

# FOR LEASE

RETAIL / OFFICE /  
INDUSTRIAL



5935 RIVERS AVE UNIT 104, North Charleston, SC 29406

**Harbor**  
COMMERCIAL PARTNERS



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10,853 SF  
SIZE

\$14 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 104 DESCRIPTION

Fully conditioned 10,853 SF industrial/Flex or Office space available for lease within Aviation Centre Office/Retail Complex in North Charleston, SC . The current configuration includes bathrooms, a recently installed dock high loading door, 11' clearance, 3-Phase Power, sprinklers and LED lighting. Landlord is open to user specific modifications including removing existing ceiling grid to increase clearance to 15' or specific interior build out. Unit 104 offers unobstructed visibility and signage opportunities directly facing I-26 with exposure to 180,000 cars per day. Ample car parking with parking ratio of 4.25 per 1000sf





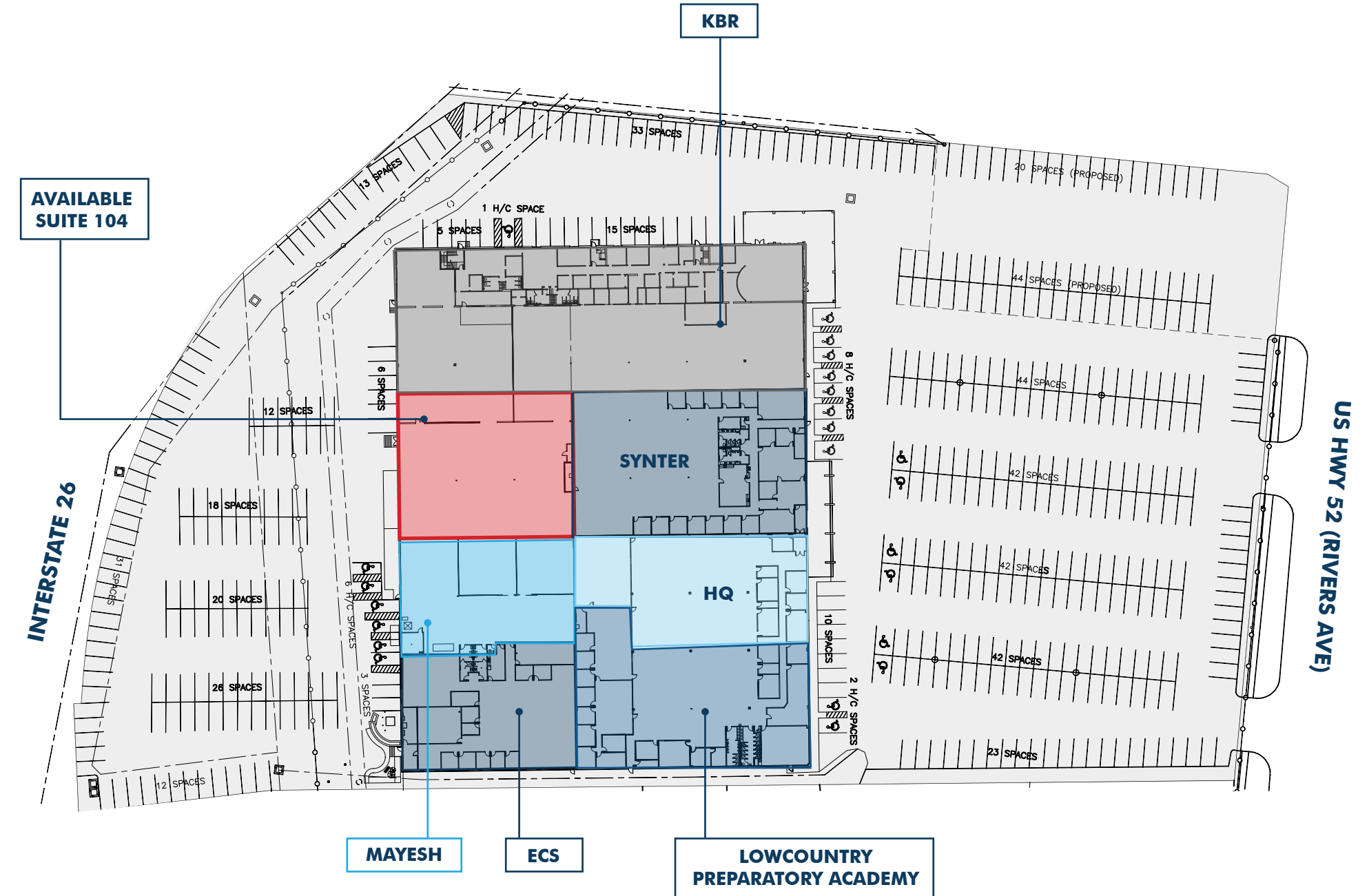


### BUILDING SPECS

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

### SUITE 104 SPECS

SIZE	10,853 SF
CLEAR HEIGHT	11'
DOCK HEIGHT DOORS	ONE 10'X10'
HEAT/COOL	YES
PARKING	60 SPACES
TRAILER PARKING	N/A
LIGHTING	LED
SPACE DIMENSIONS	122' X 89'
POWER	120V / 3-PHASE
SPRINKLERS	YES
COLUMNS	NO

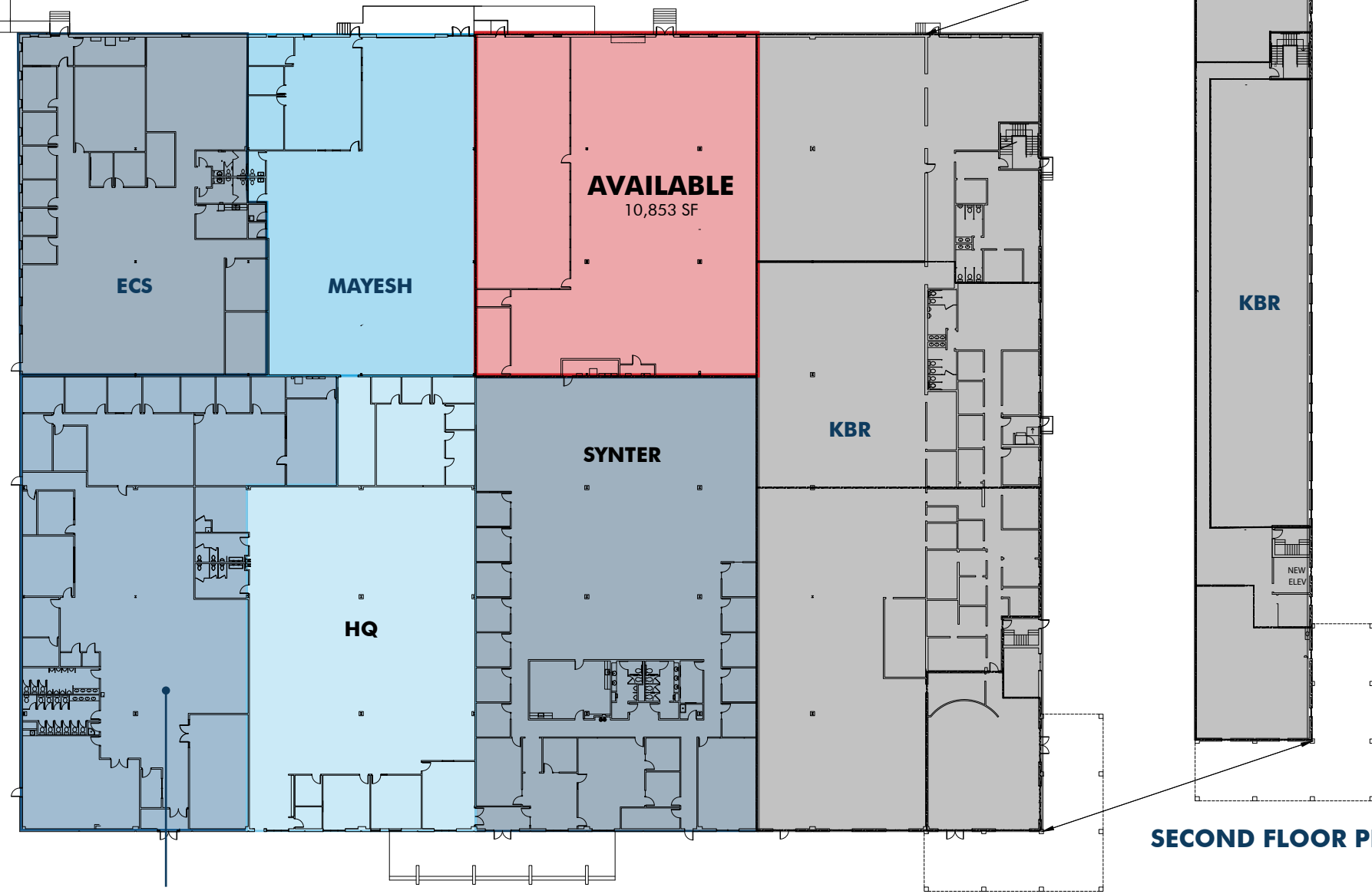




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# FLOOR PLAN

## FIRST FLOOR PLAN



## SECOND FLOOR PLAN



**LOWCOUNTRY  
PREPARATORY ACADEMY**





### TRANSPORTATION MAP



### AMENITIES MAP





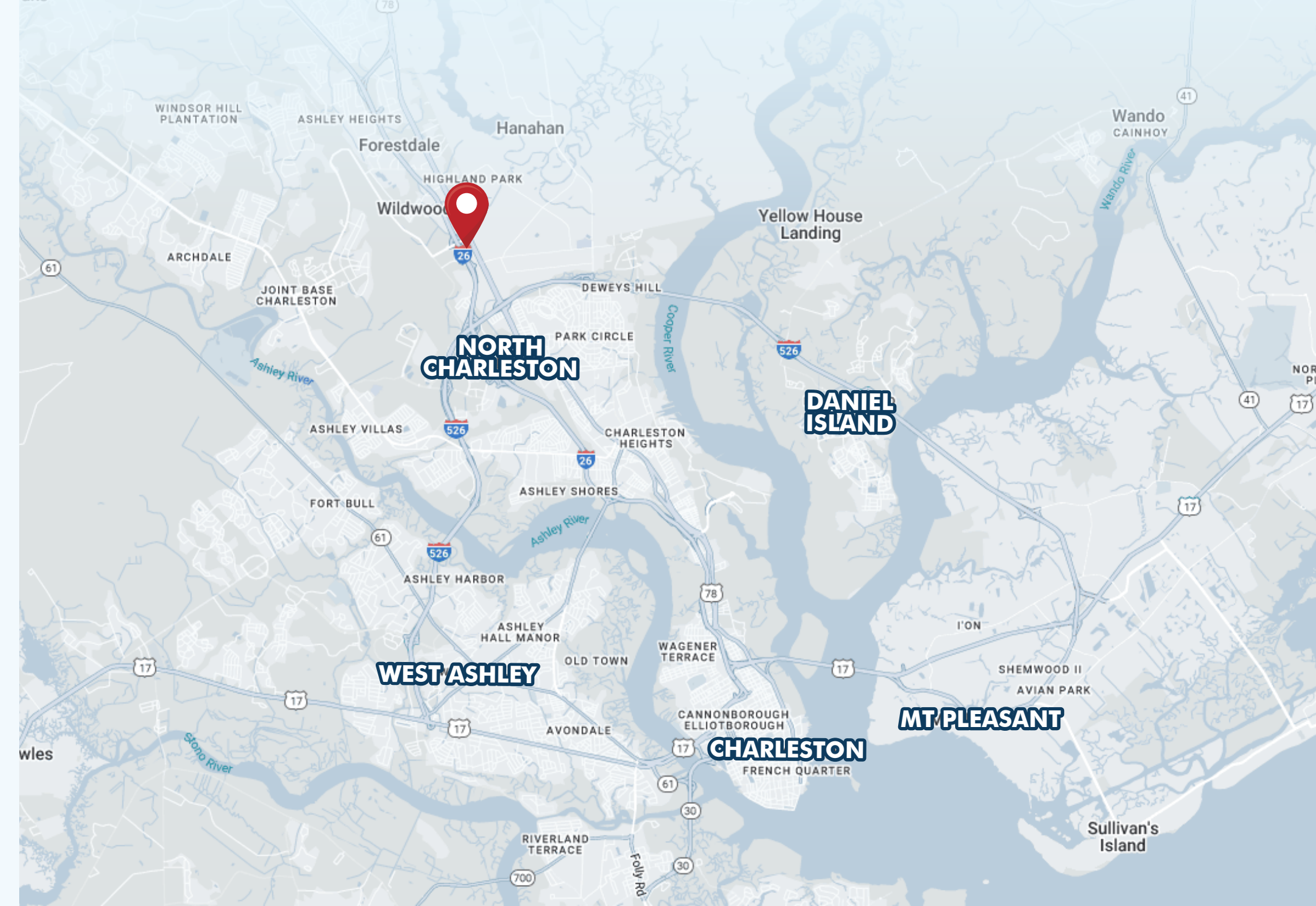
# LOCATION OVERVIEW



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:

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