



For Lease

FLEX BUILDING

SOUTH STONO BUSINESS PARK

4509 SAVANNAH HIGHWAY

for more information, please contact:

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INDUSTRIAL PROPERTY FOR LEASE

SOUTH STONO BUSINESS PARK

4509 SAVANNAH HIGHWAY , RAVENEL , SC 29470



OFFERING SUMMARY

Lease Rate:	\$ 15.00 SF/yr (NNN)
Building Size:	41,000 SF
Available SF:	1,255 - 10,000 SF
Lot Size:	4.11 Acres
Number of Units:	22
Year Built:	2000
Renovated:	2023
Zoning:	Light Industrial
Market:	Charleston

PROPERTY OVERVIEW

Renovated in 2023, this 4 plus acre property consists of four warehouse buildings. Each building has units available for lease ranging from 1,256 sf - 5,024 sf. 4 units available currently. High visibility along Highway 17. There is plenty of parking and a large area that can be leased separately as lay-down area. NNN. Fees are estimated at \$3.07/sf. Listing Agents have an ownership interest in the property.

PROPERTY HIGHLIGHTS

- Minutes to West Ashley, John's Island, Ravenel and Hollywood.
- Terrific visibility on Highway 17.
- Excess Parking Available.

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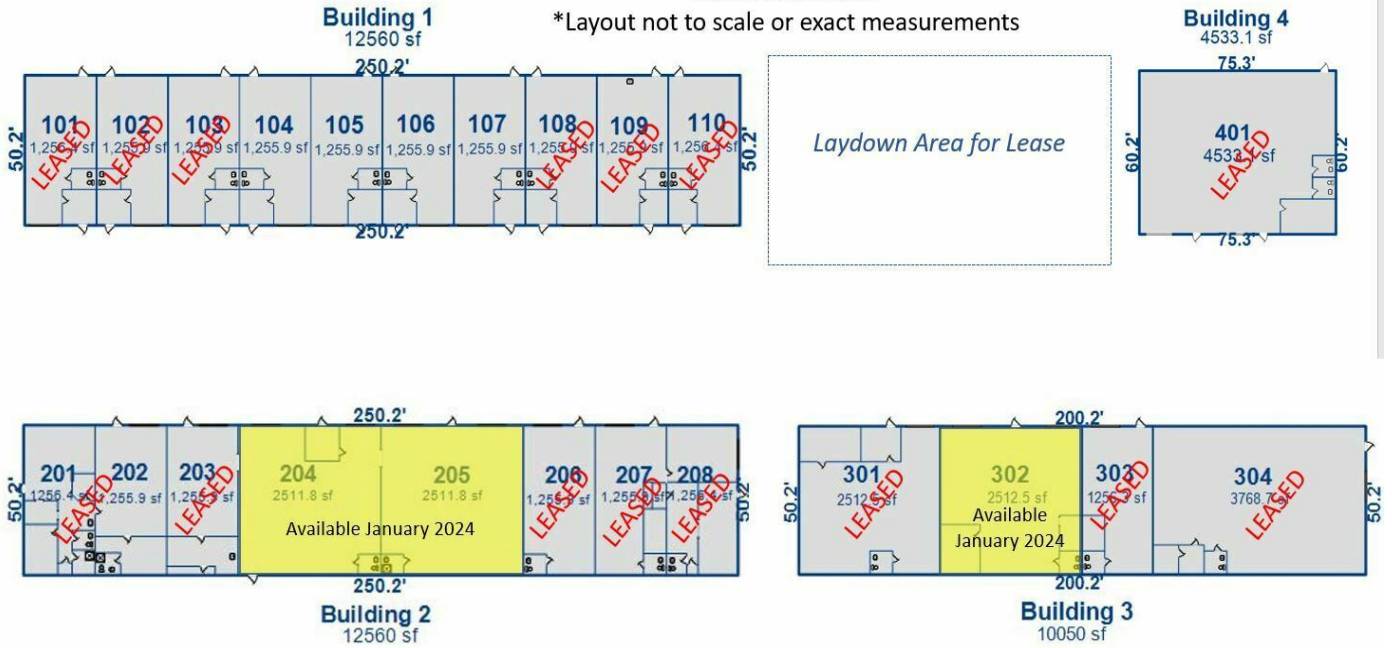
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AVAILABLE UNITS

*Layout not to scale or exact measurements



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,255 - 2,512 SF	Lease Rate:	\$15.00 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 100, Unit 104-107	Available	1,255 SF	NNN	\$15.00 SF/month	Four units in center of building. Several units could be combined if tenant requires additional space.
Building 200, Unit 204	Available	2,511 SF	NNN	\$15.00 SF/month	Large, middle unit previously combined with 203, 204, 205 and 206. Can be combined or occupied separately.
Building 200, Unit 205	Available	2,511 SF	NNN	\$15.00 SF/month	Large, middle unit previously combined with 203, 204, 205 and 206. Can be combined or occupied separately.
Building 300, Unit 302	Available	2,512 SF	NNN	\$15.00 SF/month	Mid Sized unit with plenty of parking and faces large laydown area that can be leased separately.

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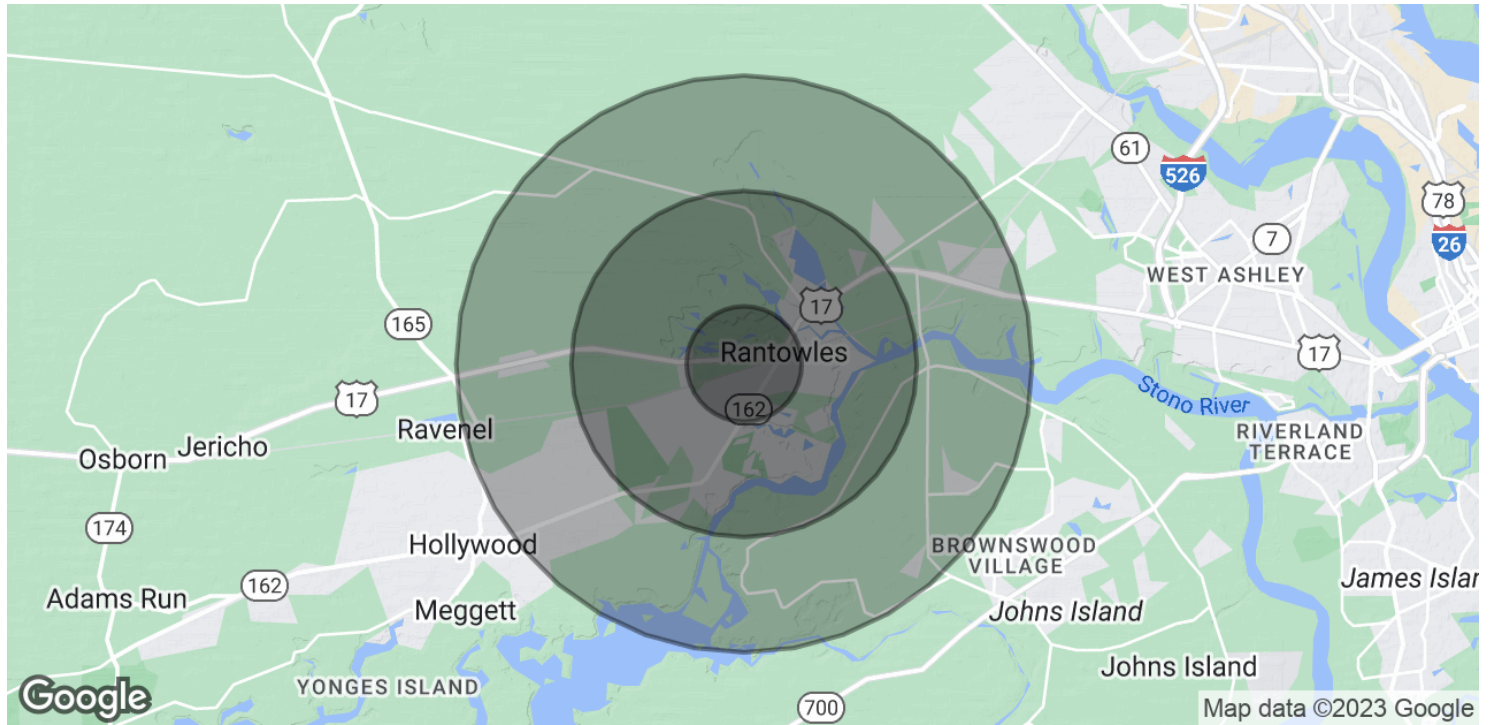
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	753	5,370	16,859
Average Age	49.9	48.6	43.7
Average Age (Male)	50.4	49.6	43.8
Average Age (Female)	50.4	48.5	44.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	314	2,393	7,495
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$82,060	\$90,657	\$88,042
Average House Value	\$335,851	\$372,245	\$320,663

* Demographic data derived from 2020 ACS - US Census

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