

FOR LEASE

± 0.25 AC LAYDOWN YARD/
3,140 SF OFFICE SPACE



4510 RIVERS AVE, NORTH CHARLESTON, SC 29405



PROPERTY DESCRIPTION

Office suites with graveled/fenced-in parking located in the heart of North Charleston. This site is in close proximity to I-26 and I-526. The site includes ±0.25 acres of usable laydown yard, accommodating up to 12 tractor-trailer spots - an ideal feature for logistics, distribution, or operations requiring secure equipment storage alongside functional office space. The office totals 3,140 sf and is split up by a 980-sf office trailer, a 720-sf office trailer, and a 1,440-sf office/storage trailer. Ideal site for contractor or light industrial user in need of laydown yard & office space. Offices may be subdivided.

OFFERING

LAND SIZE	OFFICE SF	LEASE RATE	LEASE TYPE	AVAILABLE
±0.25 AC	3,140 SF	\$6000/MONTH	NNN	8/1/2026
OFFICE SUITE		OFFICE SF	OFFICE TYPE	
B		720 SF	OFFICE TRAILER	
C		980 SF	OFFICE TRAILER	
D		1,440 SF	STORAGE TRAILER	

PROPERTY SPECS

LAND SIZE	±0.25 AC
OFFICE SF	3,140 SF
YEAR BUILT	1990
TAX ID/APN	470-02-00-001
ZONING	Commercial Light Industrial
COUNTY	Charleston
LAYDOWN YARD	Yes
POWER	Single Phase
AIR CONDITIONING	Office D Only
HEATING	Office D Only

4510 Rivers Ave, North Charleston, SC 29405

EXTERIOR



OFFICE SPACE



4510 Rivers Ave, North Charleston, SC 29405

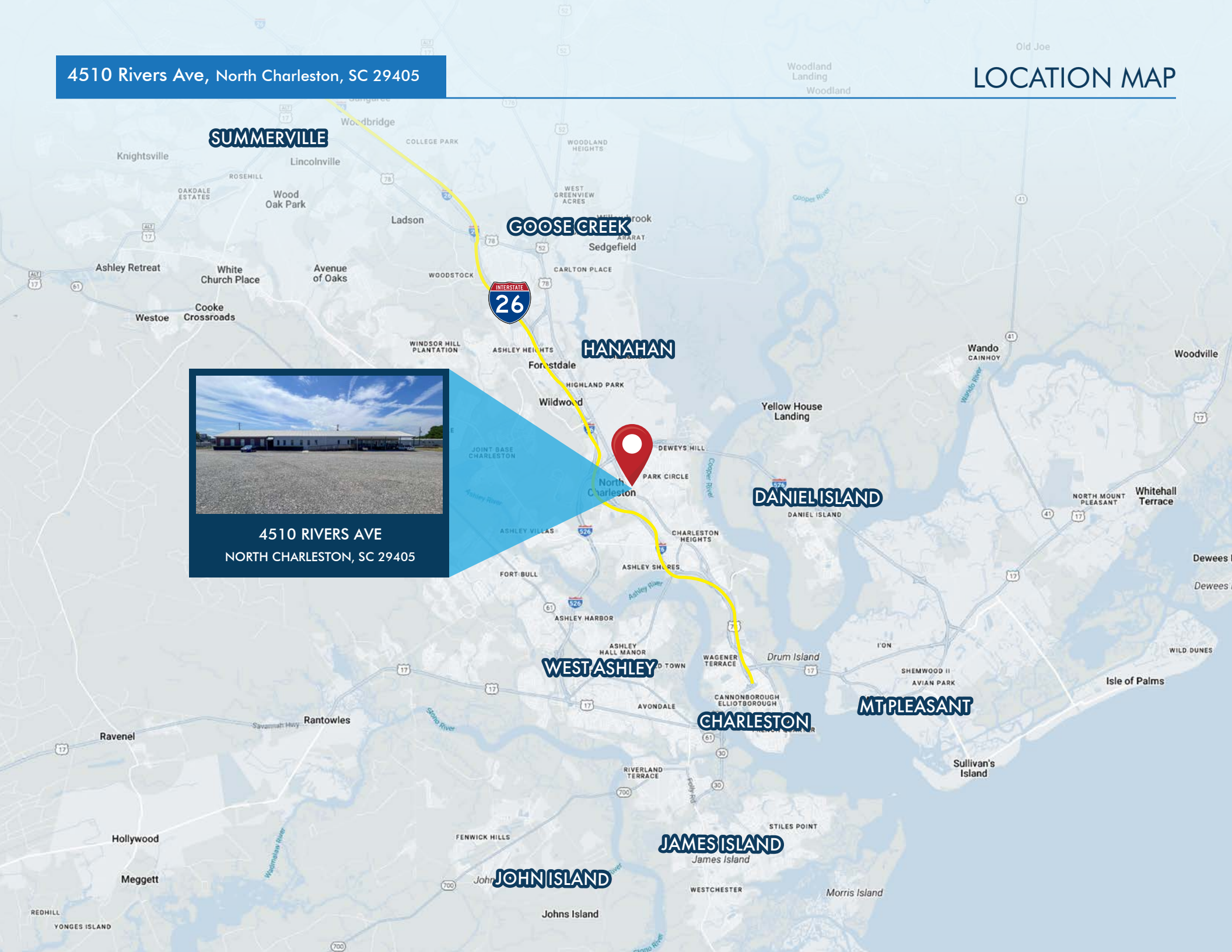


4510 Rivers Ave, North Charleston, SC 29405

LOCATION MAP



4510 RIVERS AVE
NORTH CHARLESTON, SC 29405



AMENITIES MAP

4510 Rivers Ave, North Charleston, SC 29405





LEASING CONTACTS:

Crawford Riddle

Senior Associate

+1.864.423.4973

crawford.riddle@harborcommercialpartners.com

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

John Bagwell

Associate

+1.843.480.0545

john.bagwell@harborcommercialpartners.com

Harbor
COMMERCIAL PARTNERS

harborcommercialpartners.com