

**415 JESSEN LANE,  
CHARLESTON, SC 29492**



**22,297 SF  
INDUSTRIAL SPACE AVAILABLE**

**FOR LEASE**

Lead Contact:



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**APEX**  
INVESTMENT PROPERTY GROUP

# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

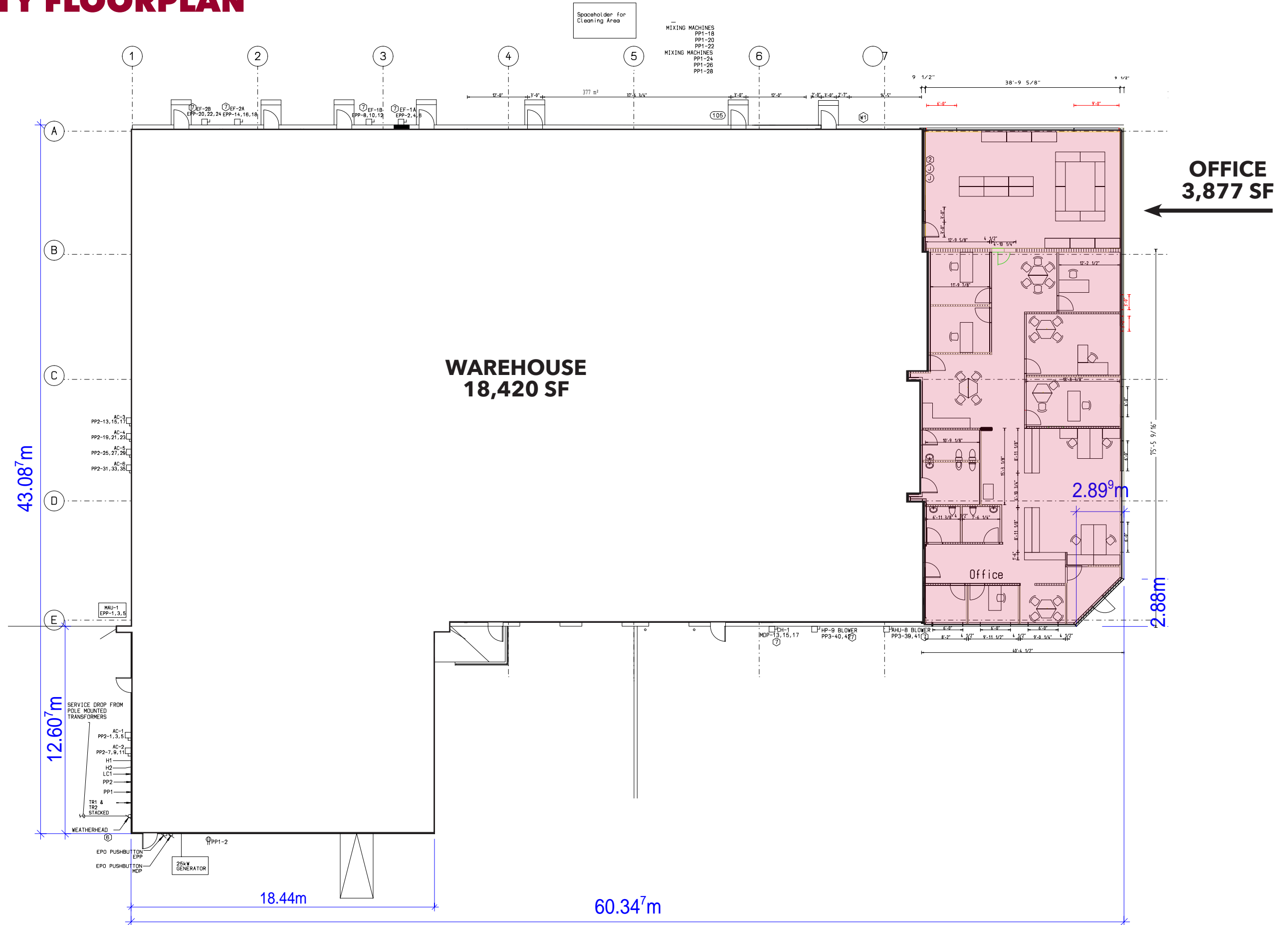
415 Jessen Lane is a 22,297 SF fully conditioned industrial warehouse on 2.10 acres. Built in 1996 with major renovations in 2009, it features two 9' x 9' loading docks with 20,000 lb levelers, one 10' x 10' drive-in door, 800 amp power, and 23'4" clear height. The property also includes 3,877 SF of office space and is zoned Heavy Industrial. There is an additional +/- 0.75 acres of undeveloped land on-site.

## PROPERTY SUMMARY

ADDRESS	415 Jessen Lane, Charleston, SC 49492
TOTAL SF	22,297 SF
OFFICE SF	3,877 SF
LEASE RATE	Contact Agent
EST. NNN FEES	\$3.64/SF
LAND SIZE	2.10 AC
POTENTIAL LAYDOWN YARD	0.75 AC
LOADING DOCKS	Two (2) 9'x9' with 20,000 lb Levelers
DRIVE-IN DOOR	One (1) 10'x10'
CLEAR HEIGHT	23'4"
EAVE HEIGHT	27'4"
PARKING	17 Surface Spaces with Additional Unpaved Spaces
FLOOR	6" Concrete Slab
LIGHTING	Metal Halide Lighting
POWER	800 Amps
SPRINKLER SYSTEM	Wet System
CONDITIONED	Fully Conditioned Warehouse
ZONING	Heavy Industrial (Berkeley County)



# PROPERTY FLOORPLAN



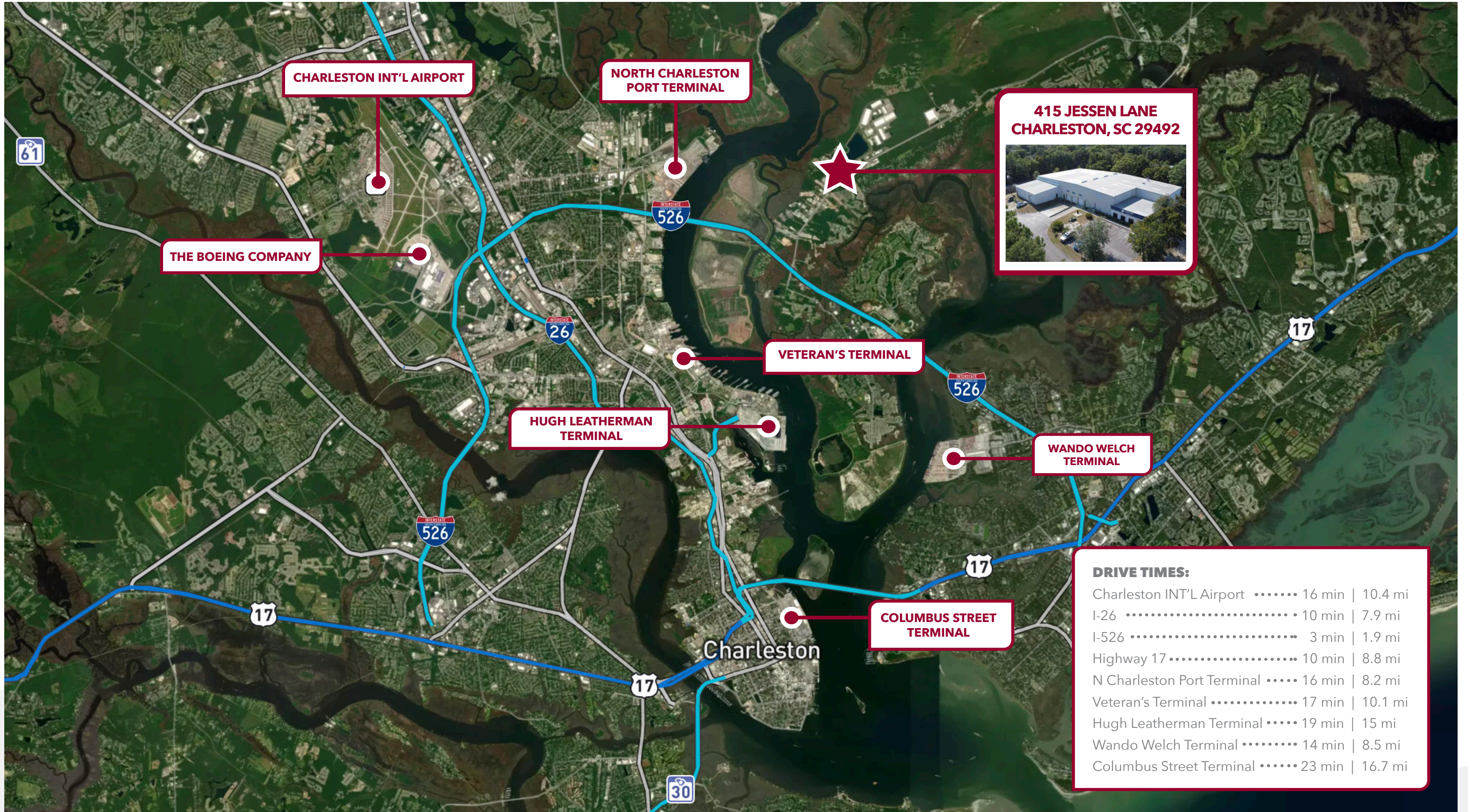
# AERIAL OVERVIEW



# MARKET OVERVIEW



# LOCATION OVERVIEW



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