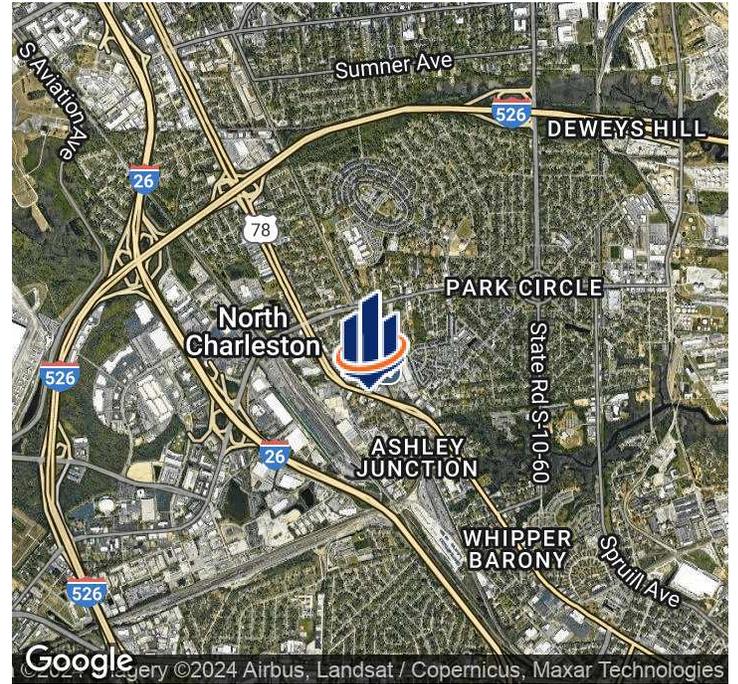


+/- 2.36ac Rivers Avenue - Gateway To The Port

+/- 2.36ac Rivers Avenue - Gateway To The Port

4511 Rivers Avenue, North Charleston, SC 29405



PROPERTY HIGHLIGHTS

- Minutes to I-526 and I-26
- +/-600ft of frontage on Rivers Avenue
- +/-2.3ac Re-Development Opportunity
- +/-15,000 square feet of buildings
- Located in a HUB Zone

OFFERING SUMMARY

Sale Price:	\$3,750,000
Lot Size:	+/-2.36 Acres
Building SF:	+/-15,000
Zoning:	B2-General Business
APN:	470-01-00-051 470-01-00-023 470-01-00-024 470-01-00-025 470-01-00-026

PROPERTY DESCRIPTION

SVN is proud to offer +/-2.3ac prime commercial property located at 4511 Rivers Avenue in North Charleston, South Carolina. The property is completely fenced with locking gates and includes an industrial building with offices +/-10,300 SF, and several outbuildings +/-5,000 SF. This site has approximately 600 feet of frontage on Rivers Ave, just south of Montague Ave, and is located within the I-526 corridor which is close to SC Ports, Boeing, Volvo, and Mercedes Benz. It is in a HUB Zone and offers significant opportunities for redevelopment and growth. Zoned: B-2 General Business
CONFIDENTIAL DO NOT APPROACH STAFF.

Burt Rhodes
843.557.3939
burtrhodes@svn.com

