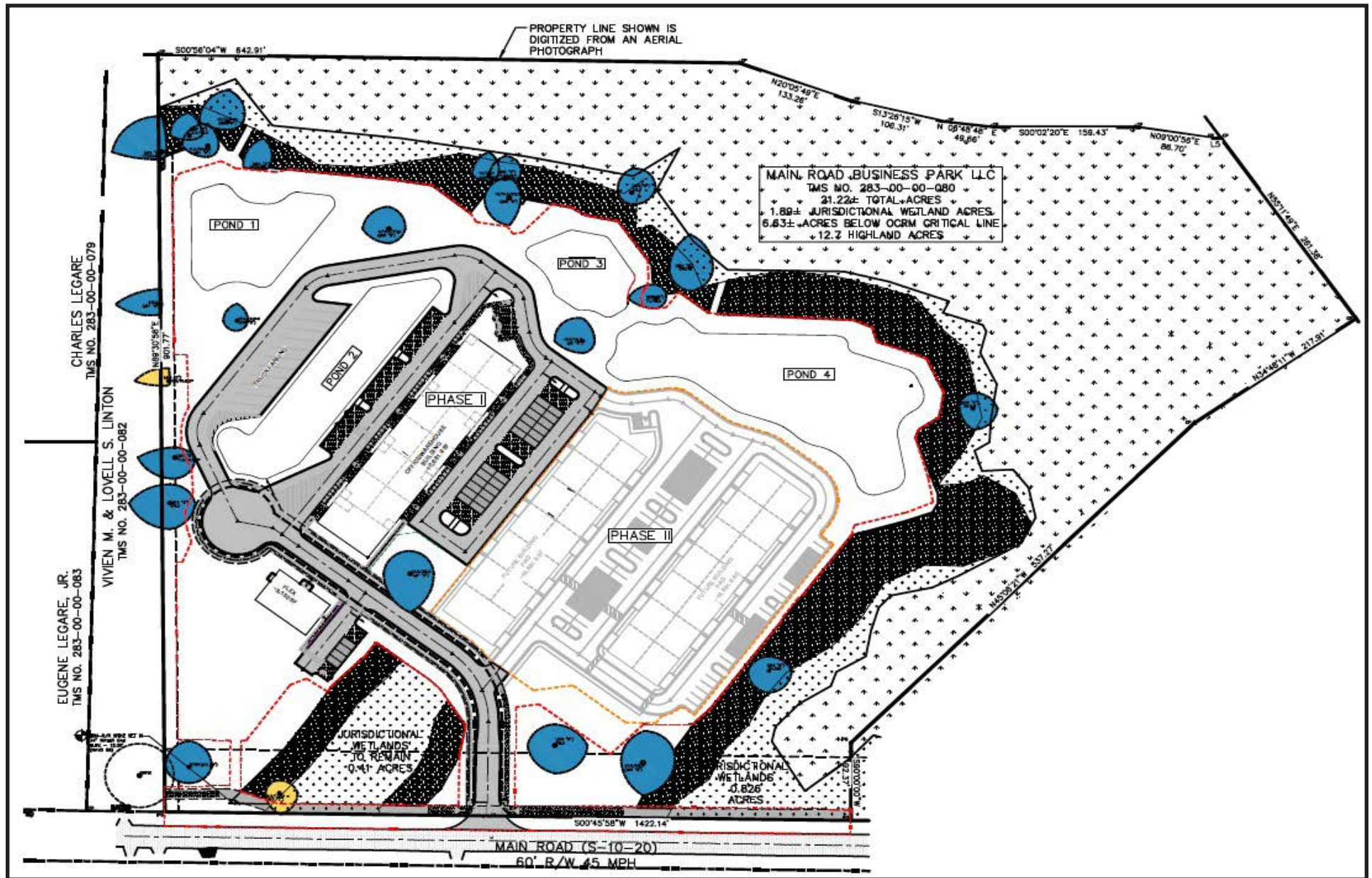
MAIN ROAD BUSINESS PARK
JOHNS ISLAND
CHARLESTON COUNTY, S.C.



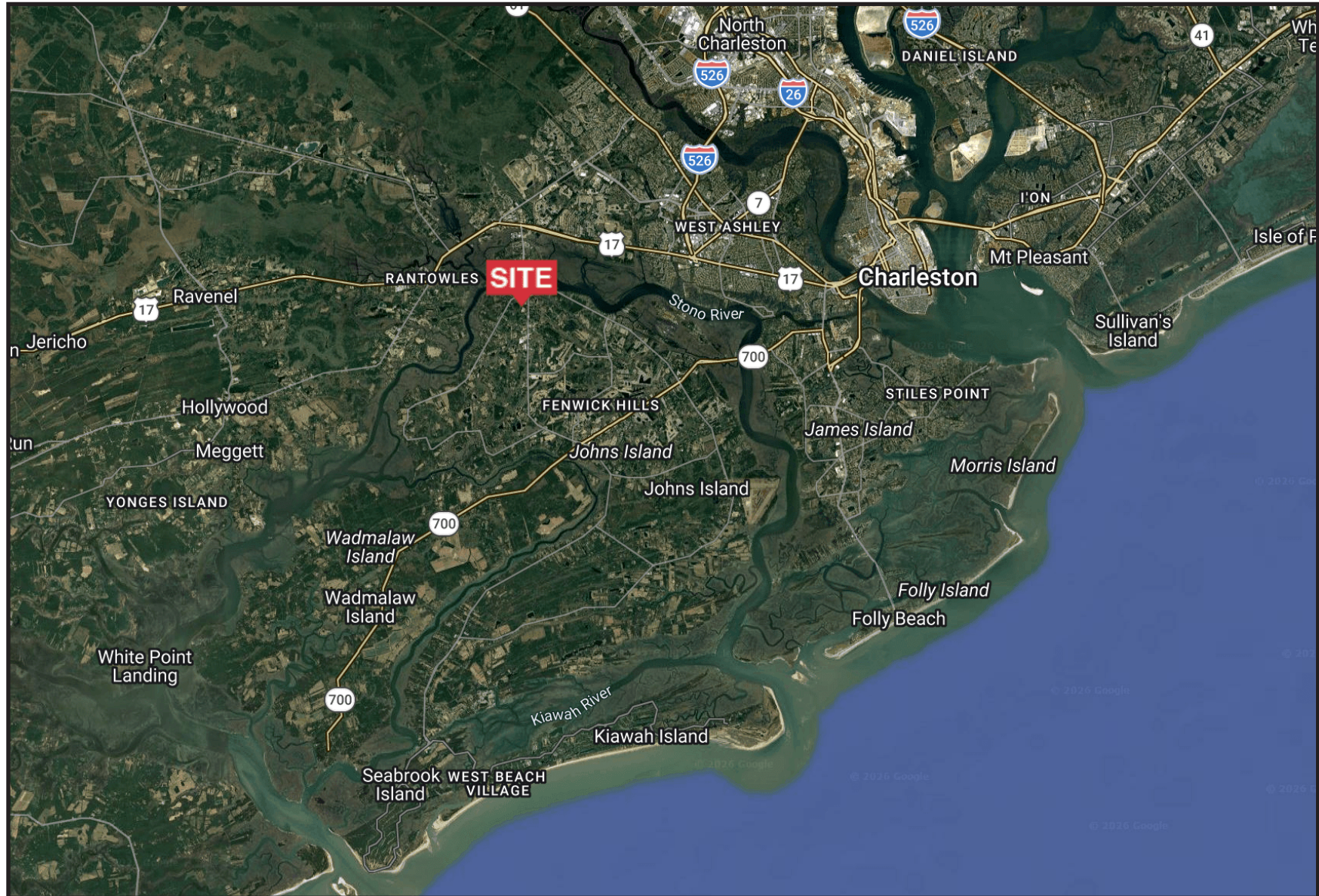
JOHN E. GARDNER
ARCHITECT
244 AVINGER ROAD
HUGER, SOUTH CAROLINA 29450
(843) 670-0351
EMAIL: jonesomecreekgus@gmail.com

DATE	10 JAN 25
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SITE PLAN



AREA MAP





CONTACT:

Christi Copenhaver

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