



**FOR LEASE**

**4801 Rivers Avenue- Unit B**

**4801 RIVERS AVE  
NORTH CHARLESTON, SC 29406**

**77,155 SF Industrial Space Available November 2026**

Strategically located in the heart of North Charleston, within 1 mile of both I-26 and I-526, and proximate to the Port of Charleston and Charleston International Airport.

4801 Rivers Avenue- Unit B offers exceptional access for distribution, logistics, and light manufacturing users.

This 77,155 square foot standalone warehouse is situated in an established industrial corridor zoned for light industrial use. The facility features robust utility infrastructure, dock-high loading, and ample parking to accommodate a wide range of operational needs.



Building SqFt	77,155 SqFt
Year Built	1991
Parcel ID	472-15-00-018
Zoning Type	INDUSTRIAL
County	Charleston

■ **Property Highlights:**

- Size: +/- 77,155 SF with +/- 800 SF of office
- Loading: 9 dock-high doors and 1 drive-in door
- Ceiling Height: 26' clear with 23' eave height
- Column Spacing: 40' x 40'
- Power: 480V 3-phase & 120/208V 3-phase
- Fire Protection: Wet sprinkler system
- Parking: 20+ on-site spaces
- HVAC: Fully Temperature Controlled

■ **Location Advantages:**

- Next door to New Roper Hospital Campus
- <1 mile from I-26 and I-526
- 3 miles to Charleston International Airport
- 7 miles to the Hugh Leatherman Port Terminal
- Multiple routes to I-26, I-526 and Charleston International Airport



**CC&T**

11 Cunningham ave  
Charleston, SC 29405

Office: 843-577-6722  
www.cctre.com

**REX RILEY**

Broker

Mobile: 843-469-4442  
rex@cctre.com

**JEFF NICKOL**

Principal

Direct: 404-580-4996  
jeff@cctre.com

**FOR LEASE**

**4801 Rivers Avenue- Unit B**  
4801 RIVERS AVE  
NORTH CHARLESTON, SC 29406

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#Unit B	Industrial	\$ 12.50	NNN	77,150 SF	5 - 10 Yrs



**CC&T**

11 Cunnington ave  
Charleston, SC 29405

Office: 843-577-6722  
[www.cctre.com](http://www.cctre.com)

**REX RILEY**

Broker

Mobile: 843-469-4442  
[rex@cctre.com](mailto:rex@cctre.com)

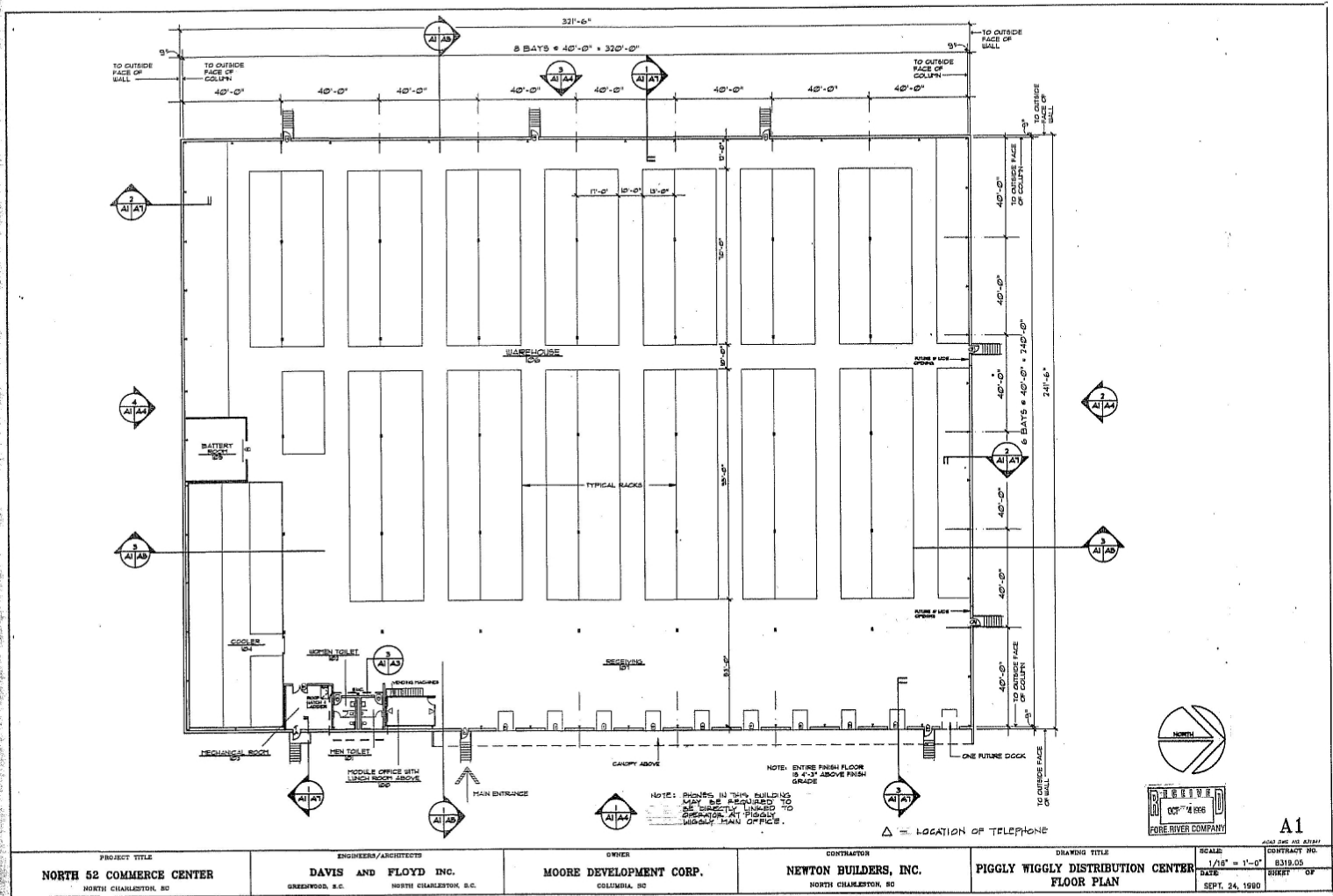
**JEFF NICKOL**

Principal

Direct: 404-580-4996  
[jeff@cctre.com](mailto:jeff@cctre.com)

FOR LEASE

4801 Rivers Avenue- Unit B  
4801 RIVERS AVE  
NORTH CHARLESTON, SC 29406



CC&T

11 Cunningham ave  
Charleston, SC 29405

Office: 843-577-6722  
www.cctre.com

REX RILEY

Broker

Mobile: 843-469-4442  
rex@cctre.com

JEFF NICKOL

Principal

Direct: 404-580-4996  
jeff@cctre.com

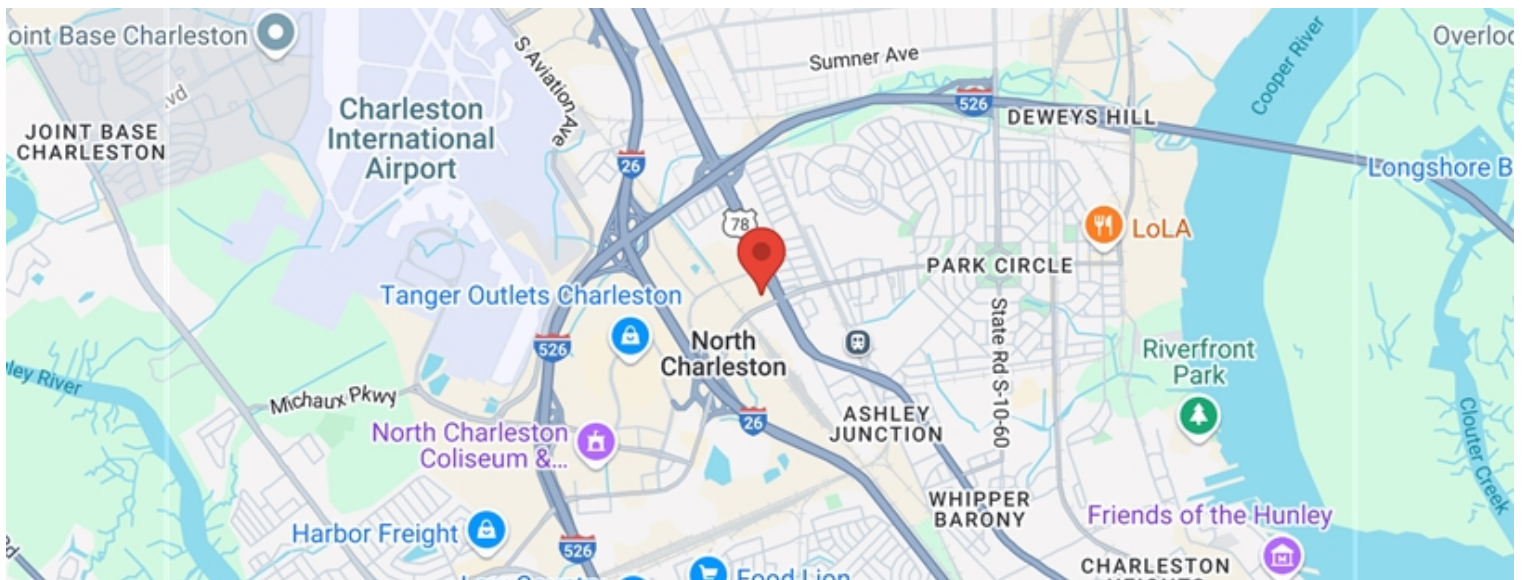
FOR LEASE

4801 Rivers Avenue- Unit B  
4801 RIVERS AVE  
NORTH CHARLESTON, SC 29406

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,897	51,947	103,145
2010 Population	5,219	48,267	103,479
2024 Population	7,101	51,323	116,621
2029 Population	7,883	55,006	122,685
2024-2029 Growth Rate	2.11 %	1.4 %	1.02 %
2024 Daytime Population	13,308	88,883	152,127

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	400	2,682	4,873
\$15000-24999	212	1,850	3,480
\$25000-34999	209	1,903	4,037
\$35000-49999	370	2,935	6,187
\$50000-74999	585	4,413	9,972
\$75000-99999	441	2,710	6,606
\$100000-149999	553	2,975	7,600
\$150000-199999	133	936	2,723
\$200000 or greater	172	878	3,464
Median HH Income	\$ 62,406	\$ 55,196	\$ 62,291
Average HH Income	\$ 83,289	\$ 74,723	\$ 87,871

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,349	19,548	40,243
2010 Total Households	2,021	18,257	41,239
2024 Total Households	3,076	21,281	48,943
2029 Total Households	3,463	23,299	52,413
2024 Average Household Size	2.29	2.35	2.33
2024 Owner Occupied Housing	1,215	10,089	24,480
2029 Owner Occupied Housing	1,374	11,198	26,738
2024 Renter Occupied Housing	1,861	11,192	24,463
2029 Renter Occupied Housing	2,089	12,101	25,675
2024 Vacant Housing	336	2,266	5,010
2024 Total Housing	3,412	23,547	53,953



CC&T

11 Cunningham ave  
Charleston, SC 29405

Office: 843-577-6722  
www.cctre.com

REX RILEY

Broker

Mobile: 843-469-4442  
rex@cctre.com

JEFF NICKOL

Principal

Direct: 404-580-4996  
jeff@cctre.com



**FOR LEASE**

**4801 Rivers Avenue- Unit B**  
**4801 RIVERS AVE**  
**NORTH CHARLESTON, SC 29406**



**CC&T**

11 Cunningham ave  
Charleston, SC 29405

Office: 843-577-6722  
[www.cctre.com](http://www.cctre.com)

**REX RILEY**

Broker

Mobile: 843-469-4442  
[rex@cctre.com](mailto:rex@cctre.com)

**JEFF NICKOL**

Principal

Direct: 404-580-4996  
[jeff@cctre.com](mailto:jeff@cctre.com)

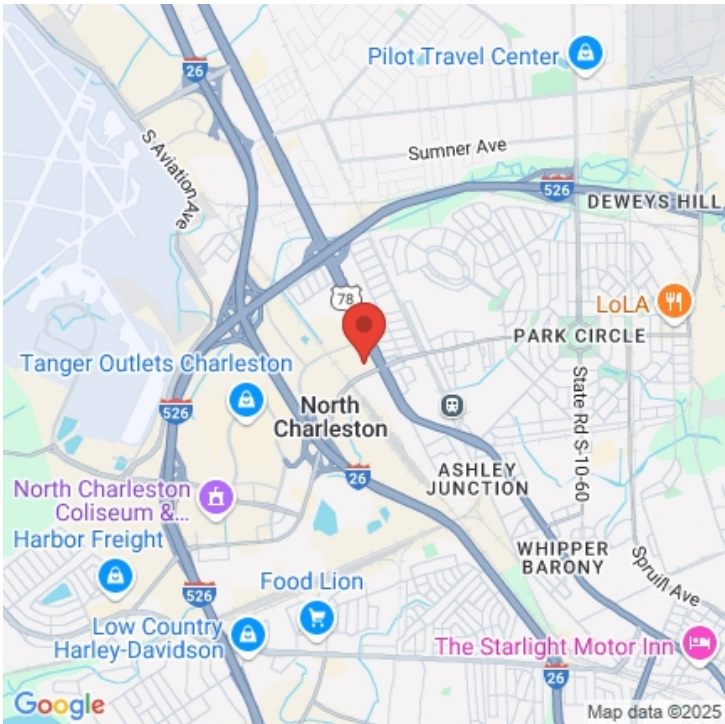
FOR LEASE

4801 Rivers Avenue- Unit B  
4801 RIVERS AVE  
NORTH CHARLESTON, SC 29406



## ABOUT NORTH CHARLESTON

North Charleston is a city in Berkeley, Charleston, and Dorchester counties in the U.S. state of South Carolina. As of the 2020 census, North Charleston had a population of 114,852, making it the third-most populous city in the state, and the 248th-most populous city in the United States. North Charleston is a principal city within the Charleston-North Charleston, SC Metropolitan Statistical Area, which had an estimated population of 849,417 in 2023.



### CITY OF NORTH CHARLESTON

COUNTY CHARLESTON

### AREA

CITY 81.1 SQ MI  
LAND 77.6 SQ MI  
WATER 3.4 SQ MI  
ELEVATION 25 FT

### POPULATION

POPULATION 114,852  
ESTIMATE (2023) 121,469  
RANK 248  
DENSITY 1,527.80 SQ MI  
URBAN 684,773



CC&T

11 Cunnington ave  
Charleston, SC 29405

Office: 843-577-6722  
www.cctre.com

REX RILEY

Broker

Mobile: 843-469-4442  
rex@cctre.com

JEFF NICKOL

Principal

Direct: 404-580-4996  
jeff@cctre.com