

# FOR LEASE

RETAIL / OFFICE /  
INDUSTRIAL



5935 RIVERS AVE UNIT 100, North Charleston, SC 29406

**Harbor**  
COMMERCIAL PARTNERS





27,950 SF  
SIZE

\$12 PSF, NNN  
LEASE RATE

\$4.52/SF  
OPEX

## PROPERTY HIGHLIGHTS

Located within the Aviation Centre Office/Retail Complex, the property is just south of the Interstate 26/Aviation Avenue interchange, and offers signage opportunities facing Rivers Avenue, and on the Interstate-facing side of the building, which provides exposure to over 180,000 cars per day.



Ample Parking



Interstate Signage/Visibility



Easy Access



Central Location



Nearby Amenities



## UNIT 100 DESCRIPTION

This is a 27,950 sf space offers a mixture of private offices, conditioned bull pen or warehouse storage areas and traditional warehouse space. Unit 100 includes a large reception area, two conference rooms, twenty private office, a large break area, 17,000sf of condition open warehouse space and an additional 8,292 SF of traditional warehouse space, serviced by three dock high loading doors. This flexible space is ideal for users with a high head count of office staff and a mixture of light assembly/production space for products. Unit 100 offers prominent signage opportunities facing both Rivers Avenue and I-26, 3-Phase power, sprinklers and LED lighting. Aviation center has 4.25/1000 car parking ratio. An additional 10,667 sf of upstairs 16 private offices, two conference rooms, break room, and bull pen areas are available at a discounted rate.



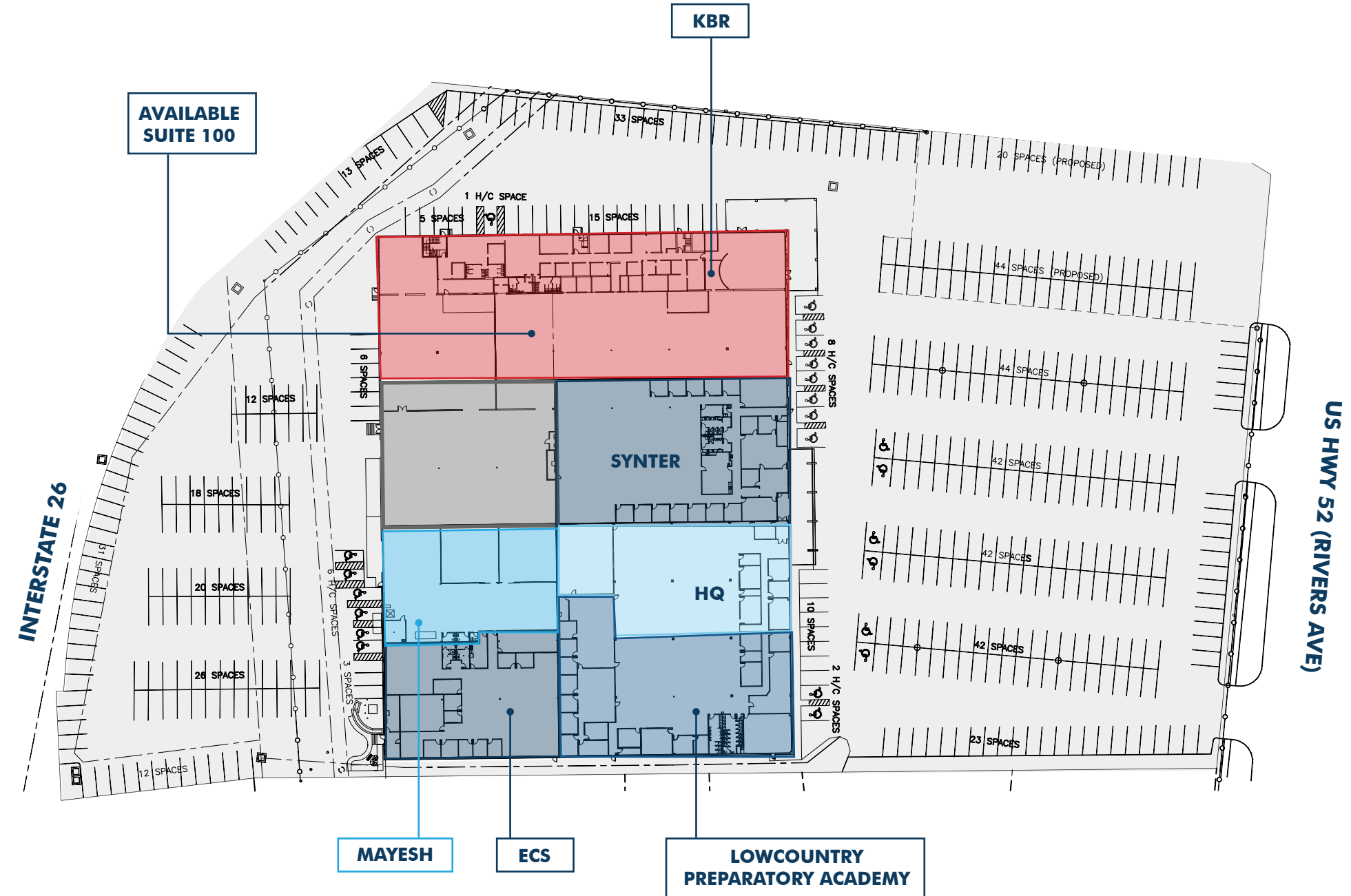


### BUILDING SPECS

PARCEL ID	472-03-00-105
COUNTY	CHARLESTON
BUILDING SIZE	106,664 SF
CONSTRUCTION	MASONRY
ZONING	G-B - GENERAL BUSINESS

### SUITE 100 SPECS

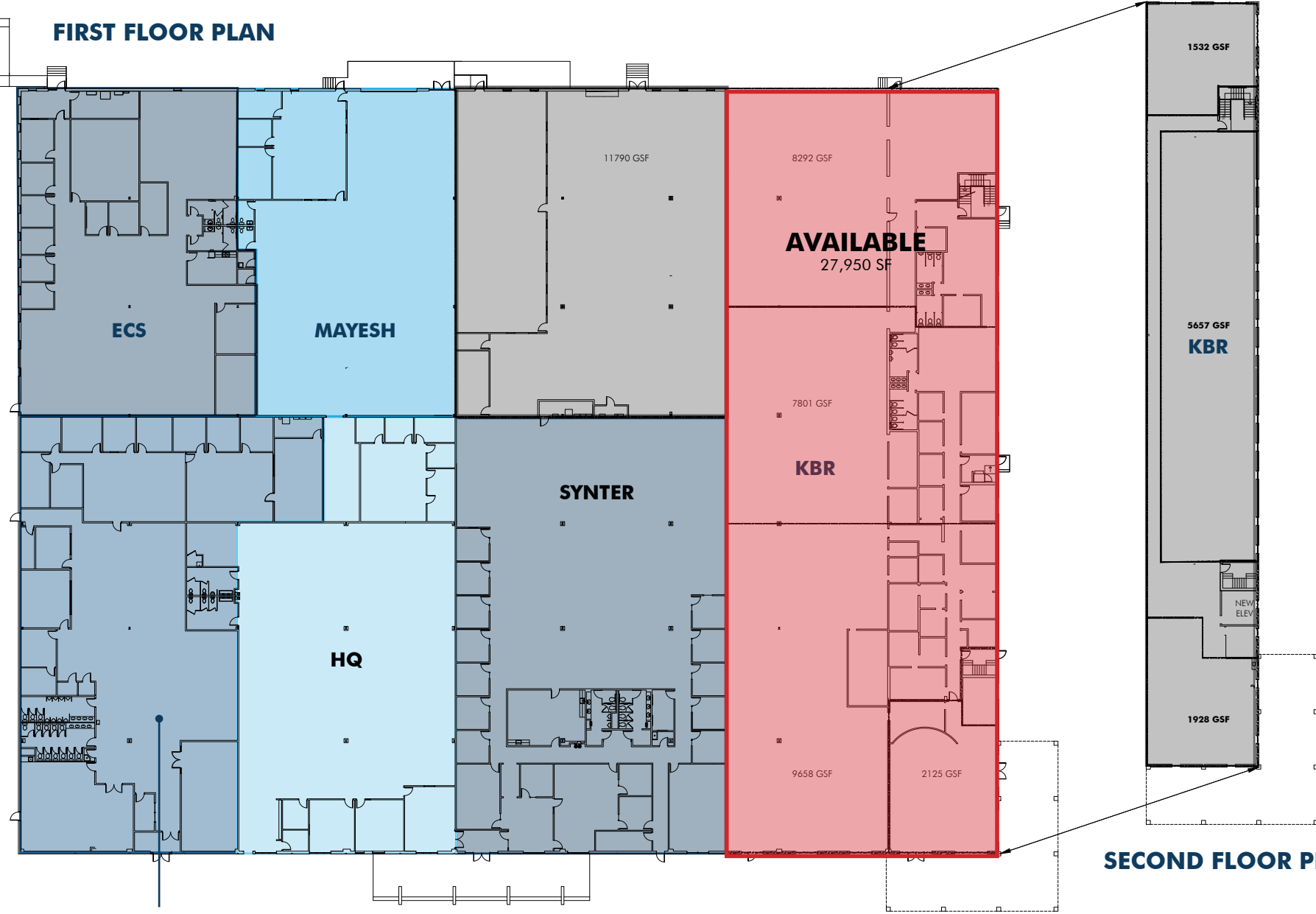
SIZE	27,950 SF
CLEAR HEIGHT	11'
DOCK HEIGHT DOORS	ONE 10'X10'
HEAT/COOL	YES
PARKING	4.25 spaces per 1000
TRAILER PARKING	N/A
LIGHTING	LED
SPACE DIMENSIONS	122' X 89'
POWER	120V / 3-PHASE
SPRINKLERS	YES
COLUMNS	NO





# FLOOR PLAN

## FIRST FLOOR PLAN



## SECOND FLOOR PLAN

LOWCOUNTRY  
PREPARATORY ACADEMY





### TRANSPORTATION MAP



### AMENITIES MAP





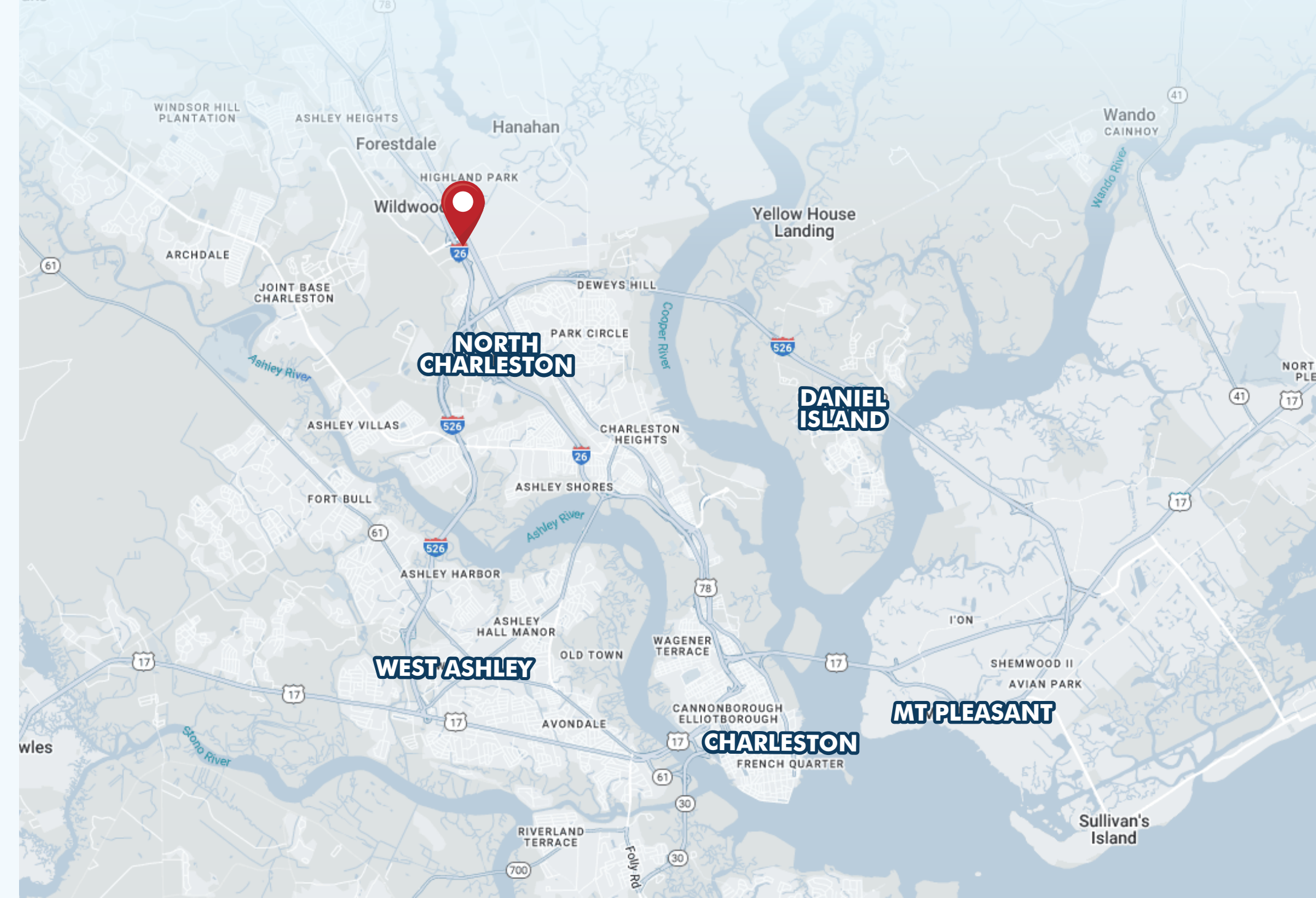
# LOCATION OVERVIEW



North Charleston is dedicated to establishing an environment where businesses can flourish. Whether an existing business or one looking to relocate, North Charleston’s municipal government presents one of the most business friendly environments.

North Charleston’s market access is second to none. The State of South Carolina boasts five interstate highways, five commercial airports, two Class I railroads, seven independent rail lines and the world-class Port of Charleston.

# LOCATION MAP







## LEASING CONTACTS:

### Todd Garrett, CCIM, SIOR

Managing Partner  
+1.843.408.8846  
todd.garrett@  
harborcommercialpartners.com

### Crawford Riddle

Associate  
+1.864.423.4973  
crawford.riddle@  
harborcommercialpartners.com

### Tradd Varner, SIOR

Partner  
+1.843.532.1684  
tradd.varner@  
harborcommercialpartners.com

### Gerry Schauer

Partner  
+1.843.364.2055  
gerry.schauer@  
harborcommercialpartners.com

### Jeremy Willits

Senior Vice President  
+1.843.270.9205  
jeremy.willits@  
harborcommercialpartners.com

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harborcommercialpartners.com