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## **GHP OFFICE REALTY ACQUIRES NELSON FERRY INDUSTRIAL PARK ENCOMPASSING 13.68 DEVELOPED ACRES OF INDUSTRIAL SPACE IN MONCKS CORNER, SC**

### **December 2025:**

GHP Office Realty, LLC, an owner and operator of suburban commercial properties, has acquired 468 Nelson Ferry Road in Moncks Corner, South Carolina. The principals have purchased seven properties in the greater Charleston area over the past 20 years. The company, along with private investors, purchased the property for \$3,065,000. The property is comprised of four existing buildings, six concrete pads and several yards of industrial space on nearly 14 developed acres. The ownership group has plans to create Nelson Ferry Industrial Park, which will be a local business hub in a prime Berkeley County location.

The owners plan to redevelop the site into a multi-tenant industrial, industrial outdoor storage, and manufacturing site for local businesses and trades. Nelson Ferry Industrial Park is a rare existing site that respects the unique character of the community, promotes economic opportunity to the locals & the neighborhood while fostering municipal fiscal health. The new owners will be spending over \$1.5 million of capital over the two years to upgrade the existing building structures, HVAC, parking lots and roofs to make the property more modern & efficient. 468 Nelson Ferry Road is located within 15 miles of living communities such as Nexton, Cane Bay, and Carnes Crossroad, and with more residential development underway in the surrounding areas.

Courtney Kuhn with Avison Young, along with the GHP Leasing Team, will be leasing the space on behalf of GHP.

Home Telephone Company, Inc., the seller of 468 Nelson Ferry Road, was represented by Chris McDonald at Tiencken Law.Firm LLC. Their broker was Blair Hines Gearhart of Oswald Cooke & Associates.

Attorney David Gieg of Buist, Byars & Taylor LLC represented GHP in the transaction.

GHP Office Realty is a division of Houlihan-Parnes Realtors, LLC which is a leading owner, operator, and purchaser of commercial properties. GHP Office Realty has acquired, financed, redeveloped, leased, and managed more than 7,000,000 square feet of space. Privately funded, vertically integrated, and well-capitalized, GHP Office Realty is stable, strong, and poised to continue flourishing.

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