

FOR LEASE

RETAIL / OFFICE
/INDUSTRIAL



5935 RIVERS AVE, North Charleston, SC 29406

Harbor
COMMERCIAL PARTNERS

5935 RIVERS AVE, North Charleston, SC 29406



PROPERTY OVERVIEW

Located within the Aviation Centre Office/Retail/Warehouse Complex, the property is just south of the Interstate 26/Aviation Avenue interchange. It offers signage opportunities both facing Rivers Avenue and on I-26, which provides exposure to over 180,000 cars per day!

BUILDING HIGHLIGHTS



Ample Parking



Interstate Signage/Visibility



Easy Access



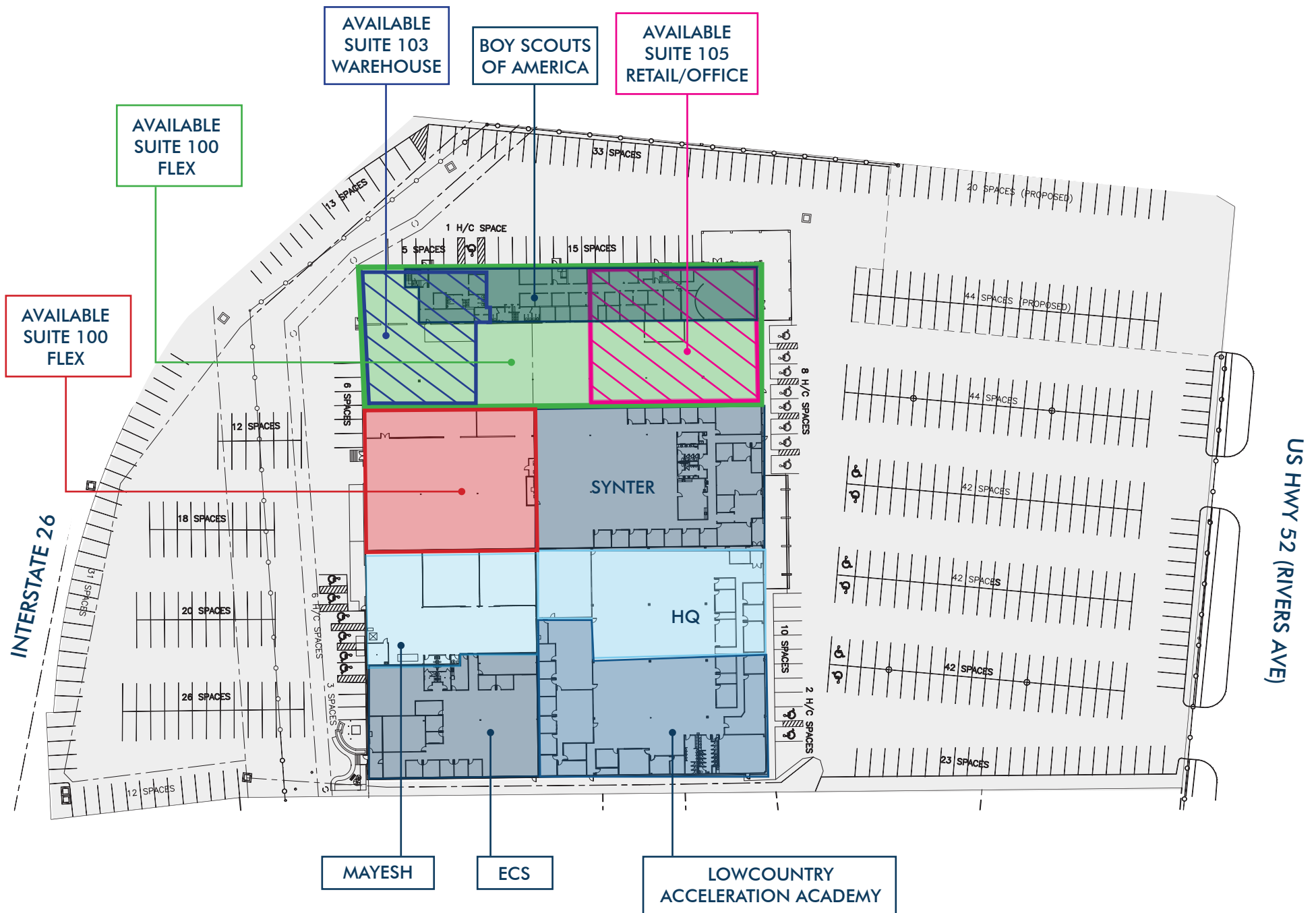
Central Location



Nearby Amenities

BUILDING SPECS

PARCEL ID	472-03-00-105
COUNTY	CHARLESTON
BUILDING SIZE	106,664 SF
CONSTRUCTION	MASONRY
ZONING	G-B - GENERAL BUSINESS
TRAFFIC COUNT: I-26	143,019 VPD
TRAFFIC COUNT: RIVERS AVE	57,465 VPD

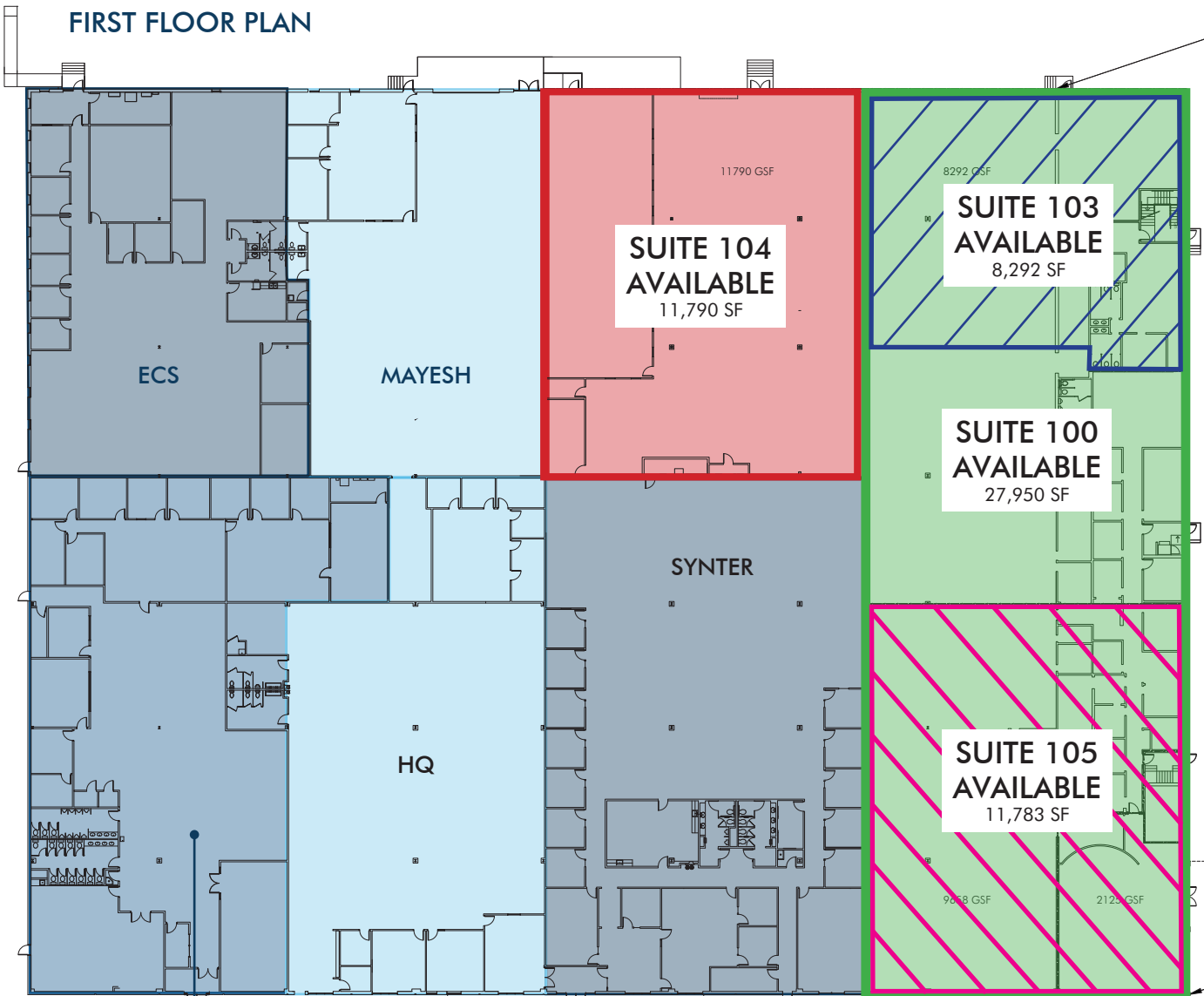


FLOOR PLAN

5935 RIVERS AVE, North Charleston, SC 29406

INTERSTATE 26

FIRST FLOOR PLAN



SECOND FLOOR PLAN

LOWCOUNTRY ACCELERATION
ACADEMY

RIVERS AVE

**27,950 SF**

SIZE

\$12 PSF, NNN

LEASE RATE

\$4.52/SF

OPEX

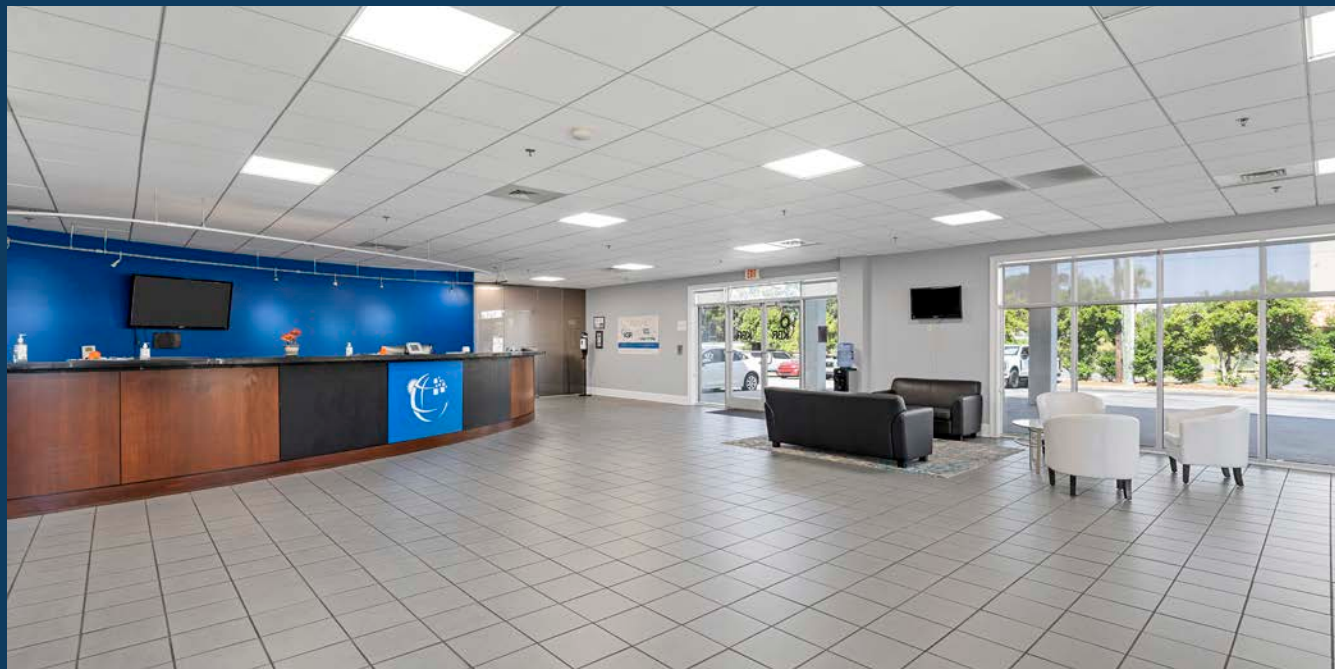
SUITE 100 DESCRIPTION

Suite 100 offers up to 27,950 sf with a mixture of private offices, conditioned bull pen, warehouse storage areas and traditional warehouse space. It includes a large reception area, two conference rooms, twenty private office, a large break area, 17,000sf of condition open warehouse space and an additional 8,292 SF of traditional warehouse space, serviced by three dock high loading doors. This flexible space is ideal for users with a high head count of office staff and a mixture of light assembly/production space for products. Suite 100 offers prominent signage opportunities facing both Rivers Avenue and I-26, 3-Phase power, sprinklers and LED lighting. Aviation Centre has 4.25/1000 car parking ratio. An additional 10,667 sf of upstairs 16 private offices, two conference rooms, break room, and bull pen areas are available at a discounted rate.



SUITE 100 SPECS

SIZE	27,950 SF
CLEAR HEIGHT	13' - 15'
DOCK HEIGHT DOORS	THREE 10'X10'
HEAT/COOL	YES
PARKING	4.25 spaces per 1000
TRAILER PARKING	N/A
LIGHTING	LED
SPACE DIMENSIONS	122' X 89'
POWER	120V / 3-PHASE
SPRINKLERS	YES
COLUMNS	NO



11,783 SF
SIZE

\$14 PSF, NNN
LEASE RATE

\$4.52/SF
OPEX

SUITE 105 DESCRIPTION

This is a 11,783 SF retail/office space fronting Rivers Avenue in North Charleston. Along with prominent signage opportunities, the space could include a loading dock, and is ideal for a variety of uses, including furniture and home improvement showroom. Located within the Aviation Centre Office/Retail Complex, the property is just south of the Interstate 26/Aviation Avenue interchange, and offers signage opportunities facing Rivers Avenue, and on the Interstate-facing side of the building, which provides exposure to over 180,000 cars per day. The space includes 3 phase power, sprinklers, and LED lighting throughout. The property includes 4.25/1000 parking ratio.



SUITE 105 SPECS

SIZE	11,783 SF
CLEAR HEIGHT	13'
DOCK HEIGHT DOORS	ONE 10'X10'
HEAT/COOL	YES
PARKING	4.25 spaces per 1000
TRAILER PARKING	N/A
LIGHTING	LED
SPACE DIMENSIONS	122' X 89'
POWER	120V / 3-PHASE
SPRINKLERS	YES
COLUMNS	NO



5935 RIVERS AVE, North Charleston, SC 29406

SUITE 103



8,292 SF
SIZE

\$14 PSF NNN
LEASE RATE

\$4.52/SF
OPEX

SUITE 103 DESCRIPTION

Fully conditioned 8,292 SF industrial/warehouse/flex space available for lease within Aviation Centre Office/Retail Complex in North Charleston, SC. The current configuration includes 2 bathrooms, (3) 8' x 8' dock high loading doors, 16' clearance, 3-Phase Power, sprinklers and LED lighting. Landlord is open to user specific modifications. Unit 103 offers unobstructed visibility and signage opportunities directly facing I-26 with exposure to 180,000 cars per day.



SUITE 103 SPECS

SIZE	8,292 SF
OFFICE SF	2,072 SF
WAREHOUSE SF	6,220 SF
CLEAR HEIGHT	16'
DOCK HEIGHT DOORS	THREE 8'X8'
HEAT/COOL	YES
PARKING	10 SPACES
LIGHTING	LED
POWER	120V / 3-PHASE
SPRINKLERS	YES
COLUMNS	YES

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SUITE 104



11,790 SF
SIZE

\$14 PSF NNN
LEASE RATE

\$4.52/SF
OPEX

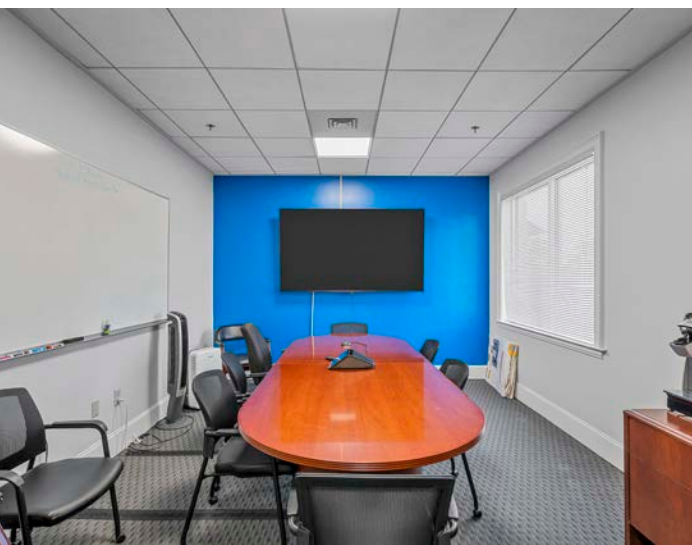
SUITE 104 DESCRIPTION

Fully conditioned 11,790 SF industrial/Flex or Office space available for lease within Aviation Centre Office/Retail Complex in North Charleston, SC . The current configuration includes bathrooms, a recently installed dock high loading door, 13' clearance, 3-Phase Power, sprinklers and LED lighting. Landlord is open to user specific modifications including removing existing ceiling grid to increase clearance to 15' or specific interior build out. Unit 104 offers unobstructed visibility and signage opportunities directly facing I-26 with exposure to 180,000 cars per day. Ample car parking with parking ratio of 4.25 per 1000 PSF.



SUITE 104 SPECS

SIZE	11,790 SF
CLEAR HEIGHT	13'
DOCK HEIGHT DOORS	ONE 10'X10'
HEAT/COOL	YES
PARKING	60 SPACES
TRAILER PARKING	N/A
LIGHTING	LED
SPACE DIMENSIONS	122' X 89'
POWER	120V / 3-PHASE
SPRINKLERS	YES
COLUMNS	NO



DEMOGRAPHICS

5935 RIVERS AVE, North Charleston, SC 29406

One mile

Three mile

Five mile



POPULATION

5,431

44,845

124,493



TOTAL BUSINESSES

633

3,642

7,131



MEDIAN AGE

37.5

35.2

36.5



MEDIAN HOUSEHOLD INCOME

\$62,217

\$68,496

\$70,017



AMENITIES MAP

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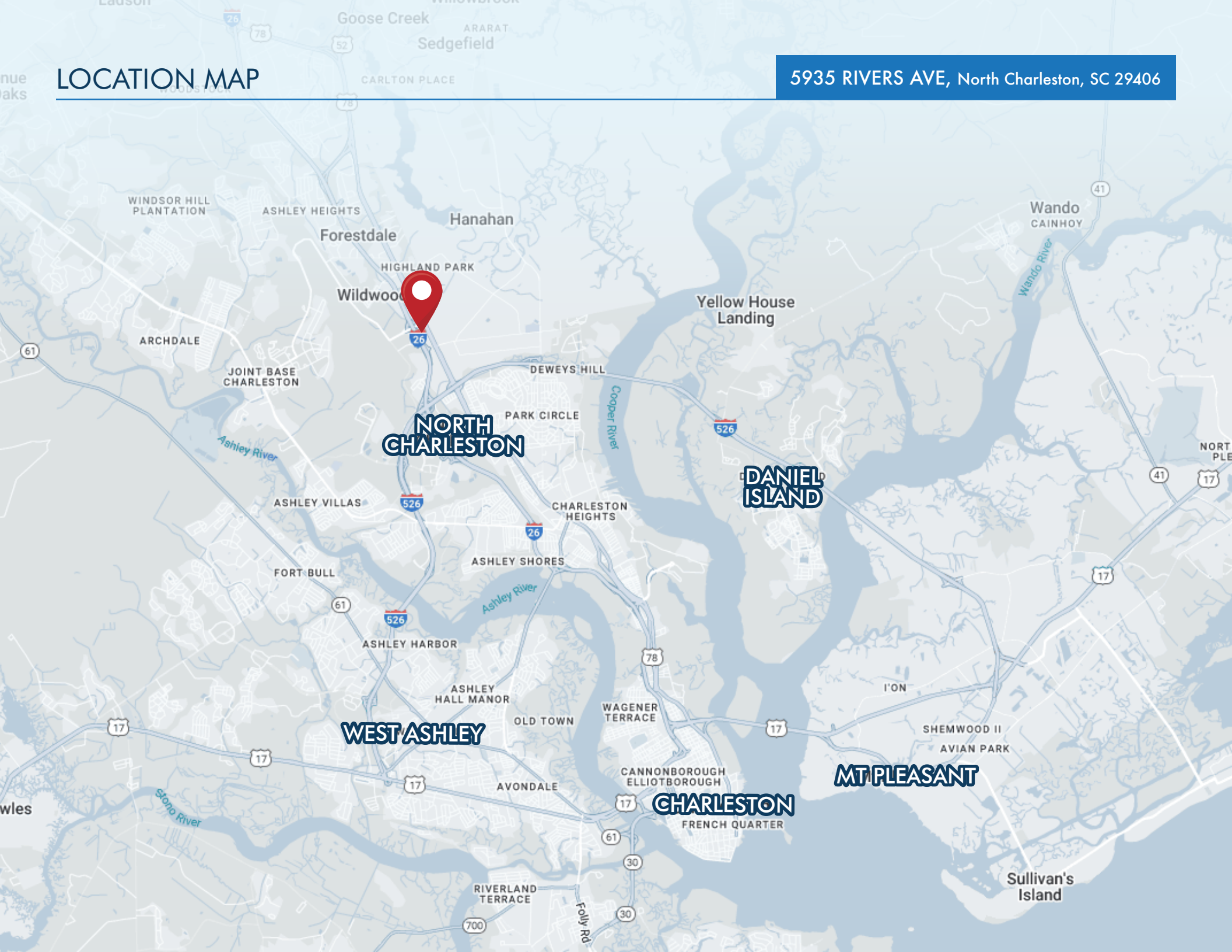


North Charleston is dedicated to establishing an environment where businesses can flourish. Whether an existing business or one looking to relocate, North Charleston's municipal government presents one of the most business friendly environments.

North Charleston's market access is second to none. The State of South Carolina boasts five interstate highways, five commercial airports, two Class I railroads, seven independent rail lines and the world-class Port of Charleston.

LOCATION MAP

5935 RIVERS AVE, North Charleston, SC 29406





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