

**1,680 - 4,180 +/- SF Office / Warehouse Units**



## Flex Space On Highway 170

63 Schinger Avenue

Ridgeland, South Carolina 29936

### Property Highlights

- Office / Warehouse space for lease in Okatie on Highway 170 at Riverwalk Business Park
- Unit 101 layout consists of; 2 offices, break room and large warehouse
- Unit 104 & 105 layout consists of reception area, open area, break room, multiple offices, restroom, warehouse and 2nd floor mezzanine
- Other tenant's include; Diamond Transportation, Palmetto Performance, Rainbow Int'l Restoration, KDS Kitchen Design, Nandina Engineering and others

### Offering Summary

|                    |              |
|--------------------|--------------|
| Unit 101 SF:       | 1,680 +/- SF |
| Unit 104 & 105 SF: | 4,180 +/- SF |
| Base Rent:         | \$21.50 PSF  |
| Annual Increases:  | 3%           |
| 2026 NNN Budget:   | \$5.88 PSF   |

### For More Information

#### Baker Wilkins

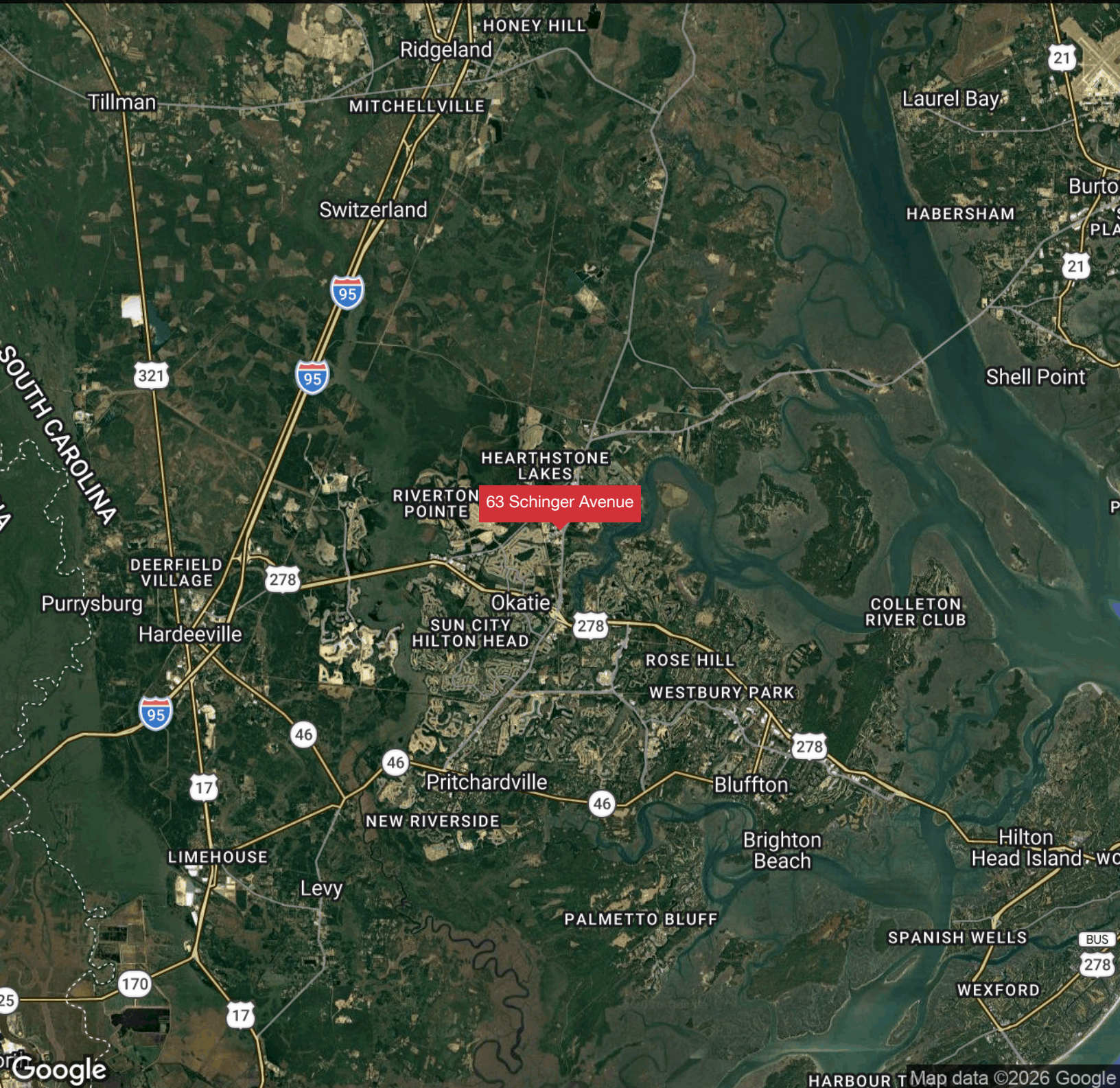
Broker In Charge

O: 843 837 4460 x2

baker@naicarolinacharter.com



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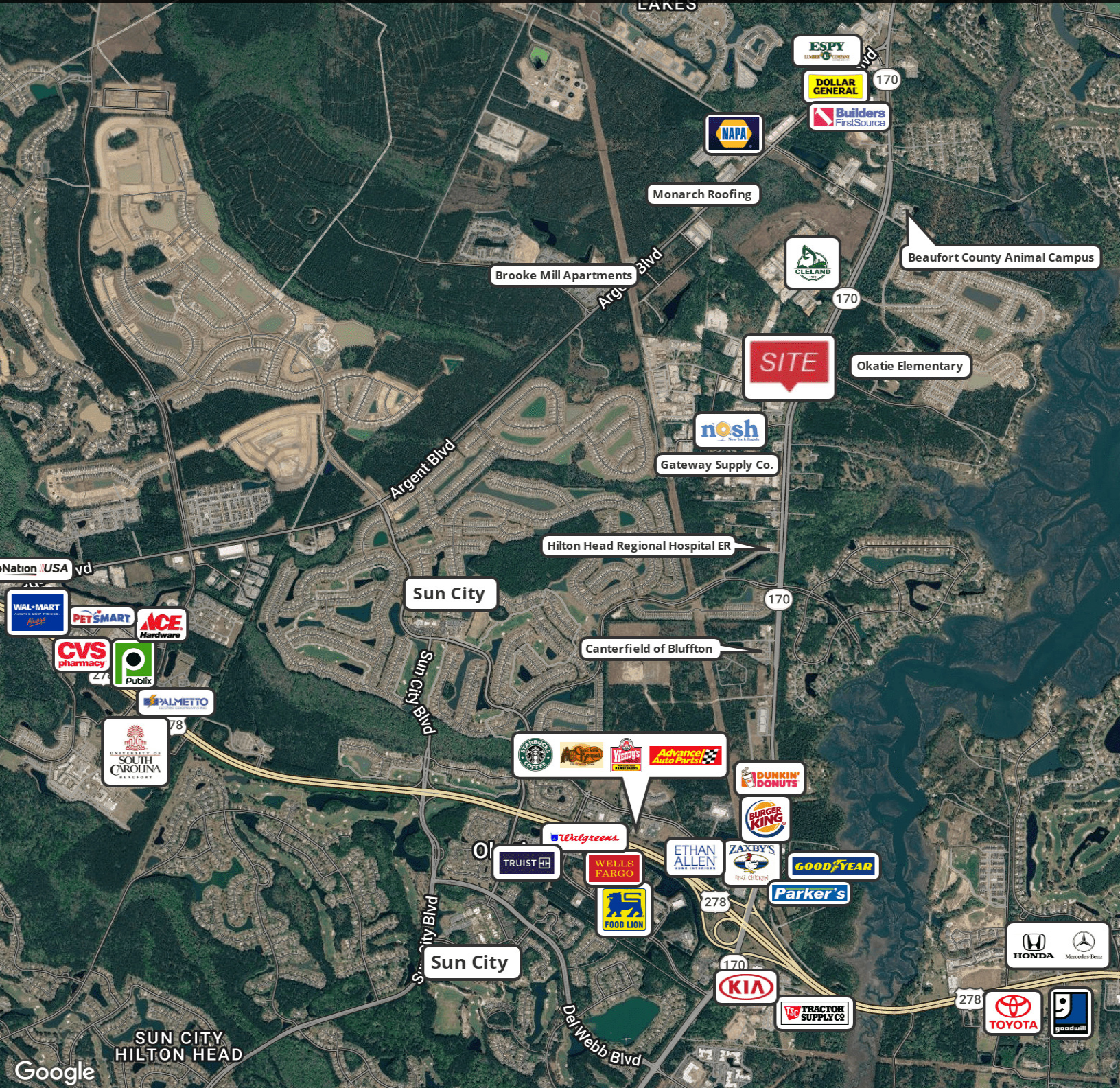
HARBOUR T Map data ©2026 Google

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1227 May River Road, Suite 100  
Bluffton, SC 29910  
843 837 4460 tel  
[naicarolinacharter.com](http://naicarolinacharter.com)



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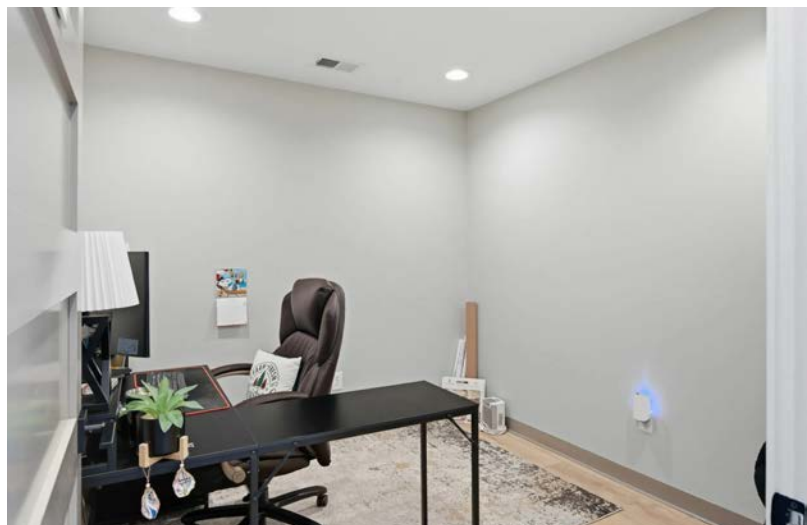
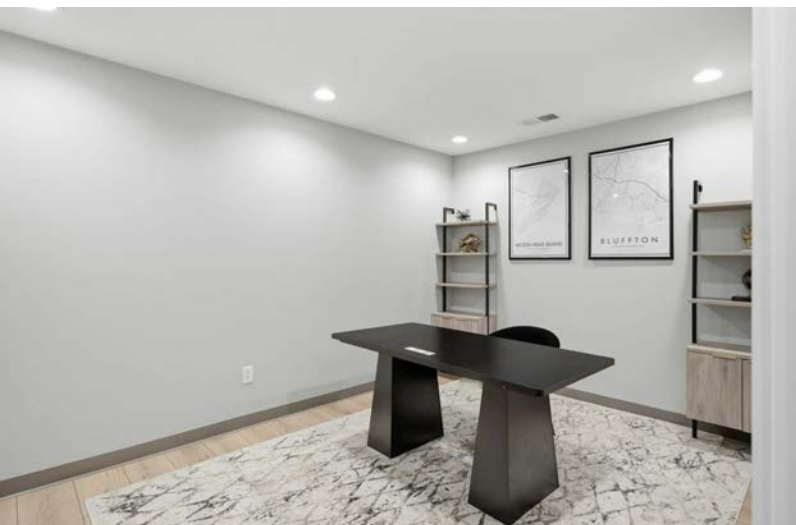
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Unit 101



**Unit 104 & 105**





Unit 104 & 105



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