



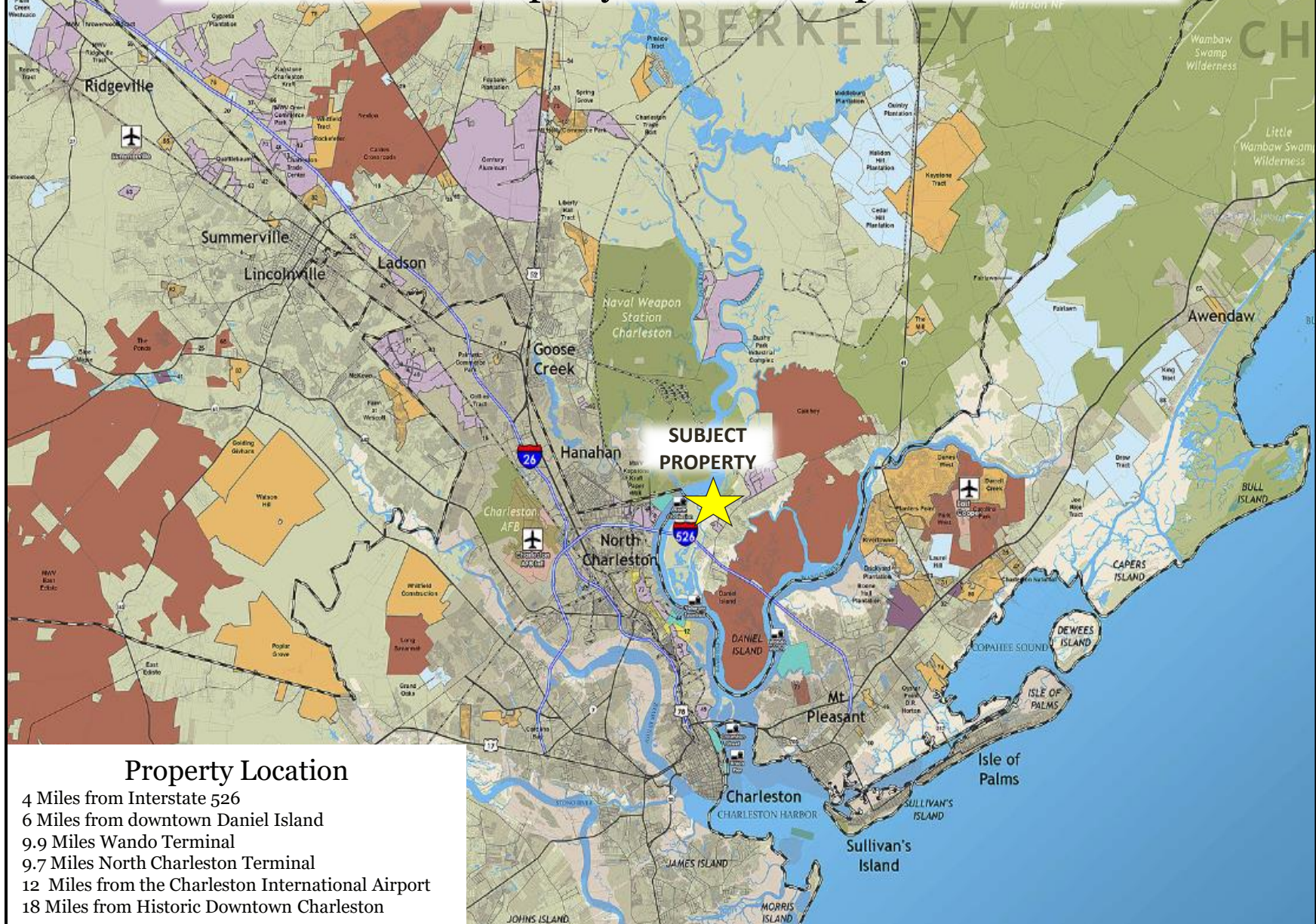
Industrial Property For Lease

453 Jessen Lane, Charleston, SC

12,000 SF [Warehouse/Office] on 1 Acre

\$12.75 PSF (NNN)

Charleston Metropolitan Statistical Area Property Location Map



Property Location

- 4 Miles from Interstate 526
- 6 Miles from downtown Daniel Island
- 9.9 Miles Wando Terminal
- 9.7 Miles North Charleston Terminal
- 12 Miles from the Charleston International Airport
- 18 Miles from Historic Downtown Charleston

Surrounding Property Aerial



Property Aerial #1



Property Aerial #2



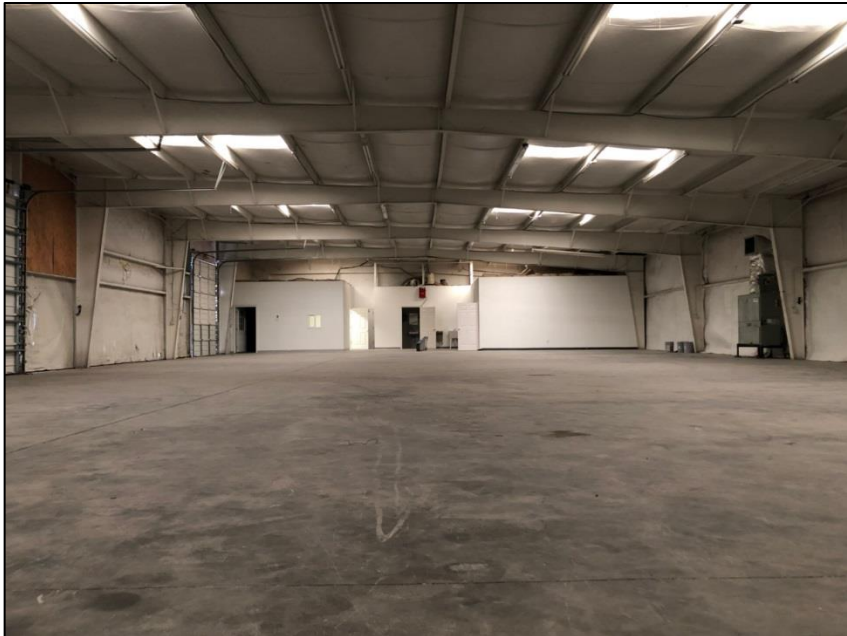
Exterior Photos



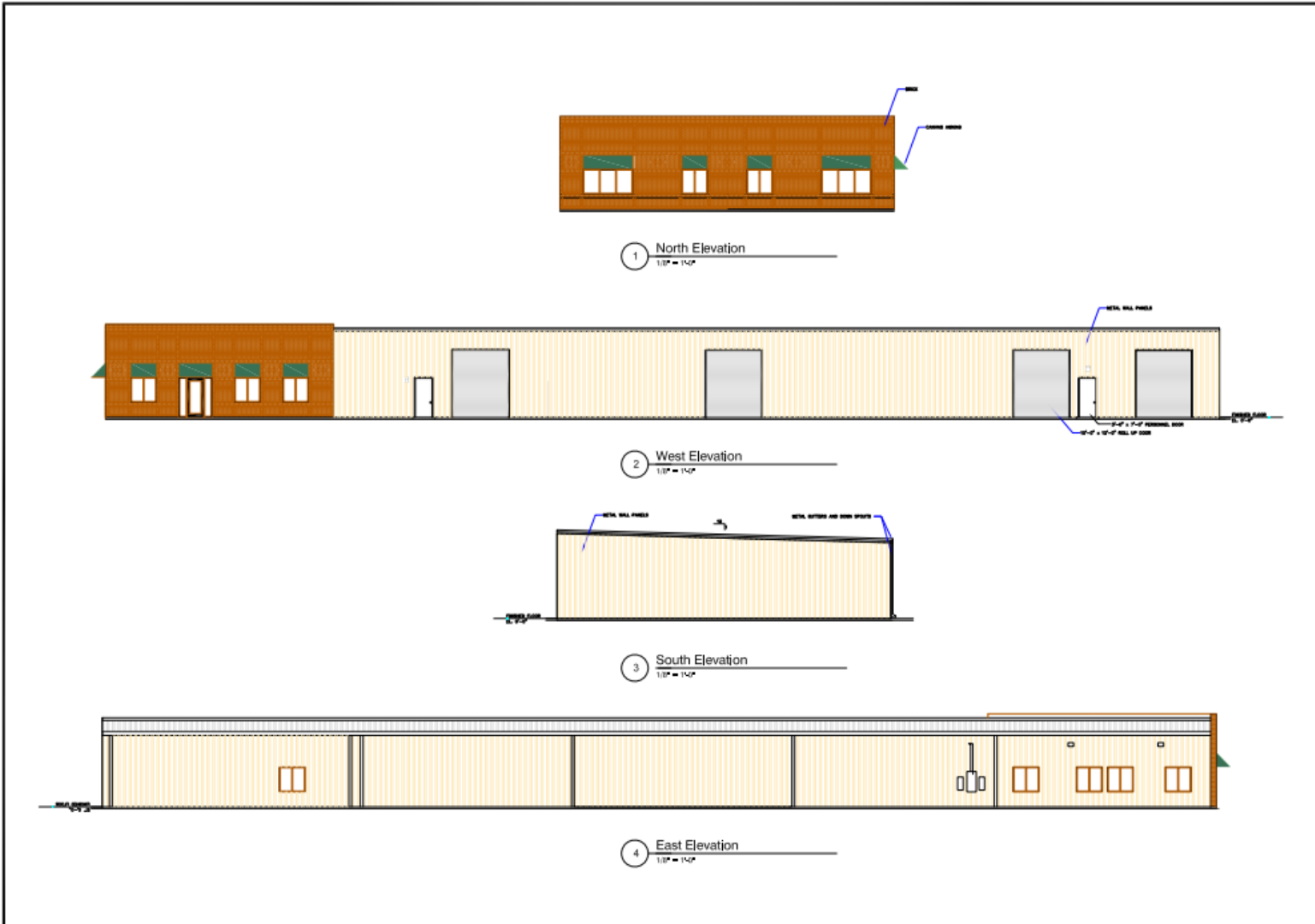
Office Photos



Warehouse Photos



Building Elevations



ENGINEERS + ARCHITECTS

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Charleston, South Carolina 29403
843.794.2000 Fax: 843.254.2001
berenyi.com

453
Jessen
Lane

Charleston
SC

Elevations

North	
West	
East	
South	
Project Number	19-XXX
Drawn by	A2
Checked by	
Project Name	

Meyer
Kapp
& Associates
COMMERCIAL REAL ESTATE



Overview

Property Description

Address: 453 Jessen Lane

Municipality: Charleston, SC [Berkeley County]

Zip Code: 29492

Parcel Size: 1 Acre (Total)

Zoning: Light Industrial [LI – City of Charleston]

TMS#: 267-00-00-085

Building Description

Building Size: 12,000 SF (Total)

Warehouse Size: 10,000SF

Office Size: 2,000 SF

Year Constructed: 1997

Eave Height: 16 ft

Construction Type: Metal Sided

Roof Type: Pitched Metal

Features: Four (4) Industrial Roll-Up Doors

Parking: 12 Spaces

Rear Lot: Secured/Gated (15,000 SF)

Listing Price

\$12.75 PSF (NNN)

Taxes: +/- \$ 14,000 / year

Insurance: +/- \$ 5,000 / year

Landscape: +/- \$ 3,600 / year