

FOR LEASE

RETAIL / OFFICE /
INDUSTRIAL



5935 RIVERS AVE UNIT 105A, North Charleston, SC 29406

Harbor
COMMERCIAL PARTNERS



9,658 SF
SIZE

\$14 PSF, NNN
LEASE RATE

\$4.52/SF
OPEX

PROPERTY HIGHLIGHTS

Located within the Aviation Centre Office/Retail Complex, the property is just south of the Interstate 26/Aviation Avenue interchange, and offers signage opportunities facing Rivers Avenue, and on the Interstate-facing side of the building, which provides exposure to over 180,000 cars per day.



Ample Parking



Interstate Signage/Visibility



Easy Access



Central Location



Nearby Amenities



UNIT 105A DESCRIPTION

This is a 9,658 SF retail/office space fronting Rivers Avenue in North Charleston. Along with prominent signage opportunities, the space could include a loading dock, and is ideal for a variety of uses, including furniture and home improvement showroom. Located within the Aviation Centre Office/Retail Complex, the property is just south of the Interstate 26/Aviation Avenue interchange, and offers signage opportunities facing Rivers Avenue, and on the Interstate-facing side of the building, which provides exposure to over 180,000 cars per day. The space includes 3 phase power, sprinklers, and LED lighting throughout. The property includes 4.25/1000 parking ratio. Available Jan 1, 2025.

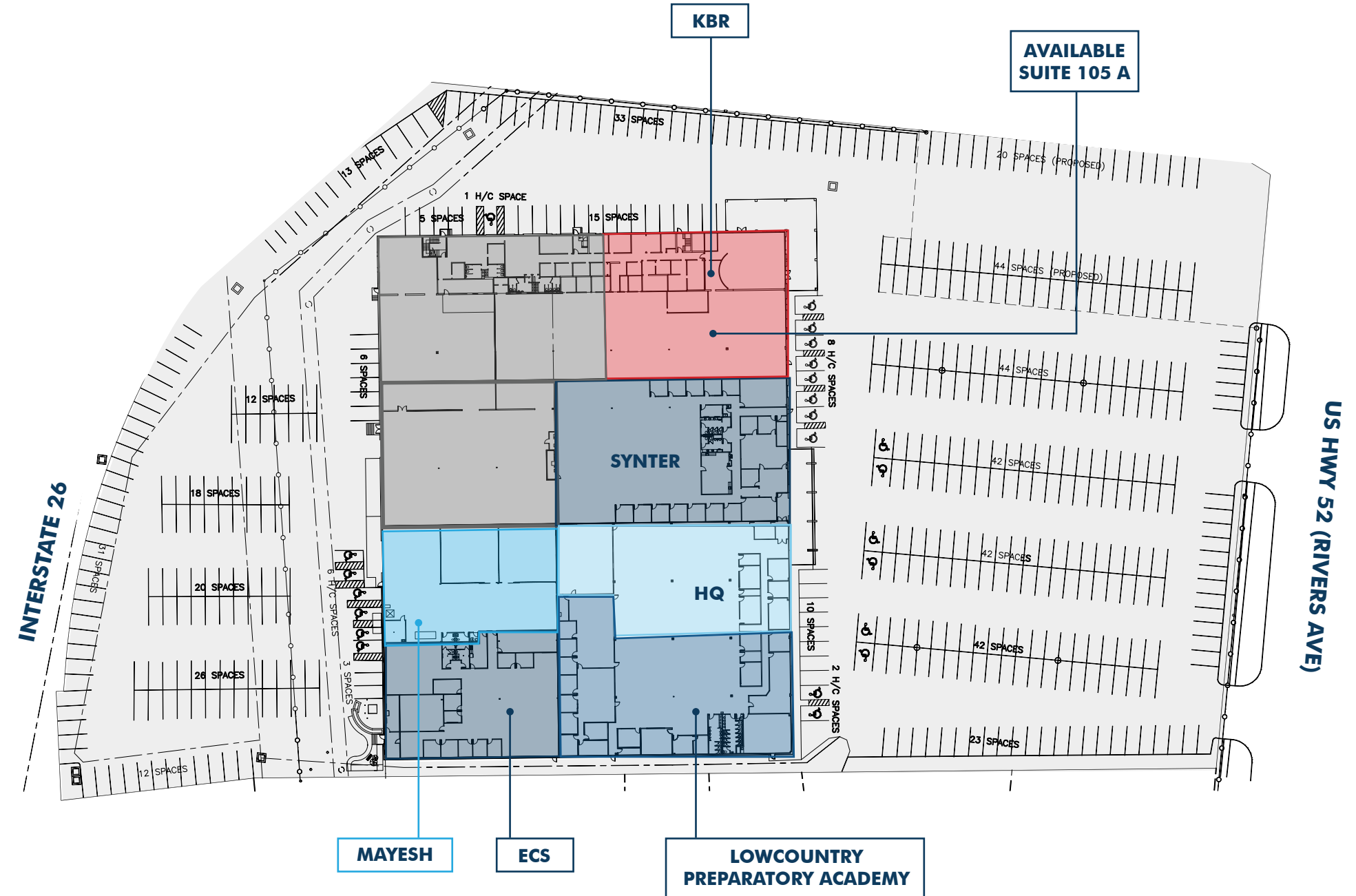


BUILDING SPECS

PARCEL ID	472-03-00-105
COUNTY	CHARLESTON
BUILDING SIZE	106,664 SF
CONSTRUCTION	MASONRY
ZONING	G-B - GENERAL BUSINESS

SUITE 105 SPECS

SIZE	9,658 SF
CLEAR HEIGHT	11'
DOCK HEIGHT DOORS	ONE 10'X10'
HEAT/COOL	YES
PARKING	4.25 spaces per 1000
TRAILER PARKING	N/A
LIGHTING	LED
SPACE DIMENSIONS	122' X 89'
POWER	120V / 3-PHASE
SPRINKLERS	YES
COLUMNS	NO



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FLOOR PLAN

FIRST FLOOR PLAN



SECOND FLOOR PLAN

LOWCOUNTRY PREPARATORY ACADEMY



TRANSPORTATION MAP



AMENITIES MAP



LOCATION OVERVIEW

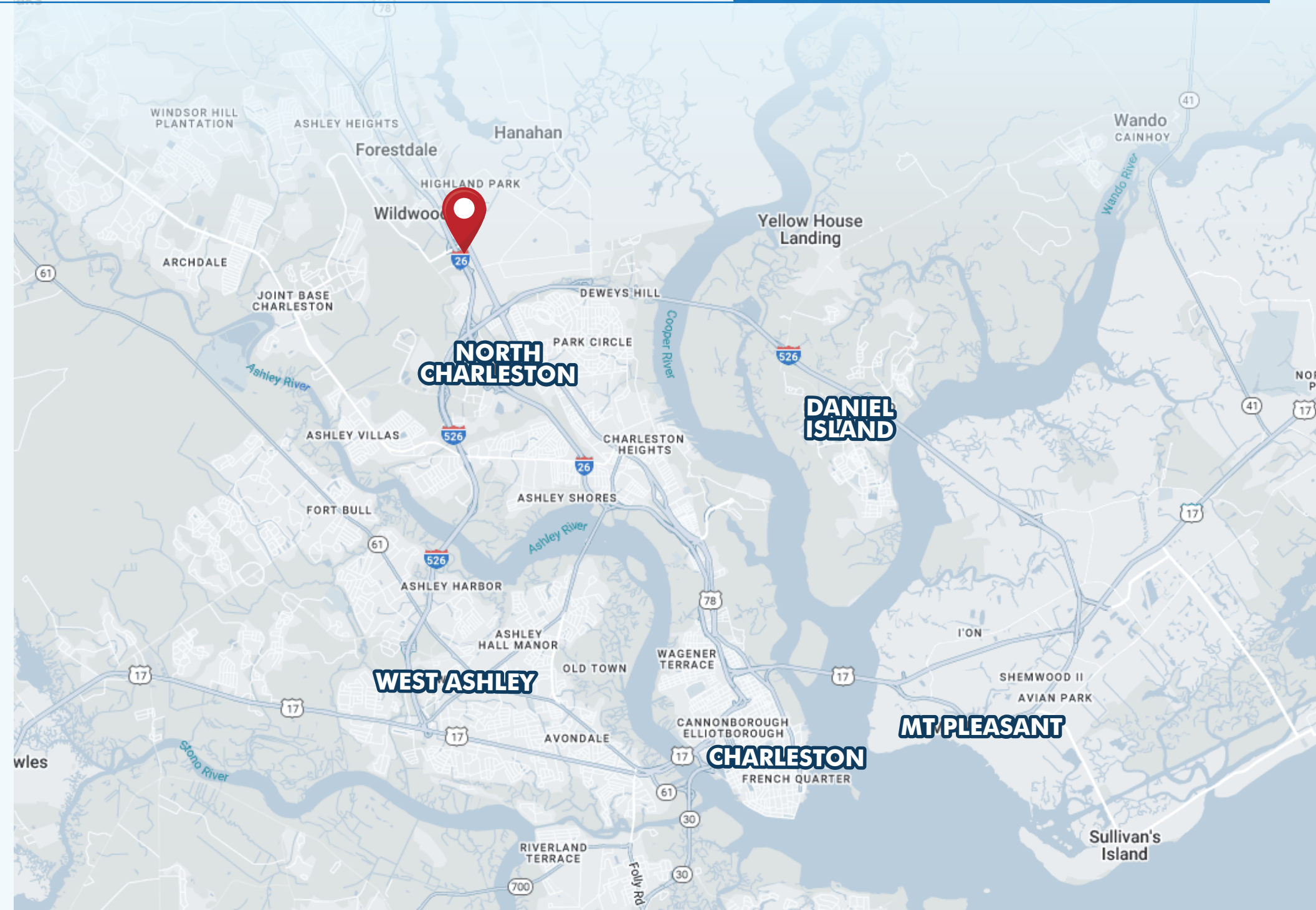


North Charleston is dedicated to establishing an environment where businesses can flourish. Whether an existing business or one looking to relocate, North Charleston’s municipal government presents one of the most business friendly environments.

North Charleston’s market access is second to none. The State of South Carolina boasts five interstate highways, five commercial airports, two Class I railroads, seven independent rail lines and the world-class Port of Charleston.

Photo courtesy of www.6amcity.com, www.davisfloyd.com, www.tripadvisor.com & www.iflychs.com

LOCATION MAP





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