

FOR LEASE

2,000 SF FLEX SPACE



2561 OSCAR JOHNSON DR, CHARLESTON, SC 29405



PROPERTY DESCRIPTION

Newly renovated 2,000 SF office/warehouse available for lease located just off Dorchester Rd, inside I-526 and close to I-26. The office space includes 3 private offices, kitchenette area, large bullpen space, and 2 bathrooms. The warehouse has new epoxy-coated floors and one 10'x10' drive-in door, 14' eave height, and single-phase power. Heating and A/C in office only. Zoned M1-Light Industrial. Estimated taxes, insurance, and common area maintenance pass-throughs are \$3 PSF annually.

OFFERING

SUITE	SIZE	LEASE RATE	NNN
A	2,000 SF	19.00 PSF NNN	\$3.00 PSF

PROPERTY SPECS

AVAILABLE SF	2,000 SF
TOTAL BUILDING SF	6,000 SF
LEASE RATE	\$19.00 PSF NNN
TAX ID/APN	410-07-00-040
ZONING	M-1 Light Industrial
COUNTY	Charleston
YEAR BUILT	1990
DRIVE IN DOORS	(1) 10'x10'
POWER	Single Phase
AC/ HEATING	Office Only
CLEAR HEIGHT	12'
EAVE HEIGHT	14'
LIGHTING TYPE	LED



2561 Oscar Johnson Dr, Charleston, SC 29405



LOCATION MAP

2561 Oscar Johnson Dr, Charleston, SC 29405

NORTH
CHARLESTON



PARK CIRCLE



2561 OSCAR JOHNSON DR
CHARLESTON, SC 29405



CONTACTS:

Todd Garrett, CCIM, SIOR
Managing Partner
+1.843.408.8846
todd.garrett@
harborcommercialpartners.com

Tradd Varner, SIOR
Partner
+1.843.532.1684
tradd.varner@
harborcommercialpartners.com

Crawford Riddle
Associate
+1.864.423.4973
crawford.riddle@
harborcommercialpartners.com

Harbor
COMMERCIAL PARTNERS

harborcommercialpartners.com