

**1,680 SF, 2,010 SF & 2,880 SF Office / Warehouse Units**



## Flex Space On Highway 170

63 & 65 Schinger Avenue  
Ridgeland, South Carolina 29936

### Property Highlights

- Office and Warehouse space for lease in Okatie on Highway 170 at Riverwalk Business Park.
- Buildings were constructed in 2020+/-.
- 63 Schinger, Unit 101 layout consists of; 2 offices, break room and large warehouse.
- 65 Schinger, Unit 100 layout consists of; reception area, 5 offices, conference room, break room, 2 restrooms and large warehouse.
- 65 Schinger, Unit 103 layout consists of; reception area, 6/7 offices, conference room, kitchen/breakroom, storage rooms and two restrooms.
- Other Tenant's include; Diamond Transportation, Palmetto Performance, Rainbow Int'l Restoration, KDS Kitchen Design, and others.

### Offering Summary

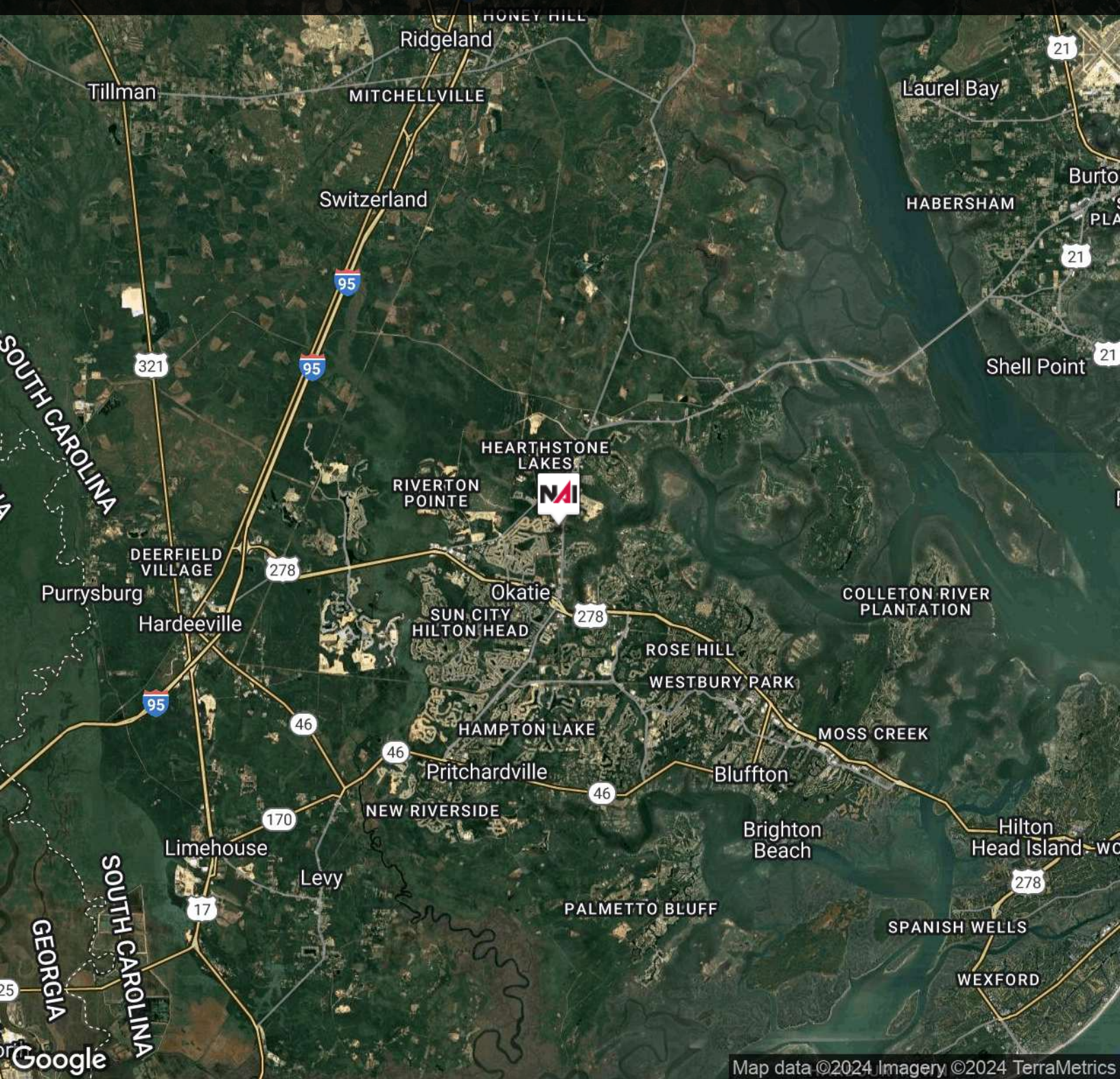
<b>Property Type:</b>	Office and Warehouse
<b>63 - Unit 101 SF:</b>	1,680+/- SF
<b>63 - Unit 101 Base Rent:</b>	\$18.00 PSF
<b>65 - Unit 100 SF:</b>	2,880+/- SF
<b>65 - Unit 100 Base Rent:</b>	\$19.50 PSF
<b>65 - Unit 103 SF:</b>	2,010+/- SF
<b>65 - Unit 103 Base Rent:</b>	\$17.00 PSF
<b>Annual Increases:</b>	3%
<b>2024 NNN Budget:</b>	\$6.25 PSF

### For More Information

#### Baker Wilkins

Broker In Charge  
O: 843 837 4460 x2  
baker@naicarolinacharter.com

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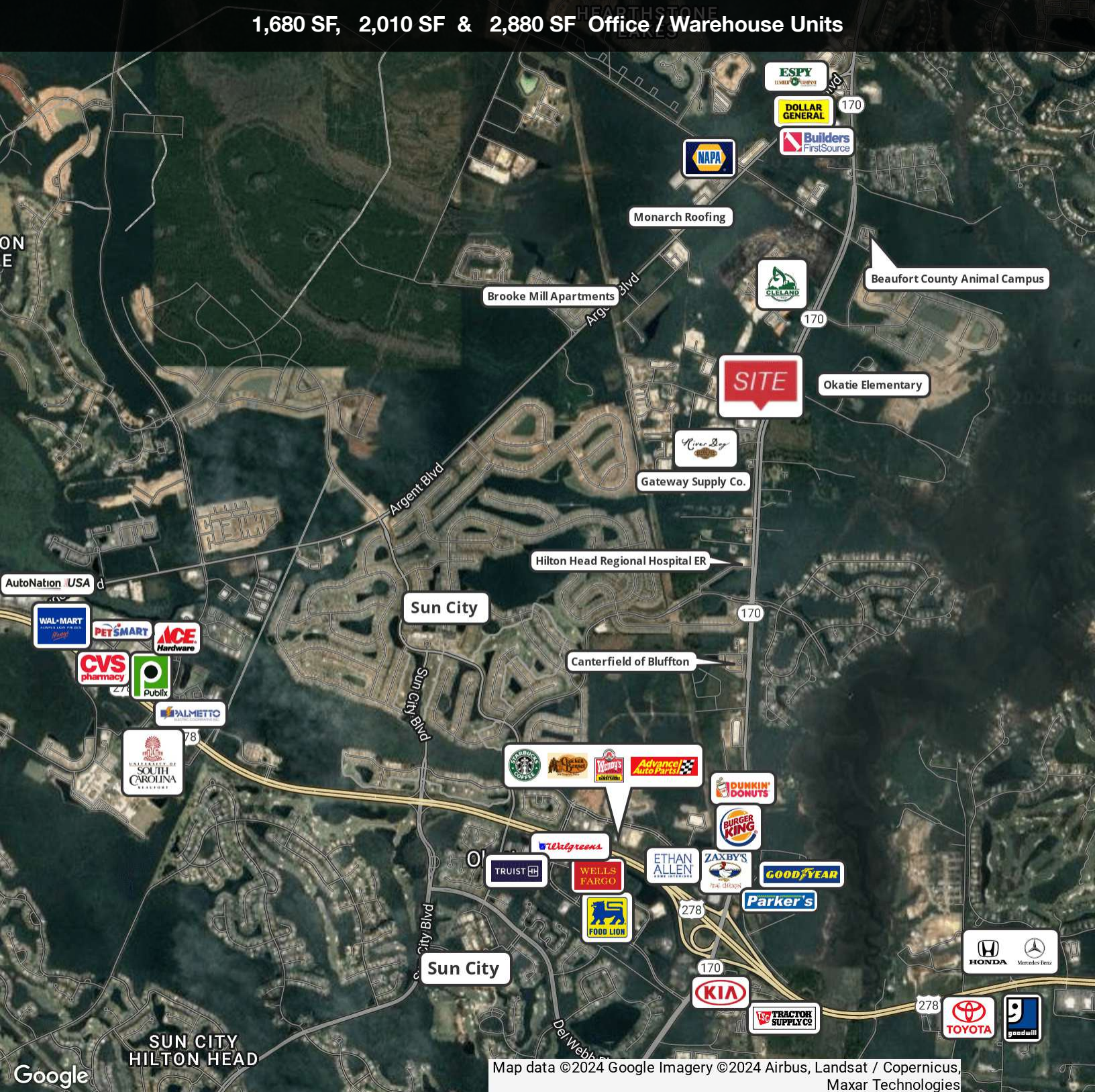


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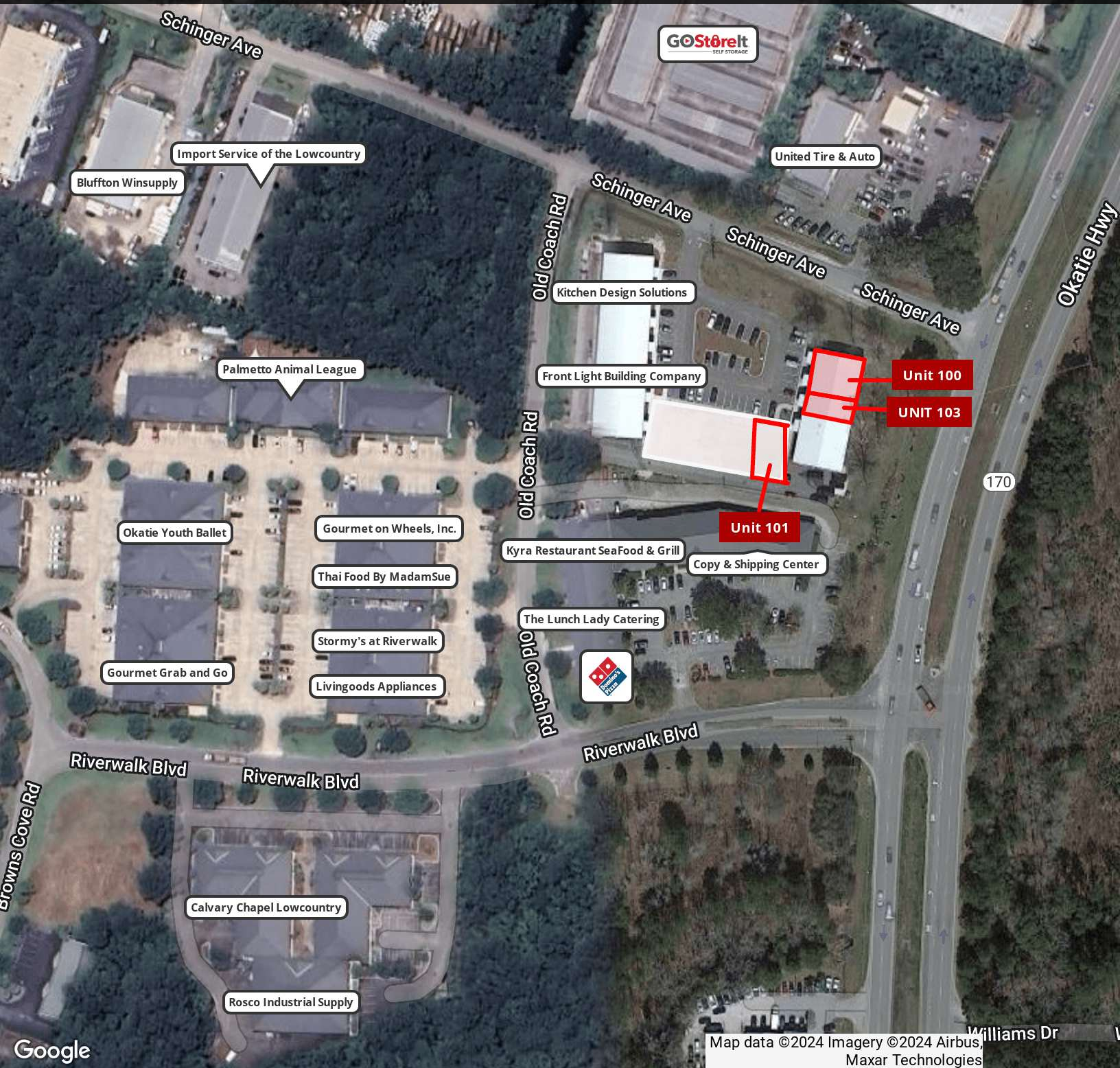


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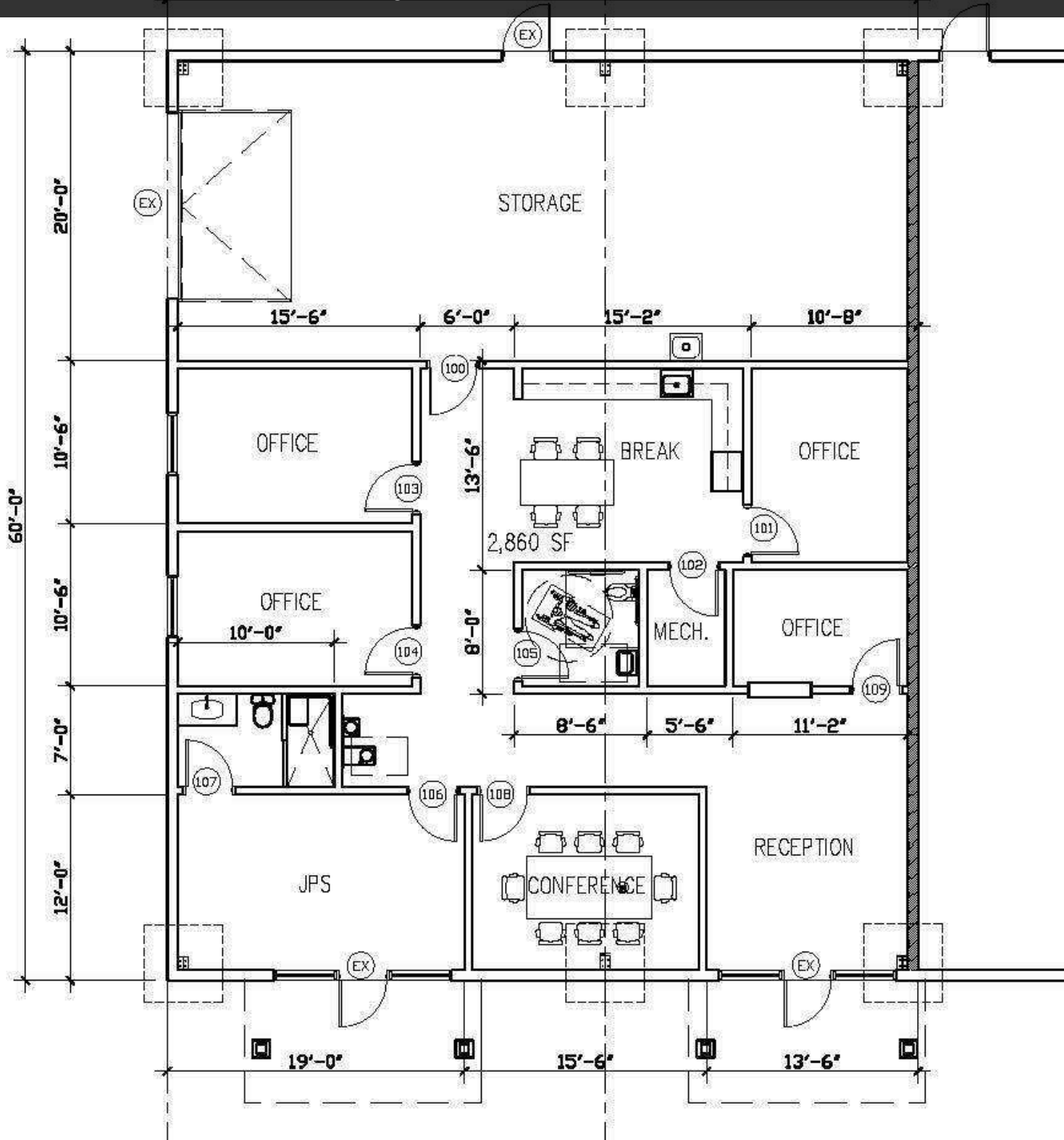
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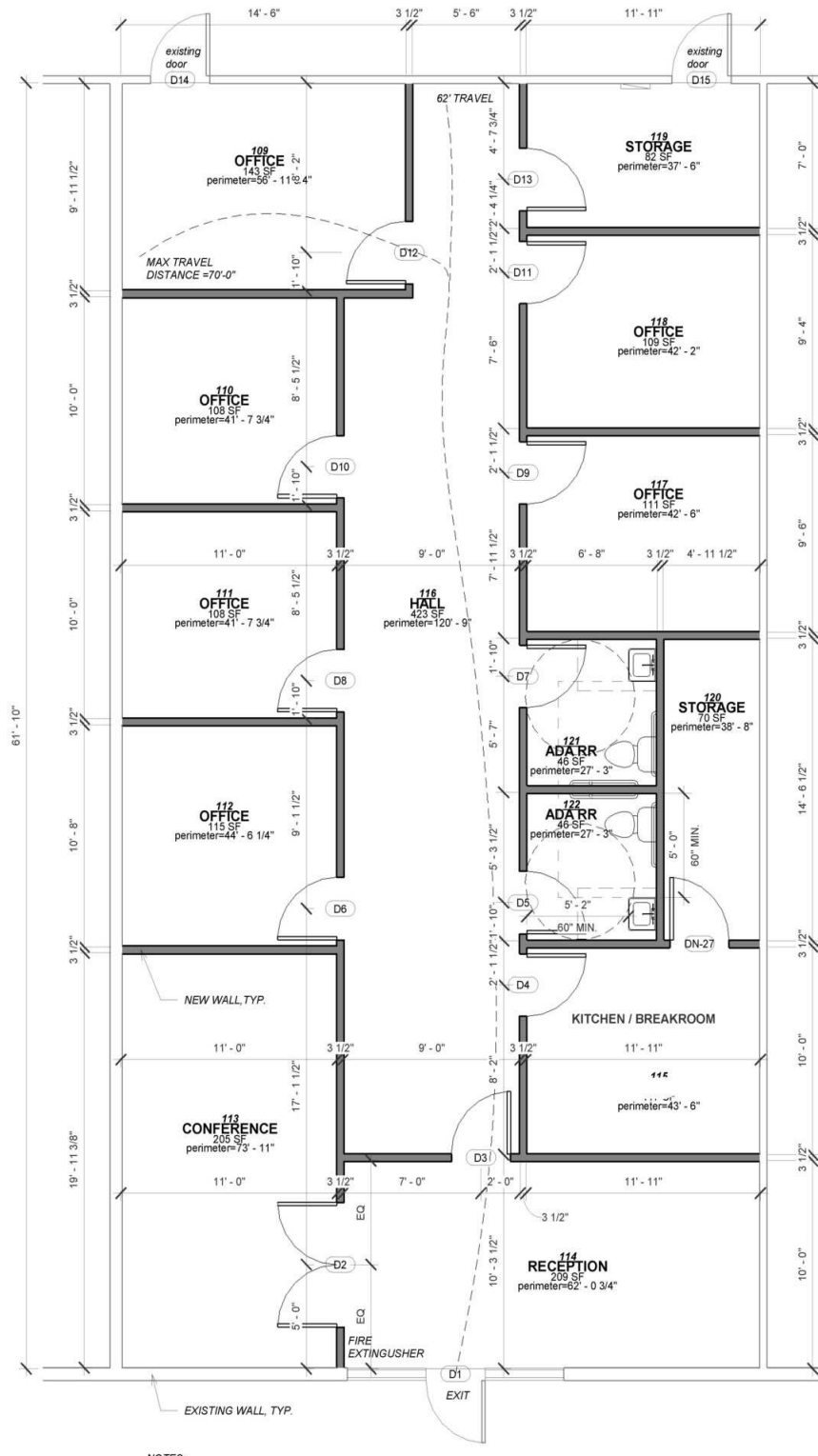
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## 65 Schinger, Unit 100 - Floor Plan



## 65 Schinger, Unit 103 - Floor Plan



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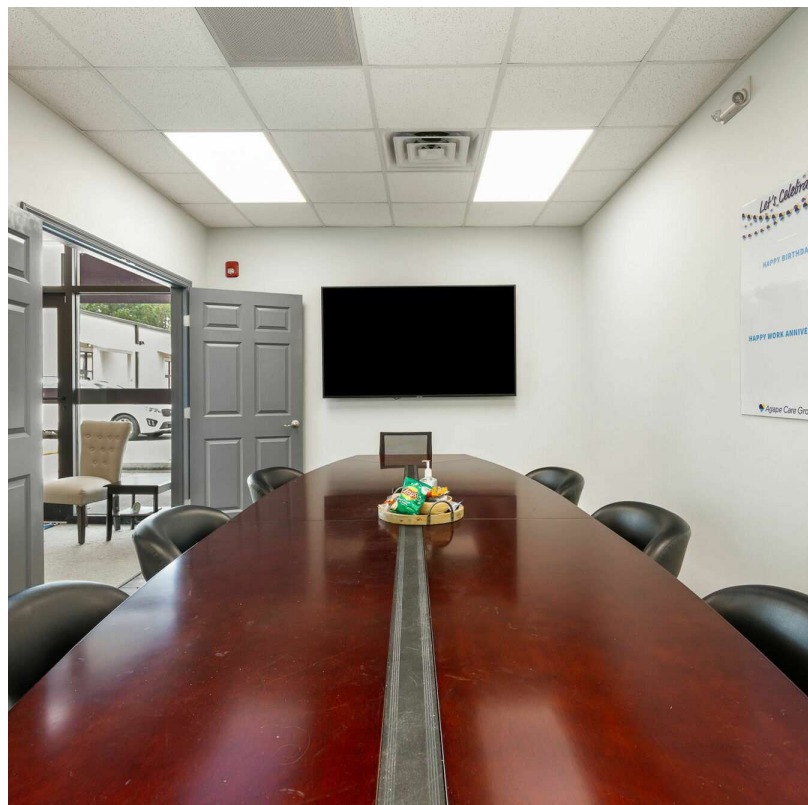
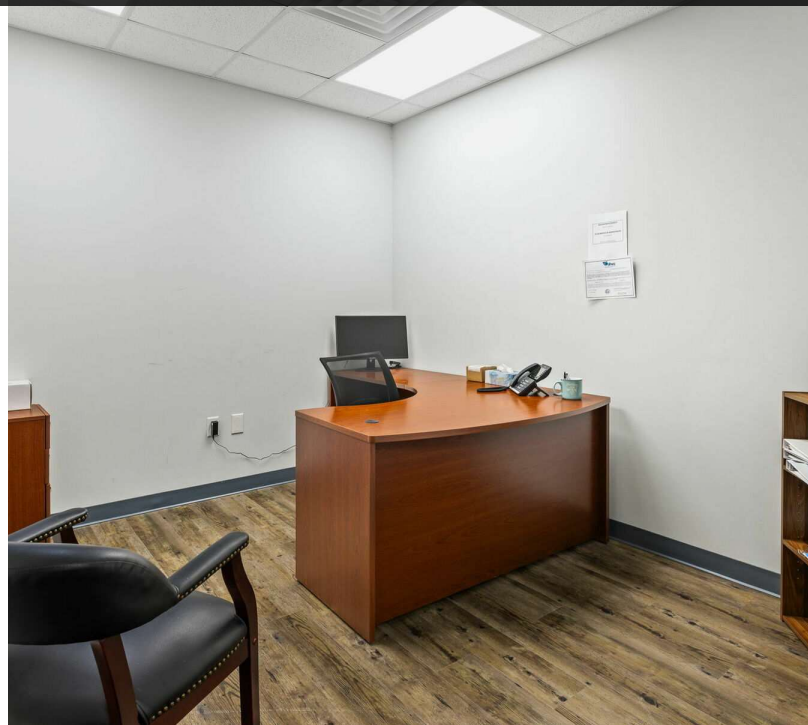
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