

1073 S. Live Oak Drive Unit B Moncks Corner, SC 29461



Property Highlights:

- ±4,800 SF open warehouse with small office
- Highway 17A frontage with high daily traffic counts
- Grade-level access for easy truck maneuverability, deliveries and equipment
- Zoned GC – ideal for contractors, storage, or light industrial

REHI®

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Property Description

Unit B at 1073 S. Live Oak Drive offers $\pm 4,800$ SF of highly functional warehouse/flex space in the heart of Moncks Corner. The building is ideally suited for contractors, trade services, or businesses in need of light assembly, inventory storage, or fleet support. The layout allows for a combination of warehouse and small office, with tenant improvement flexibility.

Located directly on Hwy 17A, Unit B delivers top-tier visibility and access — just minutes from Hwy 52, Red Bank Road, and major logistics hubs including the Volvo Ridgeville Campus, Camp Hall Commerce Park, Ridgeville Industrial Campus, and the Bushy Park Industrial Complex.

Offering

Unit	Size	Lease Rate	Lease Type
B	4,800 Sf	\$14.00 SF/year	Modified Gross

(Base rent + property taxes; no CAM)

Property Specs

Building Size	$\pm 4,800$ SF
Warehouse Area	$\pm 4,600$ SF
Office Area	± 200 SF
Overhead Door	Three (3) ± 14 ft High
Access	Grade Level
Zoning	GC
Year Built	2021
Power	Single Phase - 120/240V
Parking	10-12 Spaces

Property Photos



Property Photos



Strategic Location

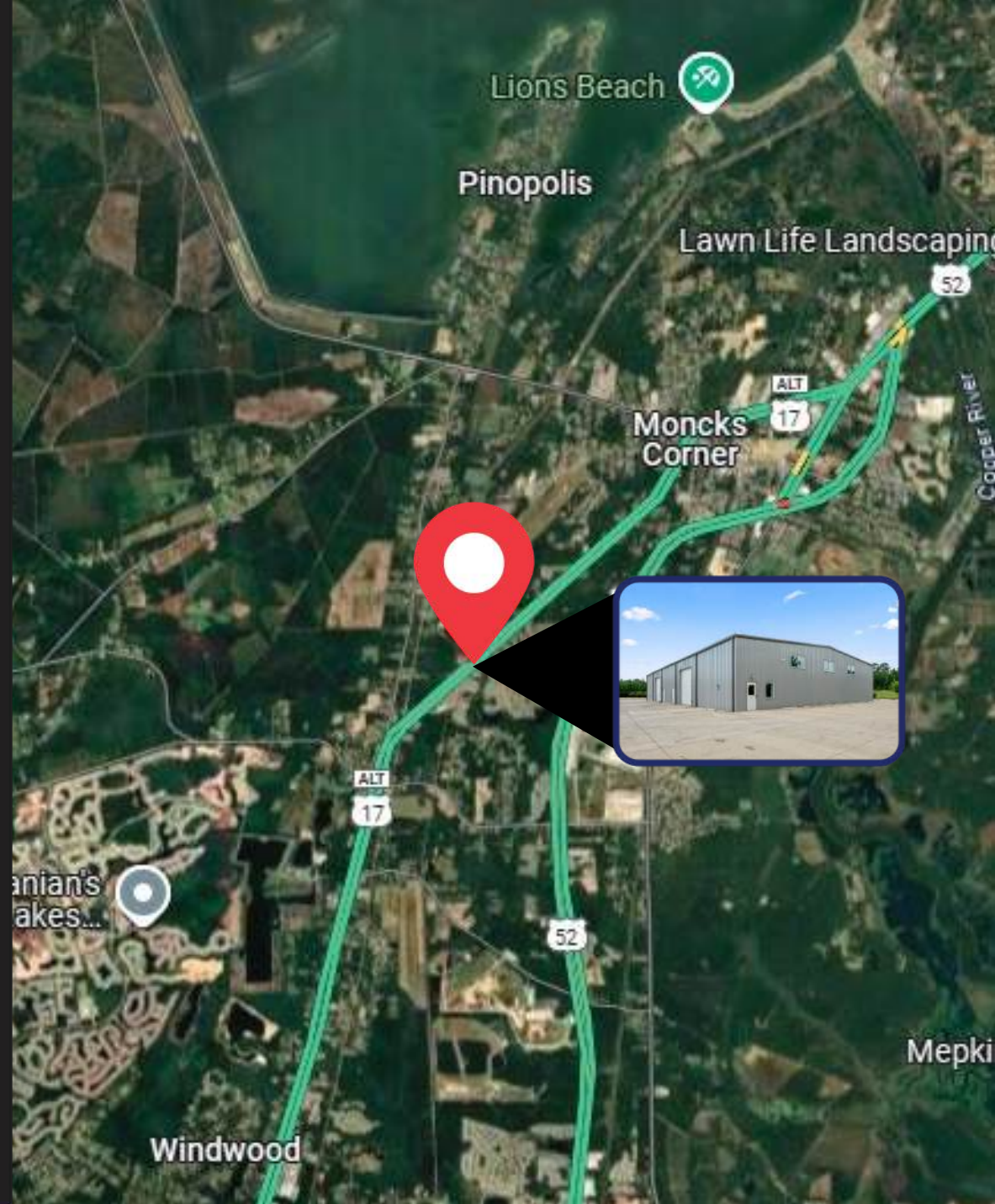
Situated along Hwy 17A with direct access to major commercial and industrial hubs:

- Hwy 52 Interchange – 2 min
- Downtown Moncks Corner (Government, banking, dining) – 3 min
- Berkeley County Admin Complex – 4 min
- Bushy Park Industrial Corridor – 12 min
- Volvo Ridgeville Campus – 25 min
- Camp Hall Commerce Park – 25 min
- I-26 (via Hwy 176 or Jedburg Rd) – 30 min
- Charleston International Airport – 40 min
- Port of Charleston (Wando Welch Terminal) – 45 min

Regional Access

Minutes to I-26 and within 1 hour of key industrial and distribution markets across the Charleston metro.

Charleston, SC – 40 min
Columbia, SC – 1 hr 45 min
Savannah, GA – 2 hr
Charlotte, NC – 3 hr 15 min
Atlanta, GA – 4 hr 45 min





REAL ESTATE HOUSE[®]
INTERNATIONAL

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