

±18,107 SF ON ±6.76 AC



NAI Charleston

**2025 AUSTIN
AVENUE**
CHARLESTON, SC 29405

**FOR LEASE: HEAVY INDUSTRIAL
OUTDOOR STORAGE PROPERTY**

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SUMMARY

NAI Charleston is pleased to offer for lease **2025 Austin Ave:** a rare heavy industrial outdoor storage opportunity in the Charleston Neck area. Situated on ± 6.76 acres, the property features an $\pm 18,107$ SF industrial building consisting of 3,485 SF of office and 14,622 SF of warehouse and shop space, along with a fully fenced and graveled laydown yard, three gated access points, and dedicated employee parking. The property was previously occupied by Dana Transport as their training facility. Zoned Heavy Industrial (HI) in the City of Charleston, the property is well suited for a variety of industrial, fleet, and outdoor storage users. Located within short proximity to Hugh Leatherman Terminal and less than two miles from I-26, the site offers excellent connectivity throughout the Charleston market at a competitive market rate.



Offering Summary

Available:	Immediately
Lease Rate:	\$45,000/month, NNN
Building Size:	$\pm 18,107$ RSF (Warehouse/Office)
Laydown:	± 4.5 AC of Graveled, Fully-Fenced Yard
Parking:	Paved & Dedicated Employee Parking
Loading:	(7) 16' x 14' Automatic Drive-In Doors (2) 11' x 11' Drive-In Doors (1) 10' x 14' Drive-In Doors (1) 8' x 14' Drive-In Doors
Height:	23' 6" Ceiling Height
Power:	600 Amp, 3-Phase, 240 Volt Electrical Service
Crane:	7.5 Ton Overhead Bridge Crane
Zoning:	HI- Heavy Industrial; City of Charleston
County:	Charleston County

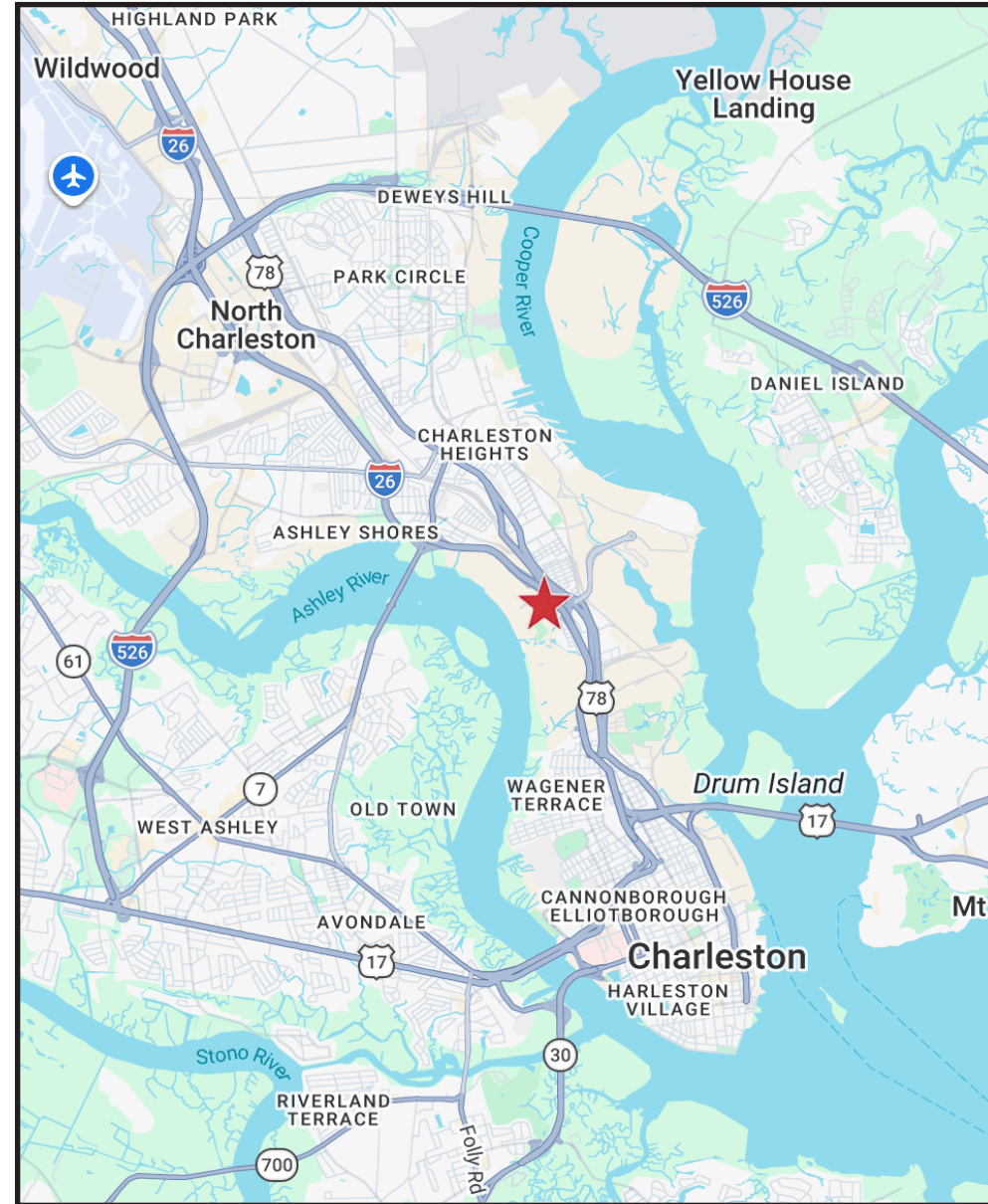
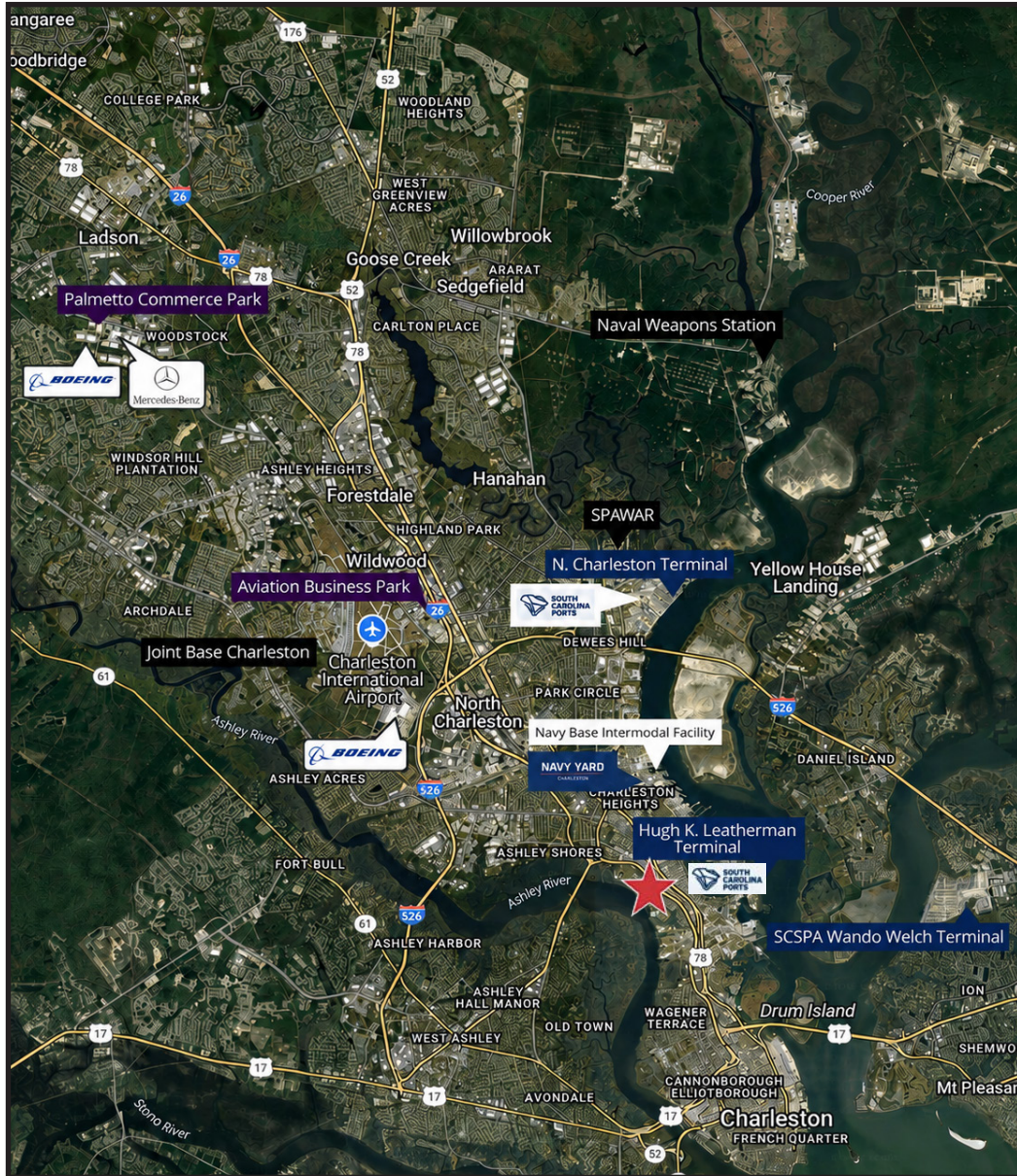
ADDITIONAL PHOTOS



AERIAL



AREA MAPS



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DISCLAIMER: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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