

**415** JESSEN LANE  
CHARLESTON



23,532 SF + 2.10 AC INDUSTRIAL SPACE AVAILABLE  
**FOR SALE & LEASE**

**FULLY  
CONDITIONED  
WAREHOUSE**

**0.75 ACRES  
OF UNDEVELOPED  
LAND**

**3 PHASE 800  
AMP POWER**

**HEAVY  
INDUSTRIAL  
ZONING**

Lead Contact:



**ALEX WHITTEMORE**

Vice President

803-917-9560

AWhittemore@lee-associates.com



**JON-MICHAEL BROCK, CCIM**

Principal

864-978-3704

JMBrock@lee-associates.com



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



INVESTMENT PROPERTY GROUP



# PROJECT OVERVIEW



## PROPERTY DESCRIPTION

415 Jessen Lane is a 23,532 SF fully conditioned industrial warehouse situated on 2.10 acres. Built in 1996 with major renovations completed in 2009, the property features two 9' x 9' loading docks with 20,000 lb levelers, one 10' x 10' drive-in door, 800 amp power, and 23'4" eave height. The building includes 3,877 SF of office space and is zoned Heavy Industrial. An additional ±0.75 acres of undeveloped land on-site provides room for future expansion or outdoor storage. The property is now available for sale and lease, with a sale price of \$5,400,000.

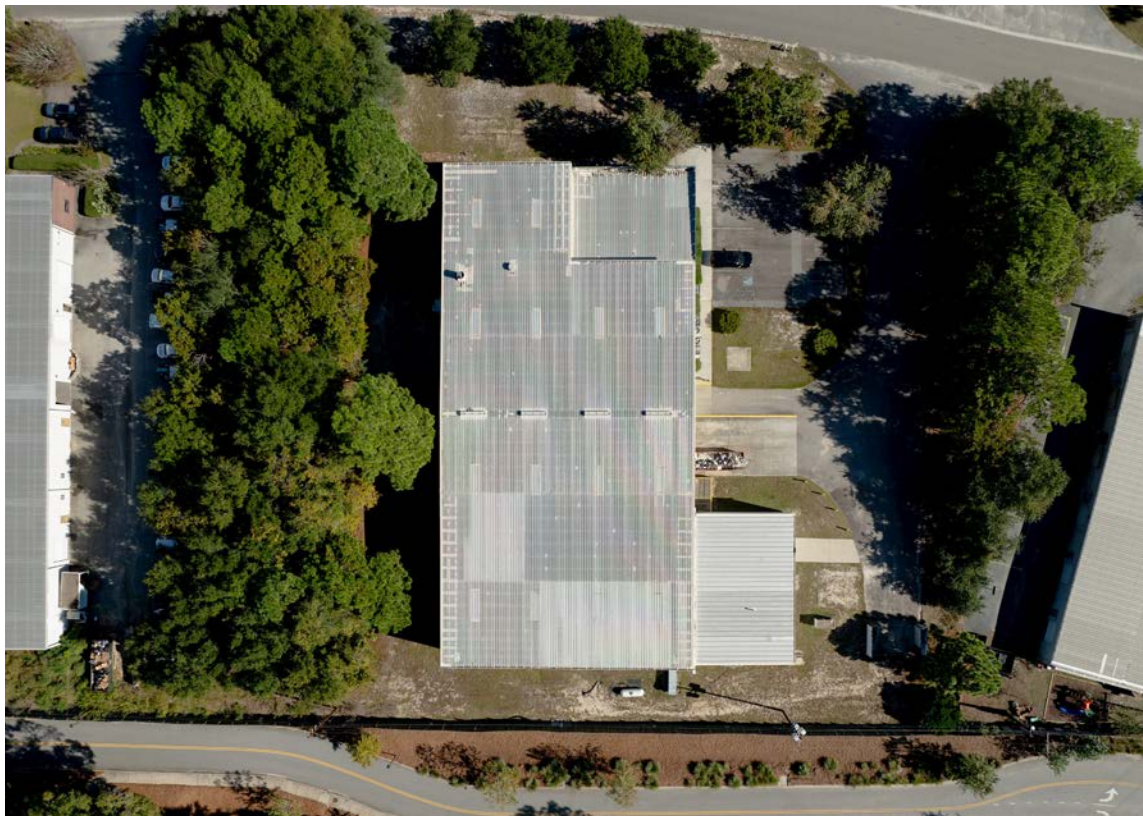
## PROPERTY SUMMARY

ADDRESS	415 Jessen Lane, Charleston, SC 49492
TOTAL SF	23,532 SF
WAREHOUSE SF	19,655 SF
OFFICE SF	3,877 SF
SALE PRICE	\$5,400,000
LEASE RATE	\$14.00/SF, NNN
NNN FEES	\$3.07/SF
LAND SIZE	2.10 AC
UNDEVELOPED LAYDOWN YARD	0.75 AC
LOADING DOCKS	Two (2) 9'x9' with 20,000 lb Levelers
DRIVE-IN DOOR	One (1) 10'x10'
EAVE HEIGHT	23'4"
CEILING HEIGHT	27'4"
PARKING	17 Surface Spaces with Additional Unpaved Spaces
FLOOR	6" Concrete Slab
LIGHTING	Metal Halide Lighting
POWER	3 Phase 800 Amps
SPRINKLER SYSTEM	Wet System
CONDITIONED	Fully Conditioned Warehouse
ZONING	Heavy Industrial (Berkeley County)
COLUMN SPACING	25' x 50'





# EXTERIOR PHOTOS





**INTERIOR  
PHOTOS**





**AERIAL  
OVERVIEW**





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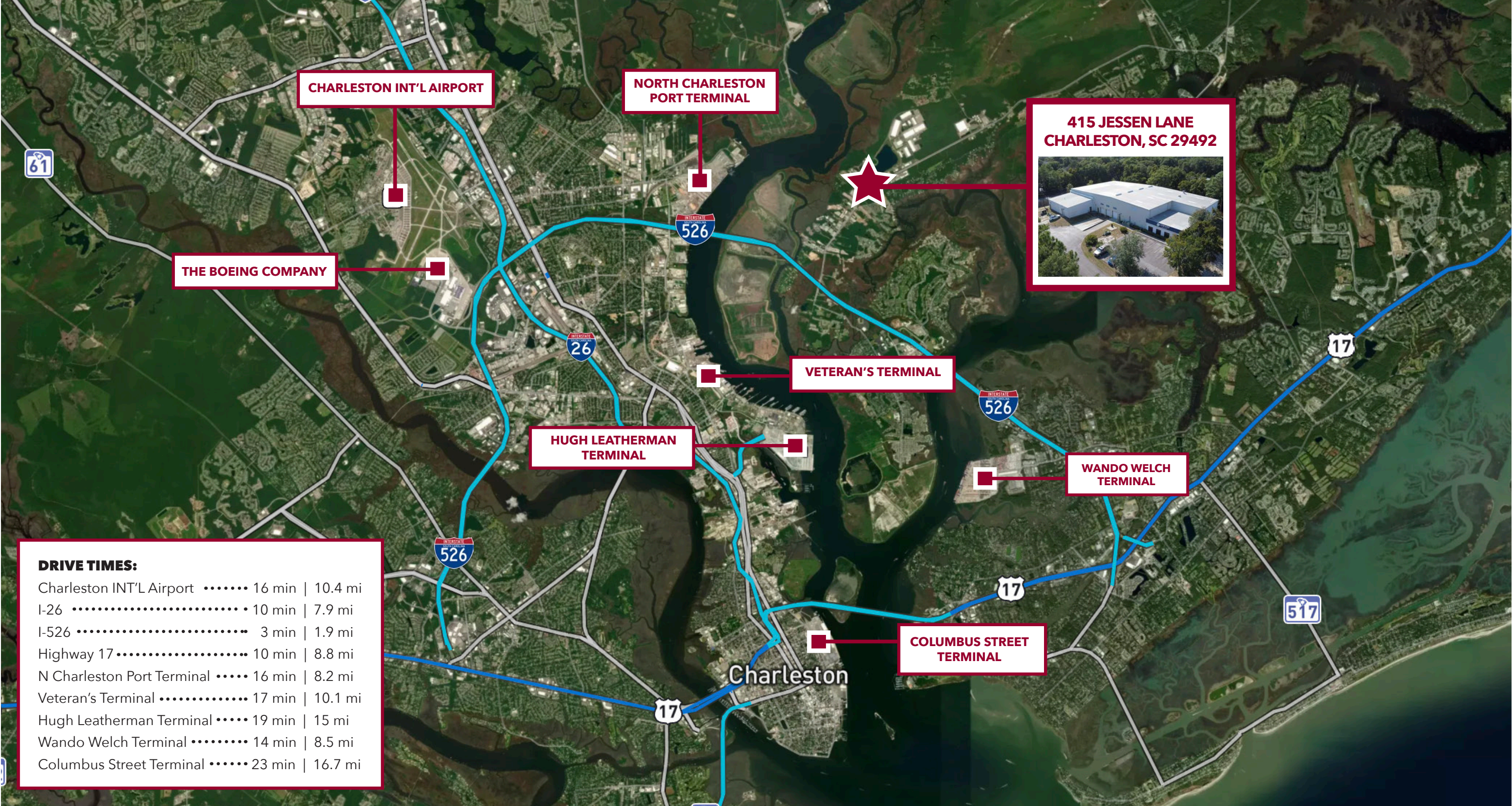


MARKET  
OVERVIEW





LOCATION  
OVERVIEW





# 415 JESSEN LANE CHARLESTON

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