



For Lease

INDUSTRIAL PROPERTY

497 JESSEN LANE

CHARLESTON, SC 29492

for more information, please contact:

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■ **BRADLEY BAKER** PRINCIPAL 843.414.4070 bradley@cc&t.com

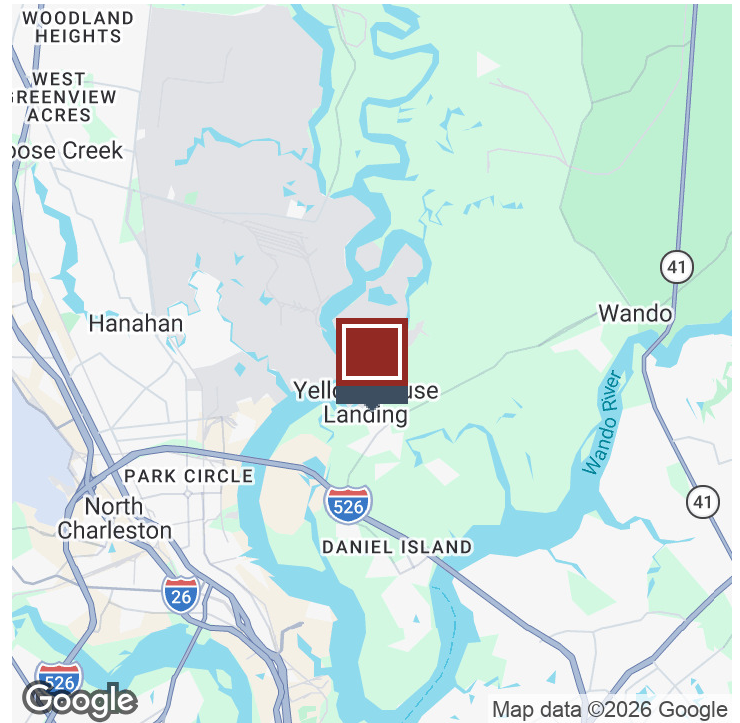
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INDUSTRIAL PROPERTY FOR LEASE

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CHARLESTON, SC 29492



PROPERTY DESCRIPTION

Coming available for lease January 2027, this freestanding warehouse and production facility is situated on approximately one acre and features 5,156 SF of fully conditioned warehouse/production space, 2,906 SF of office space, and 1,275 SF of mezzanine storage (not included in total square footage). The warehouse offers a 20' eave height, three 12' x 14' drive-in doors, and 1,400 amps of 208V, 3-phase power. The property also includes approximately 22 parking spaces and a fenced storage yard, providing additional flexibility for equipment, vehicles, and outdoor storage.

*NNN fees estimated to be \$2.75 psf.

PROPERTY HIGHLIGHTS

- 1 acre site
- Three 12' x 14' drive-in doors
- Climate controlled warehouse
- 22 Parking spaces

LOCATION DESCRIPTION

Strategically located just off Clements Ferry Road, 497 Jessen Lane offers convenient access to Charleston's major transportation routes and the growing Clements Ferry corridor. The property is approximately five minutes from I-526, providing connectivity to Daniel Island, Mount Pleasant, North Charleston, and the greater Charleston region. Its location within the established Clements Ferry industrial corridor makes it well positioned for businesses seeking efficient access to customers, employees, and key commercial centers throughout the Charleston market.

OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Available SF:	8,062 SF
Lot Size:	1 Acres

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PHOTOS



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AERIAL VIEW



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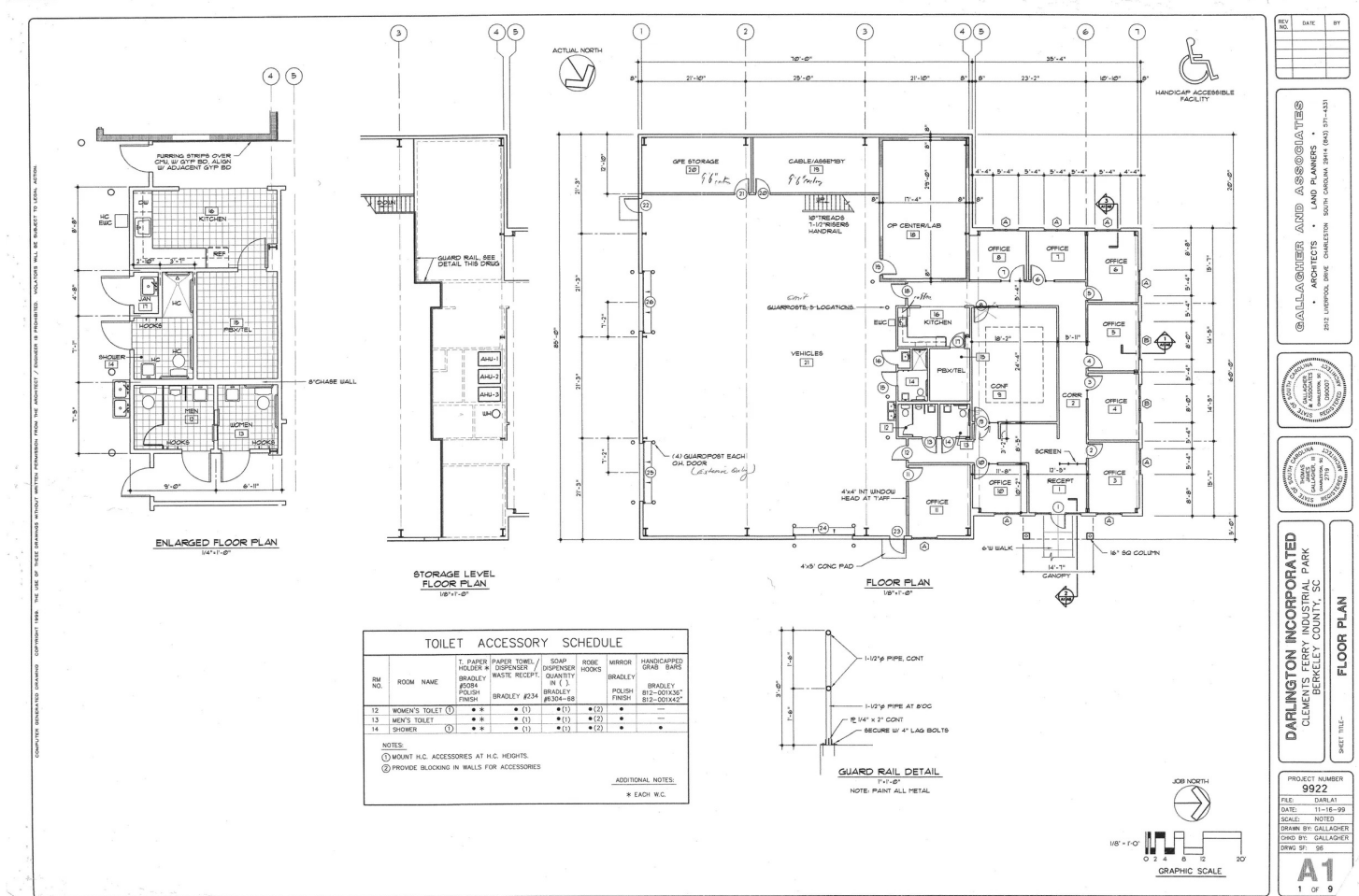
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FLOOR PLAN



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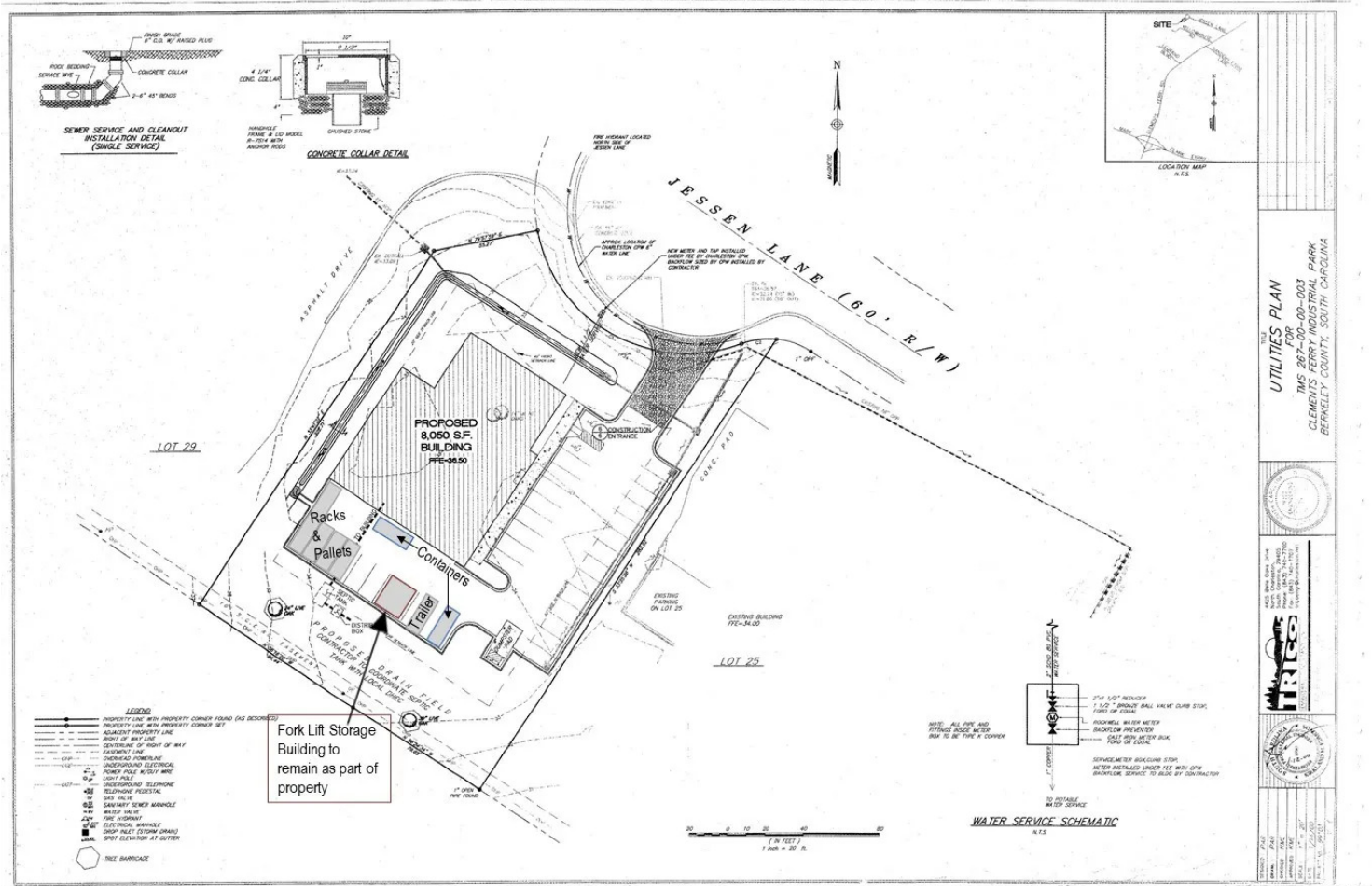
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SITE PLAN



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