

FOR LEASE

2,400 SF FREESTANDING
FLEX BUILDING



4606-A RIVERS AVE, NORTH CHARLESTON, SC 29405



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PROPERTY DESCRIPTION

2,400 SF freestanding building (1,600 SF warehouse and 800 SF office) with excellent visibility along Rivers Ave. Includes one 10' x 10' drive-in door with 12' center height, office includes A/C and heat. Previously used as a motorcycle shop, this property is well located inside I-526 and is zoned B-2, General Business. Includes over 5,000 SF of fenced-in outdoor storage yard.

THE OFFERING

SIZE	LEASE RATE	AVAILABLE
2,400 SF	\$18.00 PSF NNN	4/1/2026



PROPERTY SPECS

TAX ID/APN	470-02-00-008
BUILDING TOTAL	2,400 SF
OFFICE SF	800 SF
WAREHOUSE	1,600 SF
YARD SIZE	5,000 SF Fenced-in Yard
LISTING PRICE	\$18.00 PSF NNN
COUNTY	Charleston
MUNICIPALITY	City of North Charleston
ZONING	M-1
EAVE HEIGHT	11'
CENTER HEIGHT	12'
CLEARANCE HEIGHT	11.5'-12'
FENCED YARD	Yes
COOLING	100%
HEATING	100%
LIGHTING	LED
POWER	Single Phase
DRIVE-IN DOORS	(1) 10' x 10'
PARKING	10+ Spaces



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LOCATION MAP

4606-A RIVERS AVE, NORTH CHARLESTON, SC 29405

**NORTH
CHARLESTON**



6549 FAIN ST
NORTH CHARLESTON, SC 29406

RIVERS AVE

526

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**DANIEL
ISLAND**

WEST ASHLEY

CHARLESTON

**MOUNT
PLEASANT**



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