

FOR LEASE

Flex Space Available on Clements Ferry Rd

454 Deanna Lane, Charleston, SC 29492 | Suite F

ADDRESS	454 Deanna Lane, Suite F, Charleston, SC 29492
TMS NUMBER	267-00-00-108
MUNICIPALITY	Berkeley County
ZONING	General Commercial (GC)
TRAFFIC COUNT	36,500 VPD (Clements Ferry)
LEASE TYPE	NNN
TENANT RESPONSIBILITIES	Janitorial, Phone, Internet, Solid Waste, and Electricity \$50/ month for water



Available Suite	Square Footage	Lease Rate	CAM Rate	Availability
454—F	2,051	\$17.75/ SF	\$3.16/ SF/ Yr	6/1/2025

Edward Oswald

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Blair Hines Gearhart

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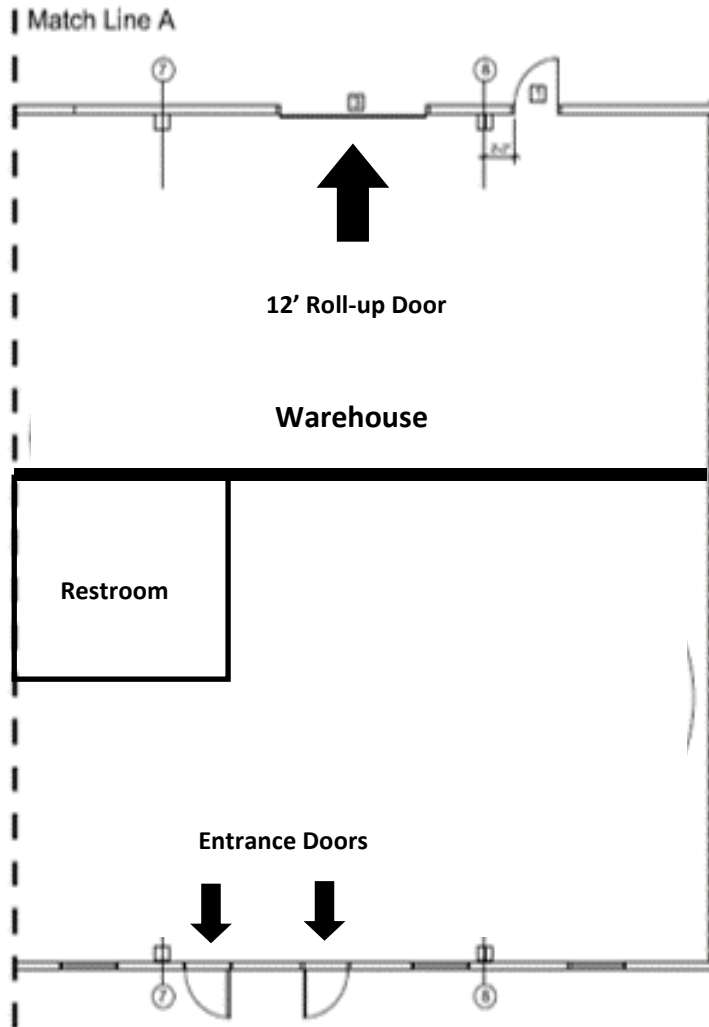
Cell: 864-616-3616

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FLOORPLAN

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Unit Highlights

- ⇒ (+/-) 780 SF Reception/ Office Area
- ⇒ (+/-) 1,271 SF Warehouse
- ⇒ 12' Roll-up Door
- ⇒ Private Restroom
- ⇒ Ample Parking

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OSWALD • COOKE

LAND AND INVESTMENT REAL ESTATE

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PHOTOS



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Oswald Cooke & Associates is pleased to offer this (+/-) 2,051 SF Flex/ Warehouse space available in Charleston, SC. Located off of Clements Ferry Road, the site is just minutes from multiple Charleston Port Terminals, Interstate 526, Mt Pleasant, and North Charleston. The space offers an open reception area/ office space, warehouse space, a private restroom, and a 12' roll-up door.

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