

FOR LEASE

2,500 SF INDUSTRIAL
SPACE AVAILABLE



1939 BELGRADE AVE, Charleston, SC 29407

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PROPERTY DESCRIPTION

Conveniently located 2,500sf flex unit available for immediate occupancy in the heart of West Ashley. This unit is located within a professional multi-tenant business park setting with quick access to Downtown Charleston and surrounding areas. Unit has a small office and restroom, one 10' x 14' overhead door and shared parking.

THE OFFERING

UNIT	SIZE	LEASE RATE	AVAILABLE DATE
7	2,500 SF	\$18.50 PSF NNN	6/1/26

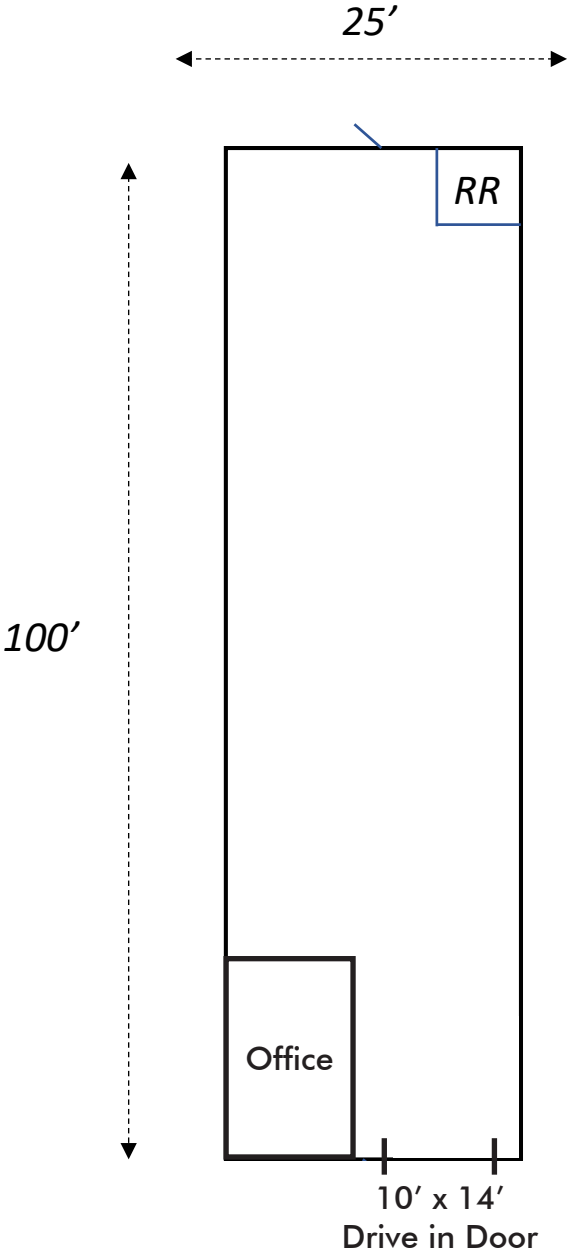


PROPERTY SPECS

SIZE	2,500 SF
LEASE RATE	\$18.50
OFFICE SF	150 SF
WAREHOUSE SF	2,350 SF
DRIVE-IN DOOR	1 (10 X 14)
HEATING	OFFICE ONLY
COOLING	OFFICE ONLY
LIGHTING TYPE	FLOURESCENT
CLEAR HEIGHT	22'
PARKING	5 SPACES
DATE AVAILABLE	JANUARY 1, 2025
POWER TYPE	THREE PHASE
EAVE HEIGHT	18'6"

FLOOR PLAN

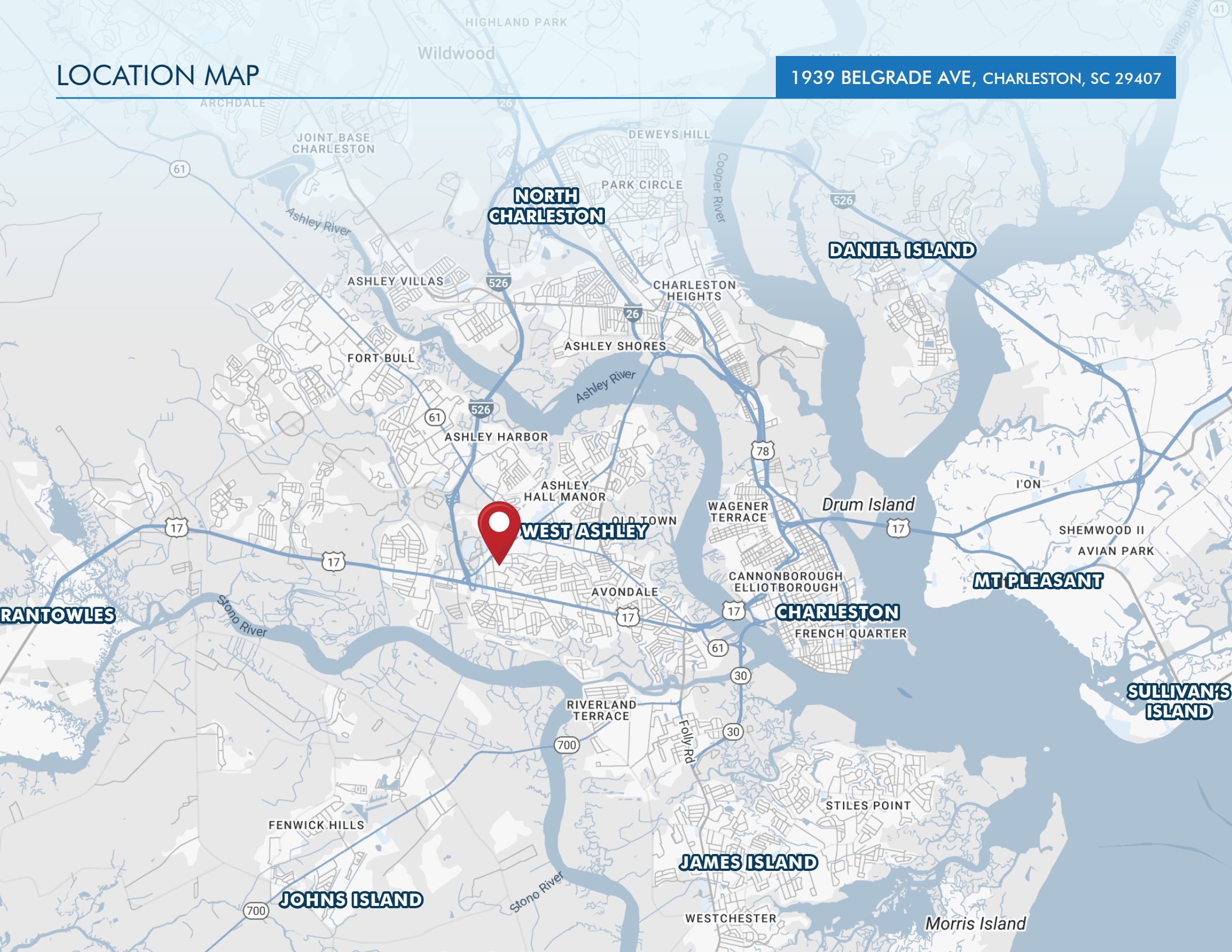
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LOCATION MAP

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THE HOME DEPOT
Chick-fil&
Marshalls
McDonald's

SMOOTHIE KING
SUBWAY
Wendy's
Total Wine & MORE
Daiya's

LOWE'S
O'Charley's
RESTAURANT + BAR

PET SMART
GameStop
CVS pharmacy
belk
planet fitness
TARGET
Starbucks
DICK'S SPORTING GOODS
Panera BREAD

HACHIYA KYOTO
FOOD LION
COSTCO
CVS pharmacy
Hampton Inn
TOYOTA

WELLS FARGO
Michaels
BEST BUY

verizon
COOK OUT
TOASTIN' ALMONDS
McDonald's
TACO BELL
piggly wiggly

Pep Boys
Chick-fil&

ExtraSpace Storage
Audi
KIA

Hardee's
Waffle House
Advance Auto Parts

CUBE SMART self storage
DUNKIN'
Ruby Tuesday
Holiday Inn

Ford
Cadillac
Honda
Mercedes-Benz
GMC
Krispy Kreme DOUGHNUTS



LEASING CONTACTS:

Tradd Varner, SIOR
Partner
+1.843.532.1684
tradd.varner@
harborcommercialpartners.com

Todd Garrett, CCIM, SIOR
Managing Partner
+1.843.408.8846
todd.garrett@
harborcommercialpartners.com

Crawford Riddle
Senior Associate
+1.864.423.4973
crawford.riddle@
harborcommercialpartners.com

Harbor
COMMERCIAL PARTNERS
harborcommercialpartners.com