

**499 JESSEN LANE, SUITE B**

CHARLESTON, SC 29492



**FOR LEASE**

**FLEX SPACE**

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

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COMMERCIAL REAL ESTATE SERVICES

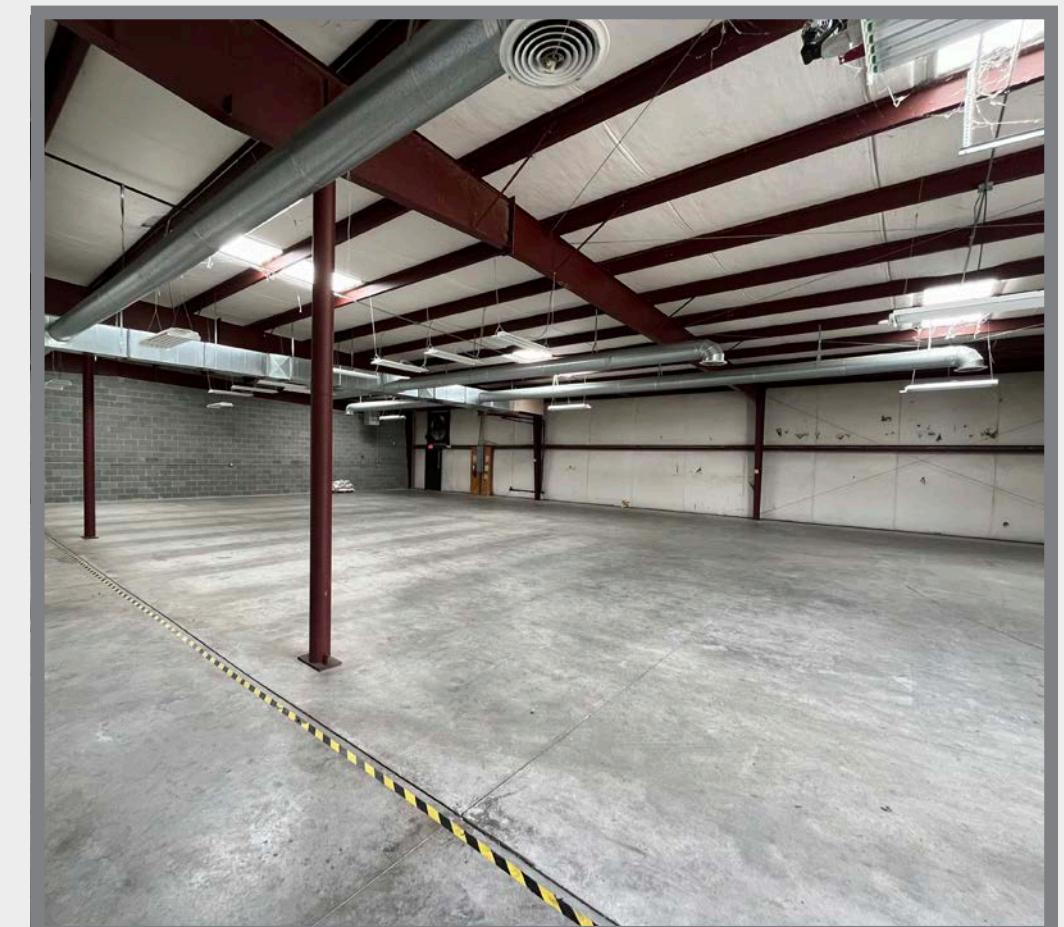
# PROPERTY OVERVIEW

## 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.

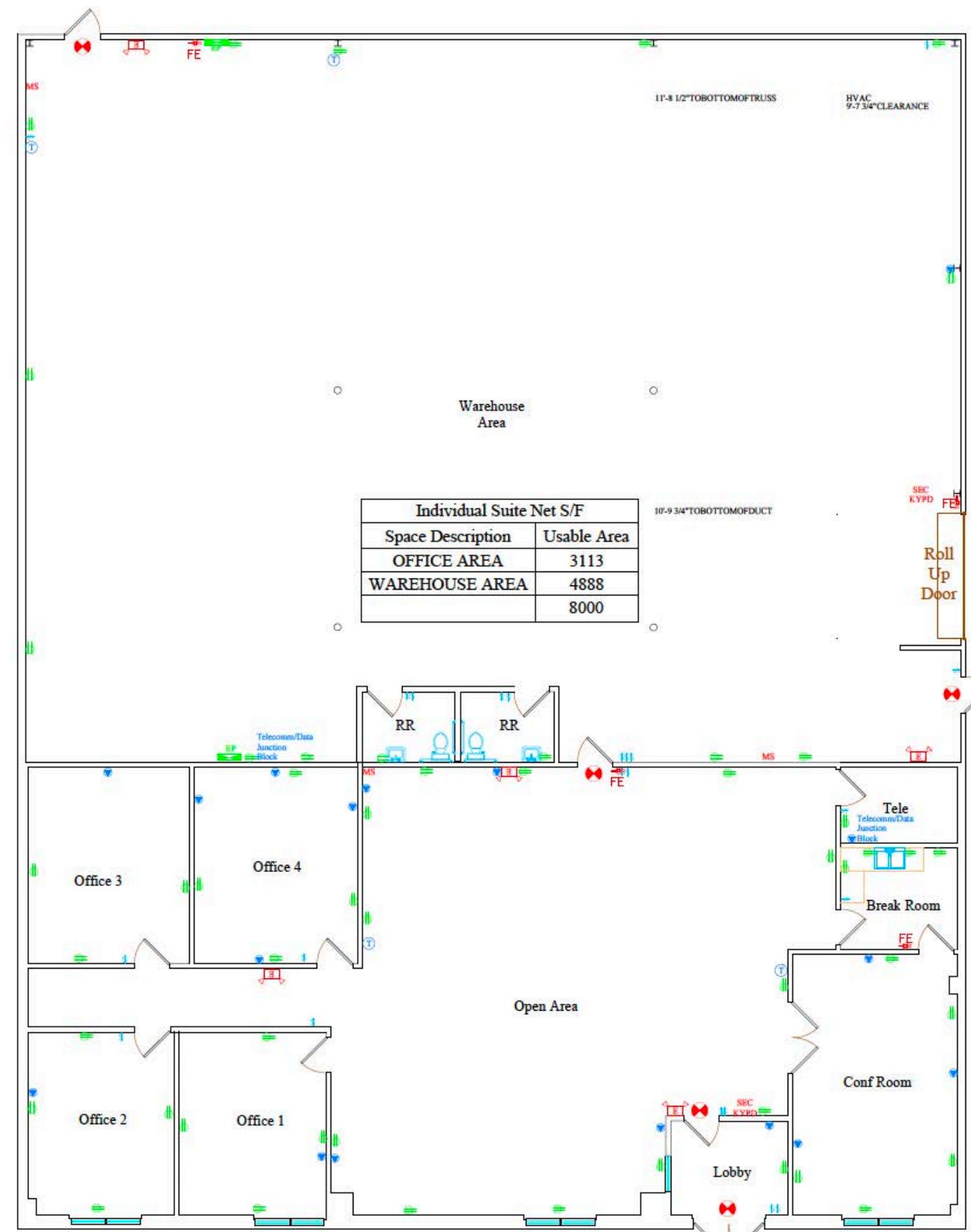
## BUILDING SPECIFICATIONS

ADDRESS	499 Jessen Lane, Suite B, Charleston, SC 29492
LEASE RATE	\$15.00/SF, NNN
SPACE AVAILABLE	8,000 SF <small>*Space is NOT Divisible</small>
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:



**53,359**  
TOTAL POPULATION



**23,100**  
TOTAL HOUSEHOLDS



**37.2**  
MEDIAN AGE



**\$81,908**  
MEDIAN HOUSEHOLD INCOME



**\$115,347**  
AVERAGE HOUSEHOLD INCOME



**60,318**  
TOTAL DAYTIME POPULATION



**2,503**  
TOTAL BUSINESSES

## DRIVE TIMES:

Charleston INT'L Airport	15 min
I-26	11 min
I-526	5 min
West Ashley	16 min
Downtown Charleston	18 min
Goose Creek	20 min
North Charleston	8 min
Highway 17	12 min



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