

**499 JESSEN LANE, SUITE B**  
CHARLESTON, SC 29492



**FOR LEASE**

**FLEX SPACE**

**(+/-) 8,000 SF FLEX WAREHOUSE AVAILABLE**

**MILTON THOMAS, CCIM, SIOR**

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ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

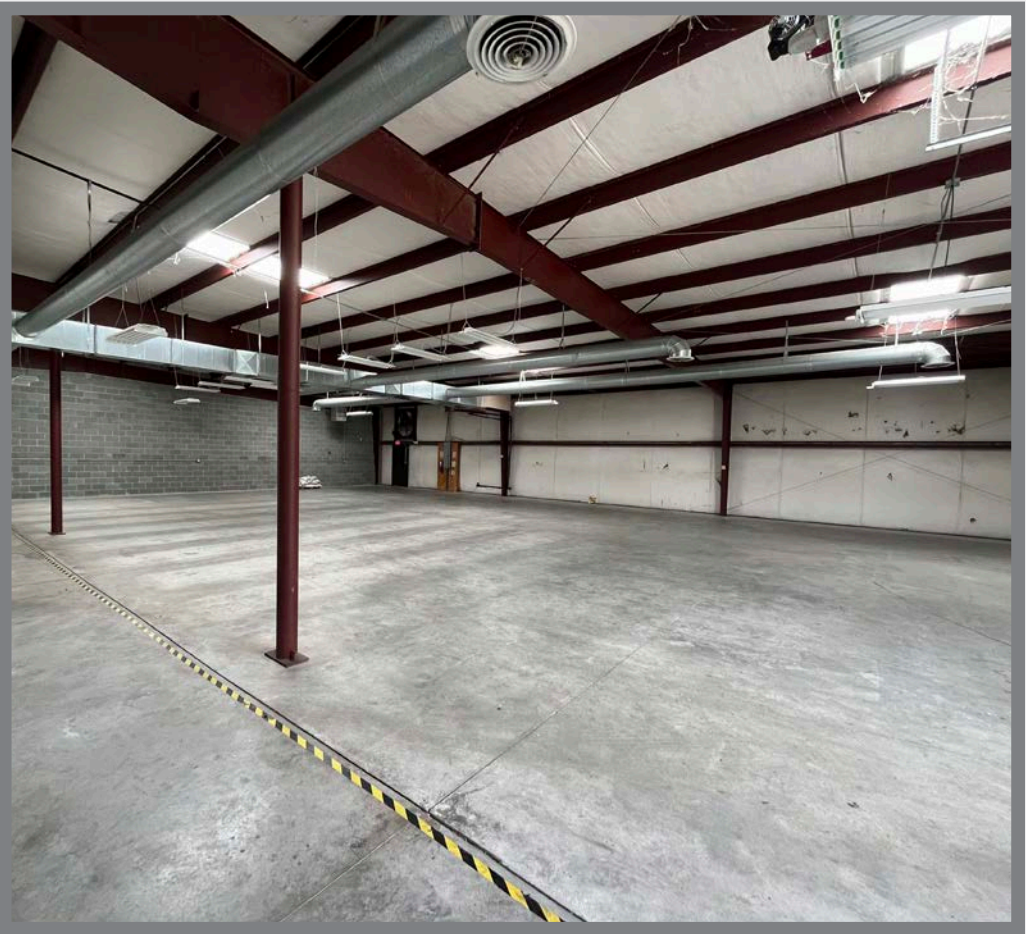
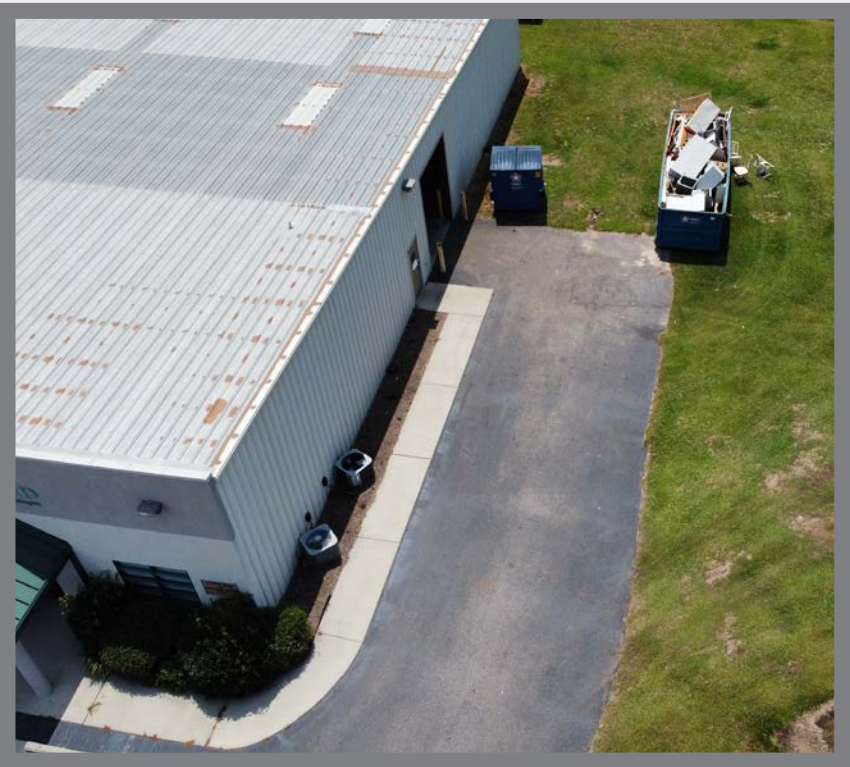


# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

8,000 SF of flex warehouse available for lease at the cul-de-sac end of Jessen Lane directly off Clements Ferry Road. Easy access to I-526 and a short distance to the Wando Welch Terminal.

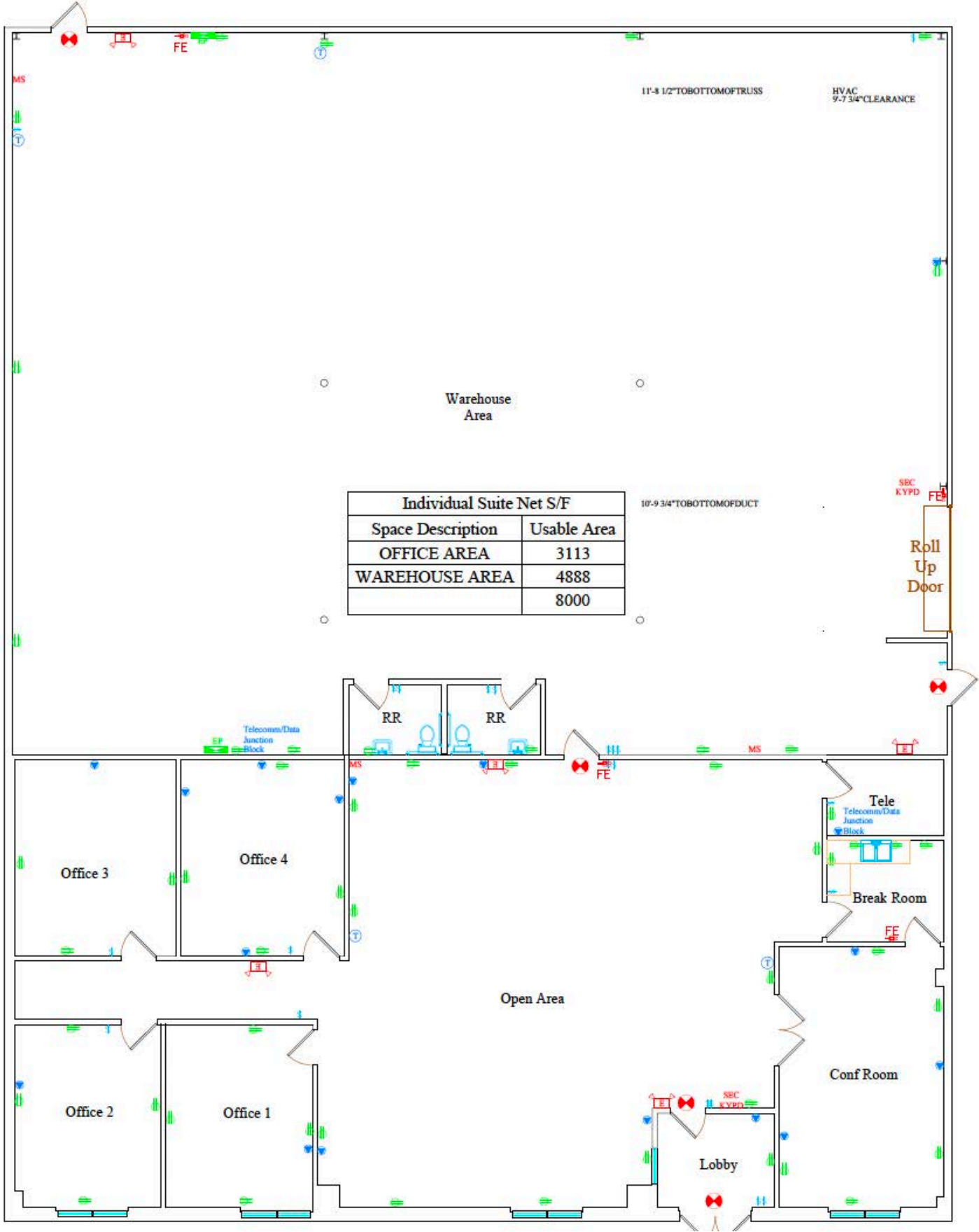
BUILDING SPECIFICATIONS	
ADDRESS	499 Jessen Lane, Suite B, Charleston, SC 29492
LEASE RATE	\$15.00/SF, NNN
SPACE AVAILABLE	8,000 SF <i>*Space is NOT Divisible</i>
TMS	267-00-00-002
HVAC	Conditioned Office & Warehouse
DOORS	1 Automatic 10'x12' OH door
EAVE HEIGHT	13' eave clear
CLEAR HEIGHT	15' peak clear 10' clear under HVAC ducts
POWER	400 AMPS power
CARPET	New Carpet in office
PARKING	9 dedicated parking spaces, lay down yard for more
TOTAL LAND	1 AC
ZONING	General Commercial





SUITE B

FLOOR PLAN

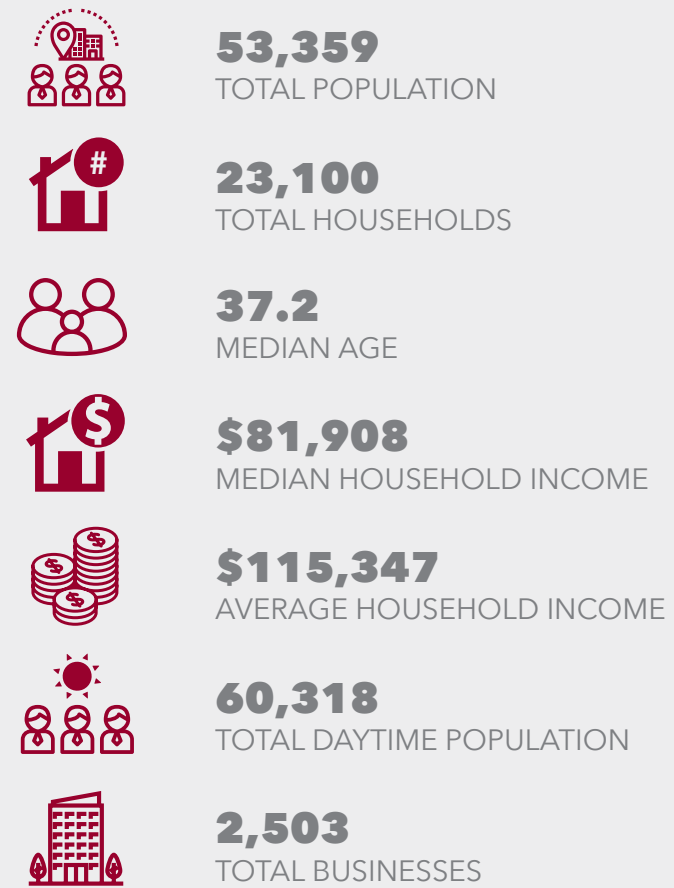




# LOCATION OVERVIEW



## DEMOGRAPHICS:



## DRIVE TIMES:







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