

14,000 SF WAREHOUSE FOR LEASE

SHORT TERM GROSS LEASE | MOUNT PLEASANT, SC



3325 S MORGANS POINT



SHORT TERM GROSS LEASE | 3325 S Morgans Point offers ±14,000 SF metal warehouse space for \$14,000/month. The clear-span warehouse features 20' eave and 23' center heights with multiple drive-in doors. The site is a highly visible site with 900 feet of shared frontage along South Morgans Point at the signalized intersection of Park West

Boulevard and Highway 17 in Mount Pleasant, SC. With over 55,000 vehicles passing daily, the site enjoys exceptional exposure in a rapidly growing commercial corridor. Month-to-month or 6-month maximum gross lease. This flexible site offers tremendous potential in one of Mount Pleasant's most sought-after areas.



CHARLESTON NATIONAL
NEIGHBORHOOD & GOLF CLUB | 821 HOMES

**±14,000 SF WAREHOUSE
SHORT TERM LEASE**

**CUBE SMART
SELF STORAGE**

PROPOSED DEVELOPMENT
1.25 ACRES

S MORGANS POINT RD

Lowe's



MARKET AT OAKLAND

CAROLINA PARK
1,828 HOMES (ADJACENT NEIGHBORHOOD)

SHOPPES OF PARK WEST

FUTURE DEVLEOPMENT
SPORTS FACILITY

PARK WEST
1,828 HOMES

3325 S MORGANS POINT
SUBJECT PROPERTY



55,000 VPD

PARK WEST BLVD

Exxon

PROPOSED
DEVELOPMENT
1.25 ACRES

CHARLESTON NATIONAL
821 HOMES

CUBE SMART
SELF STORAGE



PROPERTY HIGHLIGHTS

3325 S MORGANS POINT



SPECIFICATIONS

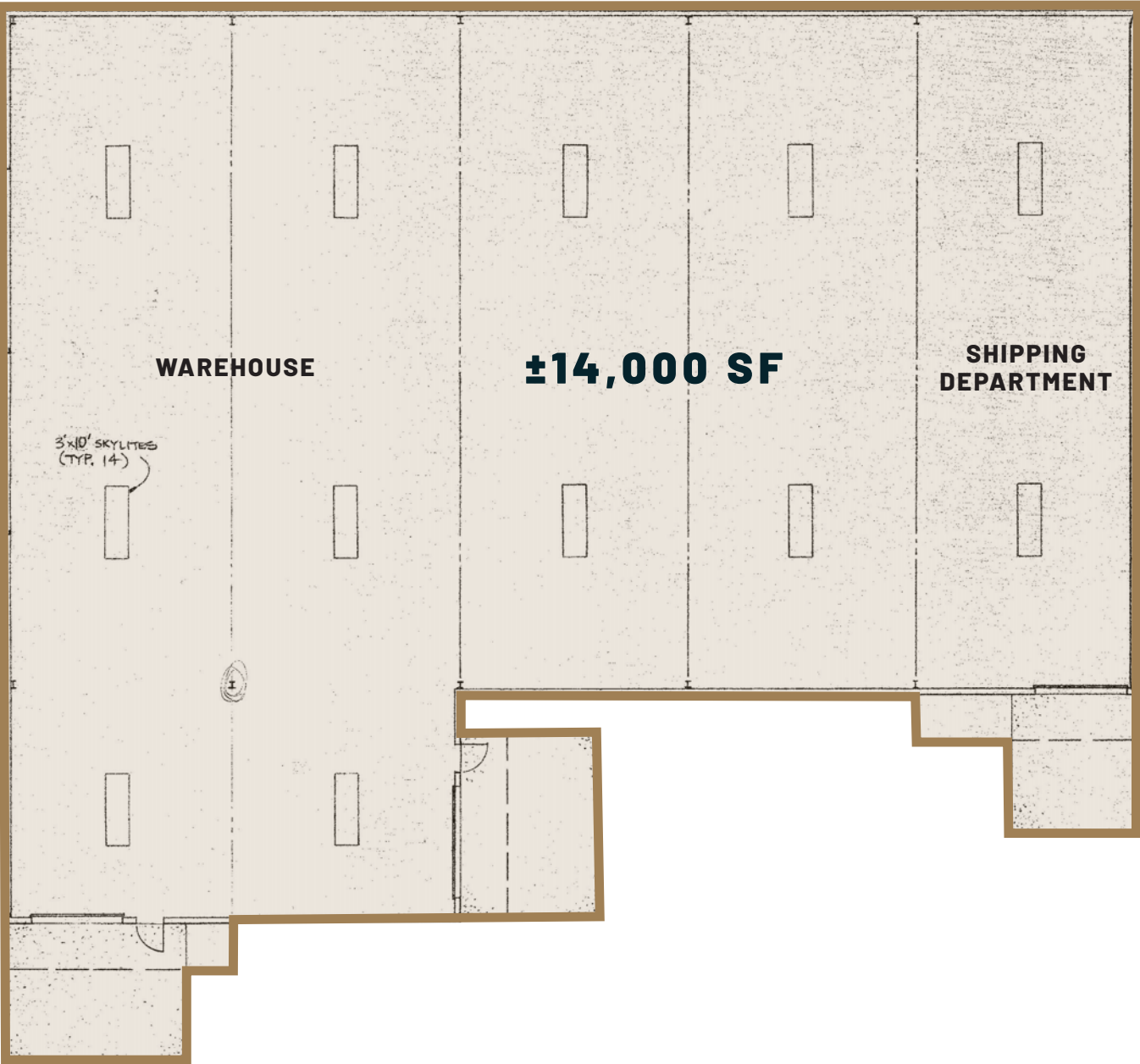
TOTAL SF	±14,000 SF
PROPERTY TYPE	Metal Warehouse
LEASE	Short Term Gross Lease (6-month max)
PRICING	\$14,000/month
ACRES	±2 Acres
ZONING	PD Planned Development
DRIVE- DOOR	1 (12' x 14')
DRIVE-IN DOORS	2 (10' x 10')
CLEAR HEIGHT	20'

SITE PLAN



Parking spaces depicted on this site plan may include areas that are not exclusively allocated to this property. Certain spaces are shared with adjacent or neighboring developments and are subject to shared-use agreements.

BUILDING PLAN



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Mount Pleasant
TOWNE CENTRE

Lowe's **BARNES & NOBLE** **belk** **BED BATH & BEYOND**

FedEx **P.F. CHANG'S** **ULTA BEAUTY**

DOG & DUCK
FOOD & SPIRITS

MEX 1

Publix

PARK WEST
5,163 RESIDENTS

CAROLINA PARK
3,126 RESIDENTS

3325 S MORGANS POINT
SUBJECT PROPERTY

AWENDAW

CAROLINA PARK

COSTCO WHOLESALE **ROPER** **ST. FRANCIS HEALTHCARE**



MOUNT PLEASANT

55,000 VPD



target **STARBUCKS COFFEE**

Harris Teeter
Neighborhood Food & Pharmacy

THE HOME DEPOT **HOBBY LOBBY** **Harris Teeter**
Neighborhood Food & Pharmacy

Lowe's **ALDI**

CRUSH YARD

SEWEE OUTPOST **TSC TRACTOR SUPPLY CO**

BULLS BAY
GOLF & COUNTRY CLUB

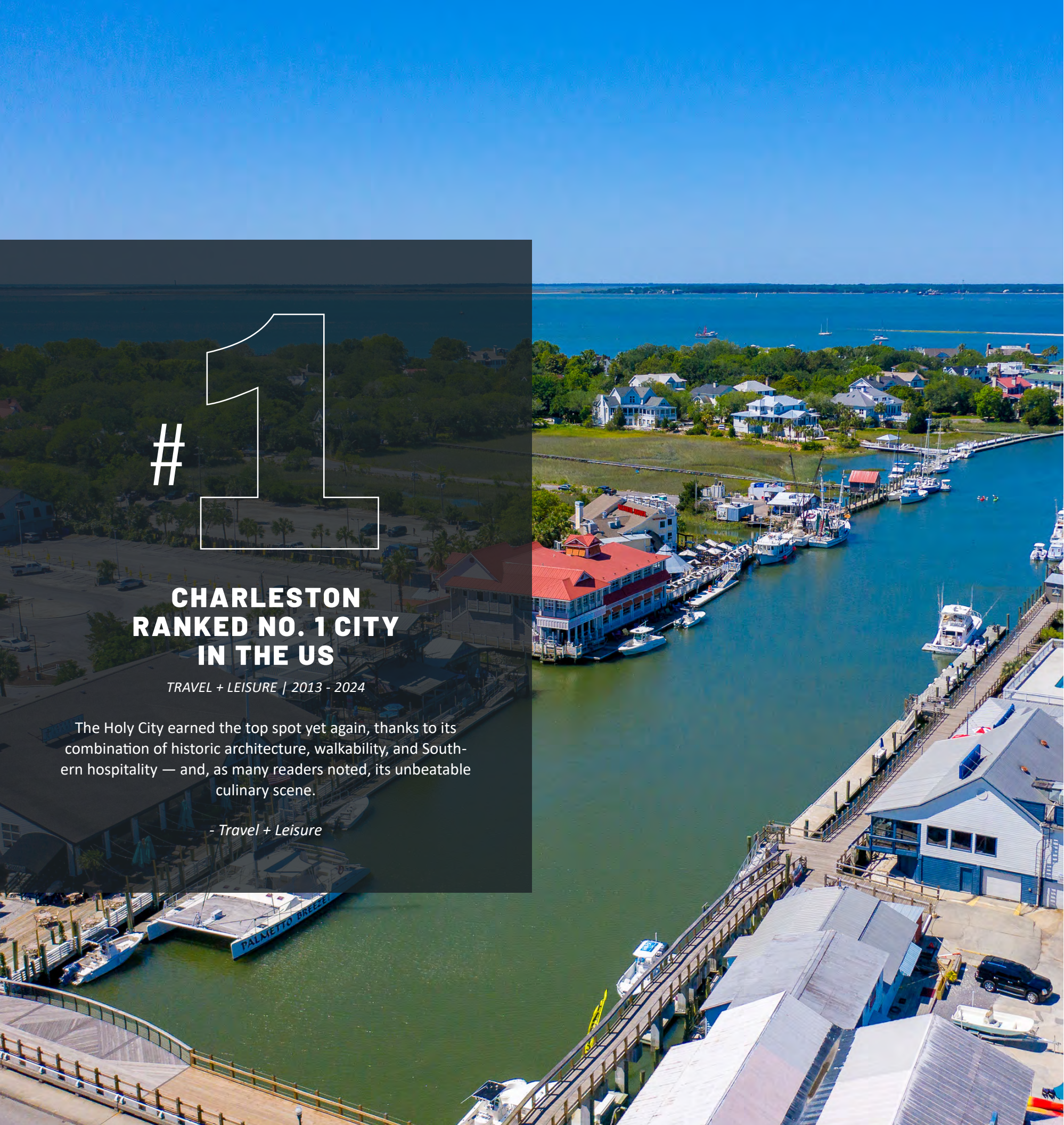
SON SANH MI **KOHL'S** **WELLS FARGO** **Walmart**

pure barre **Orangetheory**

McDonald's **element massage** **Firestone** **Eleven81**

ISLE OF PALMS





#1

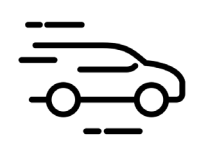
**CHARLESTON
RANKED NO. 1 CITY
IN THE US**

TRAVEL + LEISURE | 2013 - 2024

The Holy City earned the top spot yet again, thanks to its combination of historic architecture, walkability, and Southern hospitality — and, as many readers noted, its unbeatable culinary scene.

- Travel + Leisure

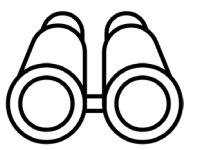
mount pleasant



north highway 17 -
55,000 VPD



surrounding
population 95,232



Charleston Tourism
7.7 M visitors 2023

development on the way!



1



2



3



4

- | | |
|-----------------------------------|---|
| 1. Gather Mount Pleasant | Entertainment & retail space Hungary Neck Blvd |
| 2. Carolina Business Park | 484,000 SF industrial business park Faison Rd |
| 3. Rifle Range Road Park | 100-acre recreational space Rifle Range Rd |
| 4. Carolina Park Expansion | Recreational, shopping, residential Carolina Park |



EXCLUSIVELY LISTED BY

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