



FOR LEASE

±1,900-3,704 SF Fully Renovated Flex Spaces Available at Stono Station

2467 Savannah Highway, Charleston, SC 29414

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Property Overview

Rare flex space is available in the premier flex park, Stono Station, located in the West Ashley submarket facing Highway 17 and just off I-526. The property has been newly built out with an open space plan, including bathrooms and a break area and will be delivered in as-is condition.

Stono Station is a fully renovated (2020–2021) warehouse/ flex project featuring five buildings totaling ±35,895 square feet in Charleston, SC. The current tenant mix includes retail, flex, showroom, fitness and professional office users. The property offers a centrally located, high-visibility setting not typically found in flex and office developments.

Key Highlights



Surface Parking
Available Onsite



Prime Access
Facing Highway 17 and
Located Just off I-526



TMS Number
310-06-00-044



Available Space
Building 400 (Suite 400): ±1,900 SF
Building 100 (Suite 130): ±3,704 SF



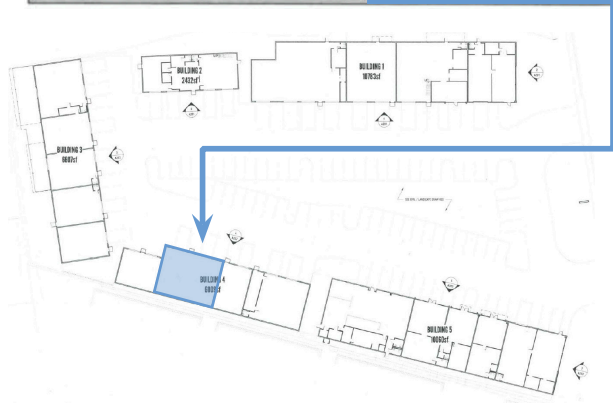
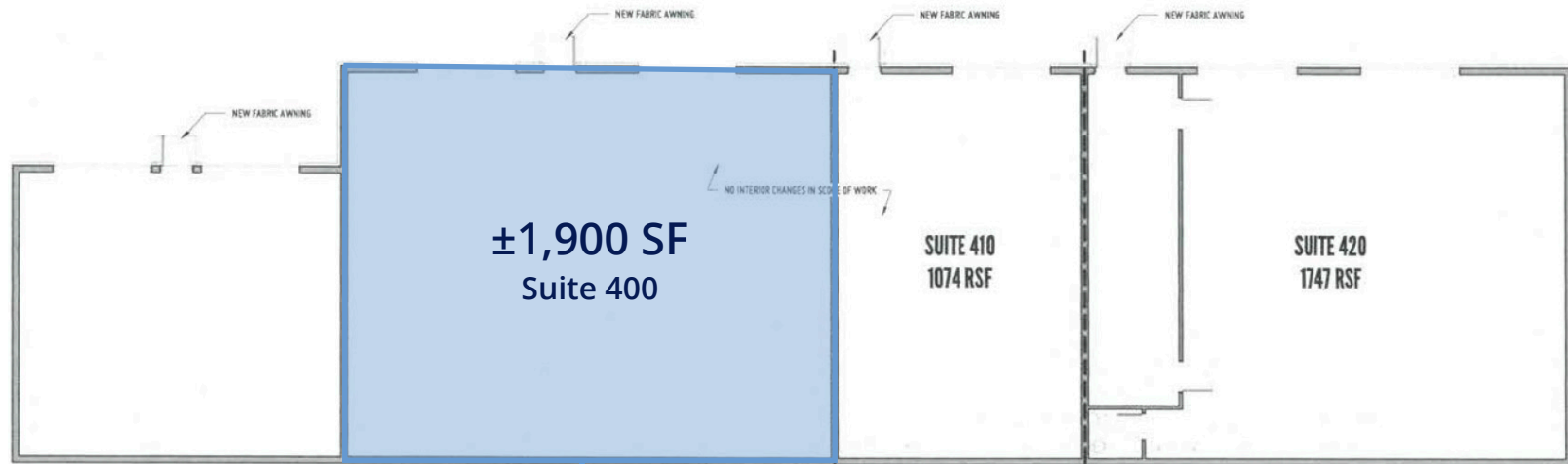
Lease Rate
\$21.00/SF NNN

Aerial Overview



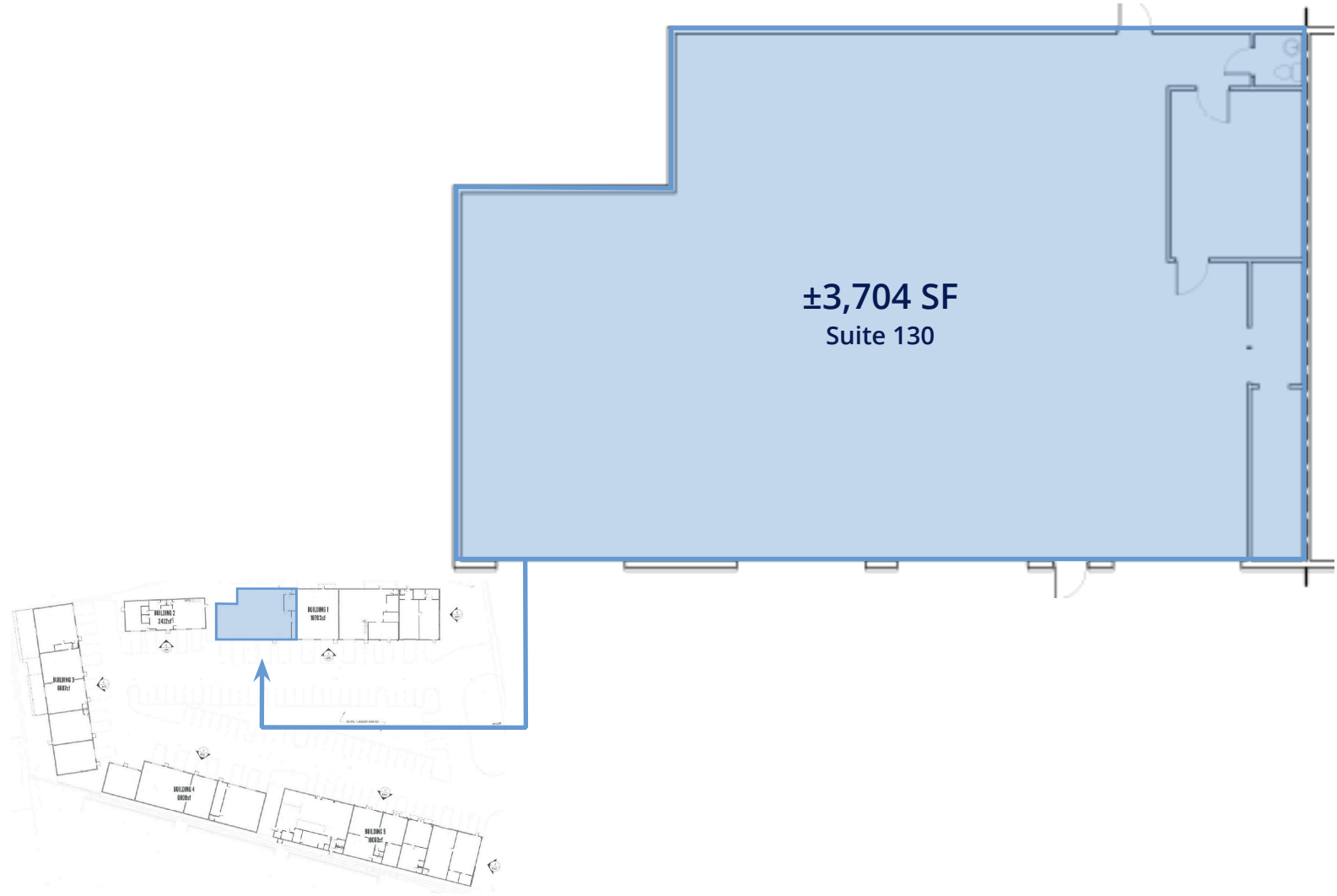
Property Layout

Suite 400 is currently available and offers $\pm 1,900$ SF of flexible space.



Property Layout

Suite 130 is currently available and offers $\pm 3,704$ SF of flexible space.



Property Photos



Market Overview



Location Overview

8.8 miles | 15 minutes
Charleston International Airport

9.5 miles | 24 minutes
Columbus Street Terminal

9.7 miles | 18 minutes
Hugh Leatherman Terminal

9.8 miles | 18 minutes
Veterans Terminal

13.1 miles | 19 minutes
North Charleston Port Terminal

21 miles | 28 minutes
Wando Welch Terminal

Demographics (Within 5 miles)

±116,017
2025 total population

±128,131
2025 average household income

±53,658
2025 total households



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