FOR LEASE

TWO 2,500 SF INDUSTRIAL SPACES



1939 BELGRADE AVE, Charleston, SC 29407

Harbor COMMERCIAL PARTNERS

PROPERTY DESCRIPTION

Conveniently located 2,500 SF flex units available in the heart of West Ashley. The units are located within a professional multi-tenant business park setting with quick access to Downtown Charleston and surrounding areas.

Unit 10 has a small office and restroom, a large climate controlled warehouse, one 12' x 14' overhead door and shared parking. Unit 3 has a small office with heating and cooling, one 12' x 14' overhead door, and shared parking.

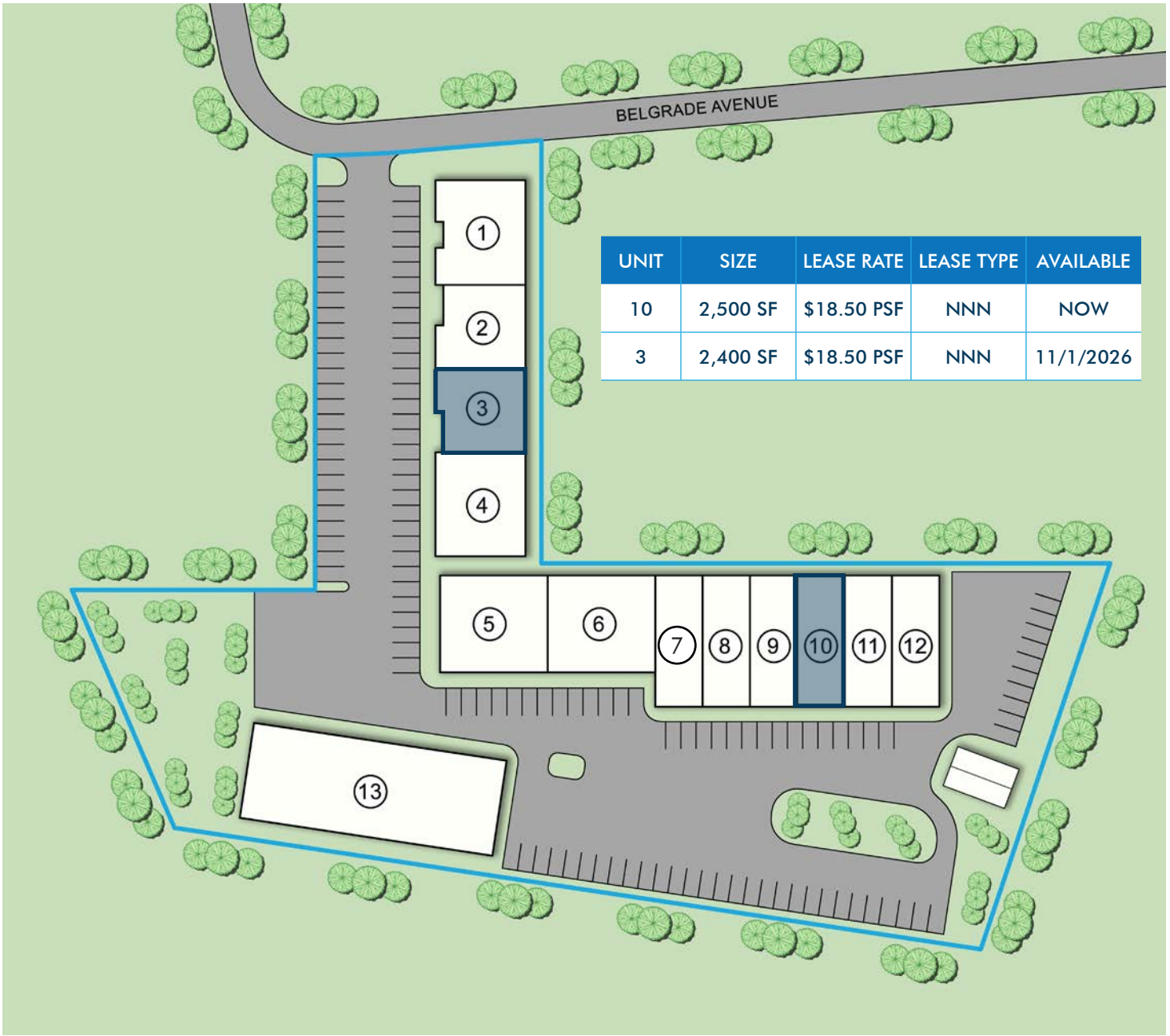
THE OFFERING

UNIT	SIZE	LEASE RATE	AVAILABLE DATE
10	2,500 SF	$18.50 PSF NNN	Now
3	2,500 SF	$18.50 PSF NNN	11/1/2026

PROPERTY SPECS

TAX ID	350-01-00-002
BUILDING SIZE	40,623 SF
SPACE AVAILABLE	2,500 SF
LEASE RATE	$18.50 PSF
LEASE TYPE	NNN
OFFICE SF	200 – 300 SF
WAREHOUSE SF	2,200 – 2,300 SF
DRIVE-IN DOORS	1 (12'x14')
PARKING	6 SPACES

SITE MAP



UNIT	SIZE	LEASE RATE	LEASE TYPE	AVAILABLE
10	2,500 SF	$18.50 PSF	NNN	NOW
3	2,400 SF	$18.50 PSF	NNN	11/1/2026

1939 BELGRADE AVE, CHARLESTON, SC 29407



THE OFFERING

UNIT	SIZE	LEASE RATE	AVAILABLE DATE
10	2,500 SF	$18.50 PSF NNN	Now

UNIT 10 SPECS

SIZE	2,500 SF
LEASE RATE	$18.50
OFFICE SF	200 SF
WAREHOUSE SF	2,300 SF
DRIVE-IN DOOR	1 (12'x14')
HEATING	100%
COOLING	100%
CLEAR HEIGHT	10'
POWER TYPE	THREE PHASE

UNIT 10

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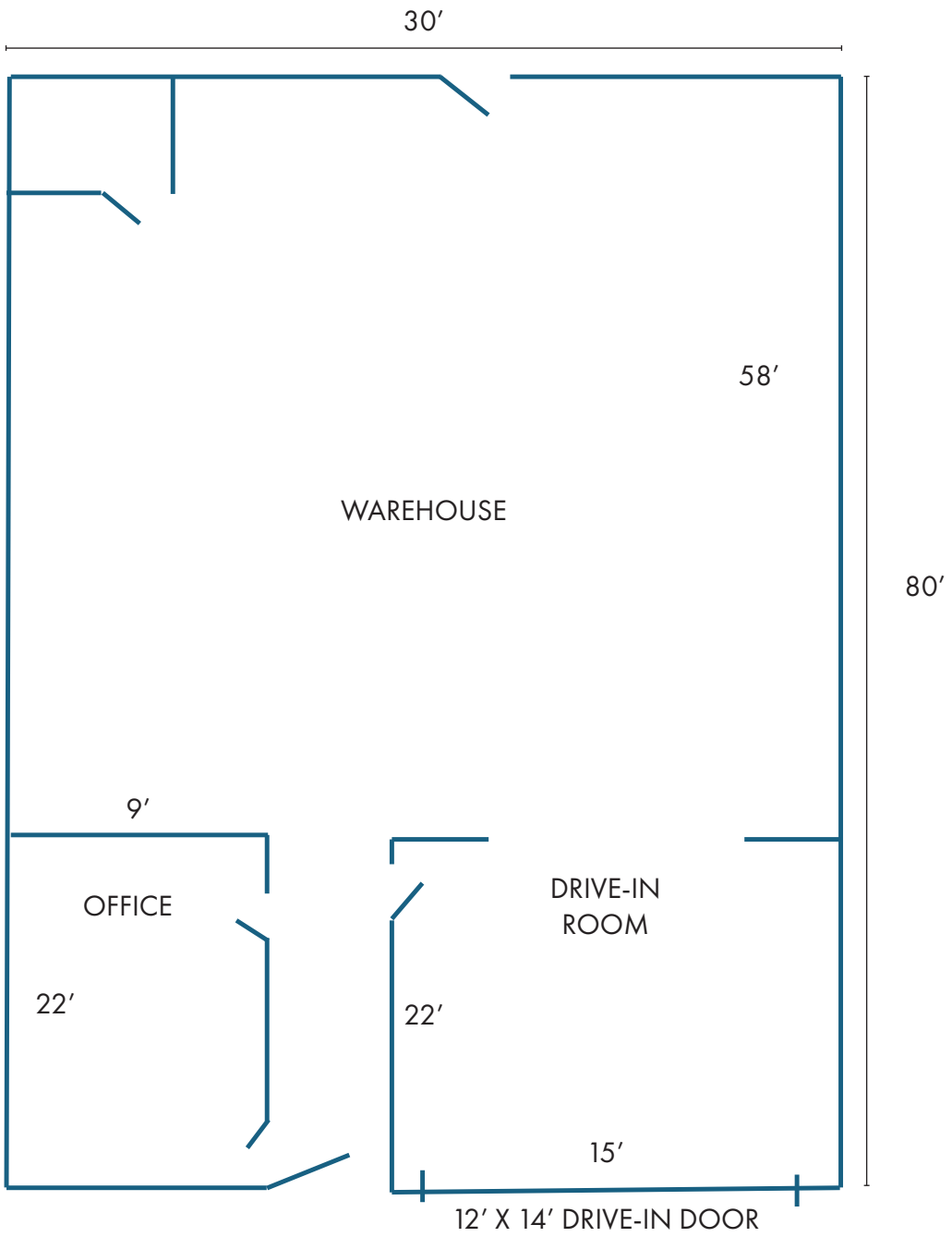








FLOOR PLAN


30′
58′
WAREHOUSE
80′
9′
OFFICE
22′
DRIVE-IN
ROOM
22′
15′
12′ X 14′ DRIVE-IN DOOR

UNIT 3 SPECS

SIZE	2,500 SF
OFFICE SF	300 SF
WAREHOUSE SF	2,200 SF
DRIVE-IN DOOR	1 (12'x14')
HEATING	Office Only
COOLING	Office Only
EAVE HEIGHT	15'
CENTER HEIGHT	18'
LIGHTING	Flourescent
POWER TYPE	Single Phase
SKYLIGHTS	Yes



THE OFFERING

UNIT	SIZE	LEASE RATE	AVAILABLE DATE
3	2,500 SF	$18.50 PSF NNN	11/1/2026

1939 BELGRADE AVE, CHARLESTON, SC 29407

UNIT 3



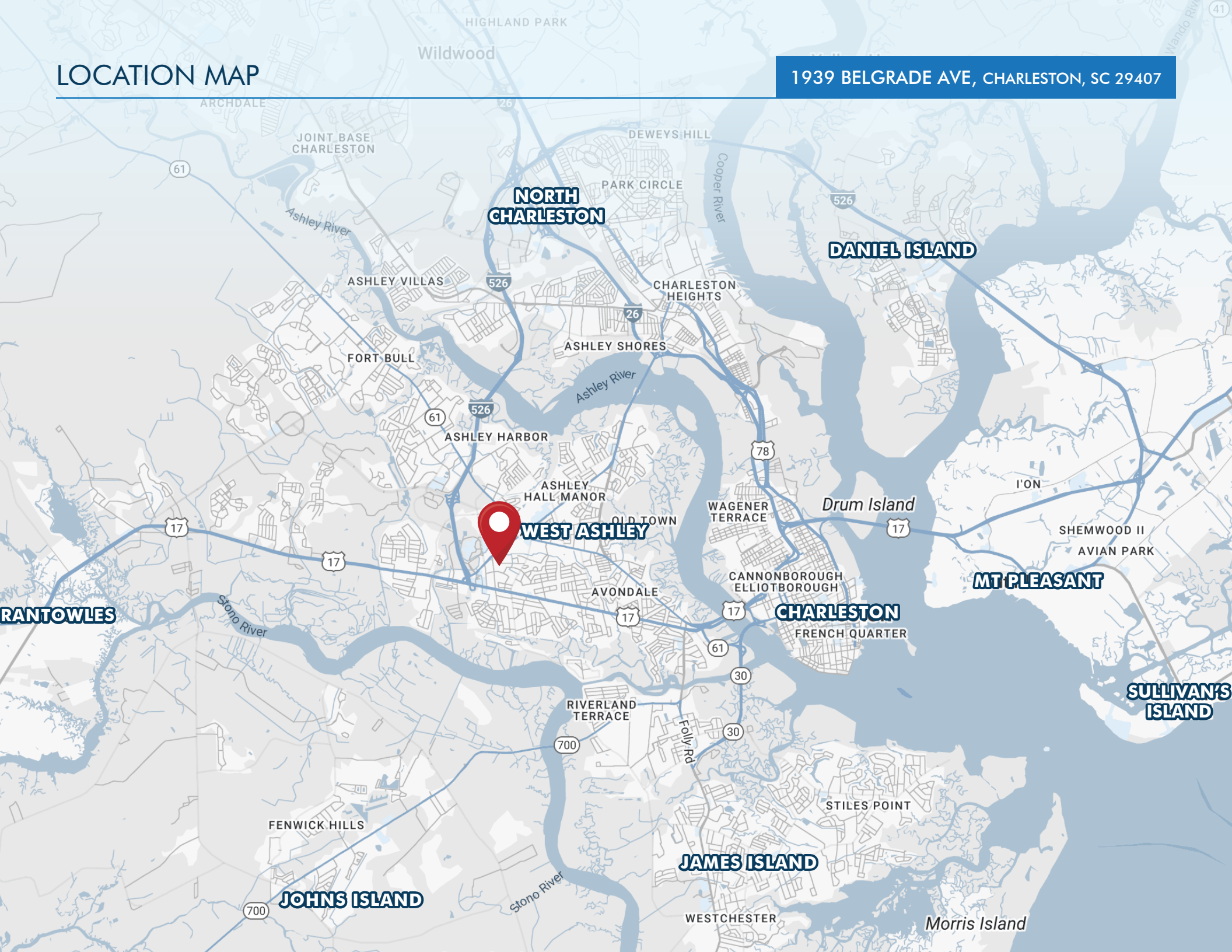






LOCATION MAP

1939 BELGRADE AVE, CHARLESTON, SC 29407



1939 BELGRADE AVE, CHARLESTON, SC 29407

AMENITIES MAP





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