

# OFFICE / YARD / WAREHOUSE SPACES FOR LEASE

287 Luken Rd | Goose Creek SC 29445

Available December 2025 ±2,400 SF of newly built office space with secured yard and optional warehouse component, ideal for contractors, service providers, or businesses needing functional flex space in a central location.

Zoned Industrial District in the City of Hanahan



## OFFERING SUMMARY

**Office Space:** ±2,400 SF featuring 3 offices, kitchen/break, conference room, private restrooms. Located on 2<sup>nd</sup> floor.

+

**Secured Yard Space:** ± 0.5 - 1.0 acre, shared with owner-occupant.

**Optional Warehouse:** ±2,000 SF of high bay warehouse space, shared.

*(See Photos / Aerials / Floorplan below)*

**Office & Yard Space: \$12,000/mo NNN**

(Must be leased together)

**Warehouse Space: \$2,000/mo NNN**

**NORVELL**  
REAL ESTATE GROUP

## CONTACT

Will Norvell

📞 843-513-0926

✉️ [willn@norvellgroup.com](mailto:willn@norvellgroup.com)

Drayton Calmes

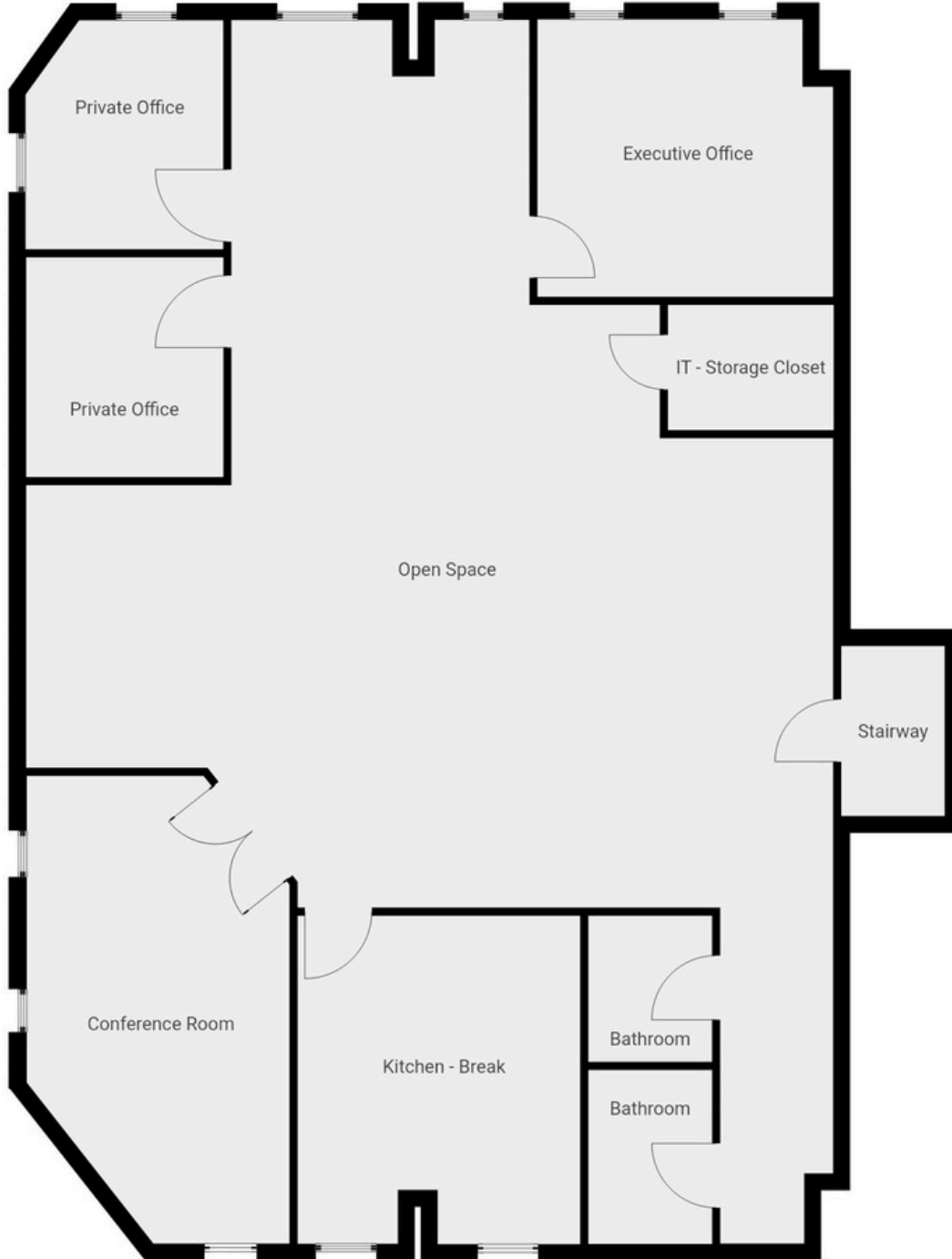
📞 843-991-0404

✉️ [draytonc@norvellgroup.com](mailto:draytonc@norvellgroup.com)

# OFFICE SPACE



# FLOORPLAN



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

# LAYDOWN YARD



# WAREHOUSE SPACE



# LOCATION

