

Well-positioned flex space with secure fenced yard

±1,250 SF AVAILABLE FOR LEASE
2809 Edenvale Road | Johns Island, SC 29455

Bryse Ranniello

Associate

+1 215 595 5139

bryse.ranniello@avisonyoung.com

**AVISON
YOUNG**



Property description

Located at **2809 Edenvale Road** on Johns Island, this $\pm 1,250$ sf industrial/ flex suite offers convenient access to River Road and includes up to ± 0.50 acres of partially fenced laydown yard.

The space features an office, restroom, shower, 3-phase power, and a 10' x 10' drive-in door. Its flexible layout and ample outdoor storage make it ideal for contractors, service-based businesses, light industrial users, and storage needs.

Size	Lease rate	Lease type
$\pm 1,250$ sf	\$3,200/sf/yr	Modified Gross

Specifications

Building size	$\pm 5,050$ sf
Lot acreage	1.67
Year built	1994
Tax/APN	2580000005
Zoning	CC- Community Commercial
County	Charleston
Drive-in doors	(1) 10' x 10'
Clearance	12'
Power	Three phase

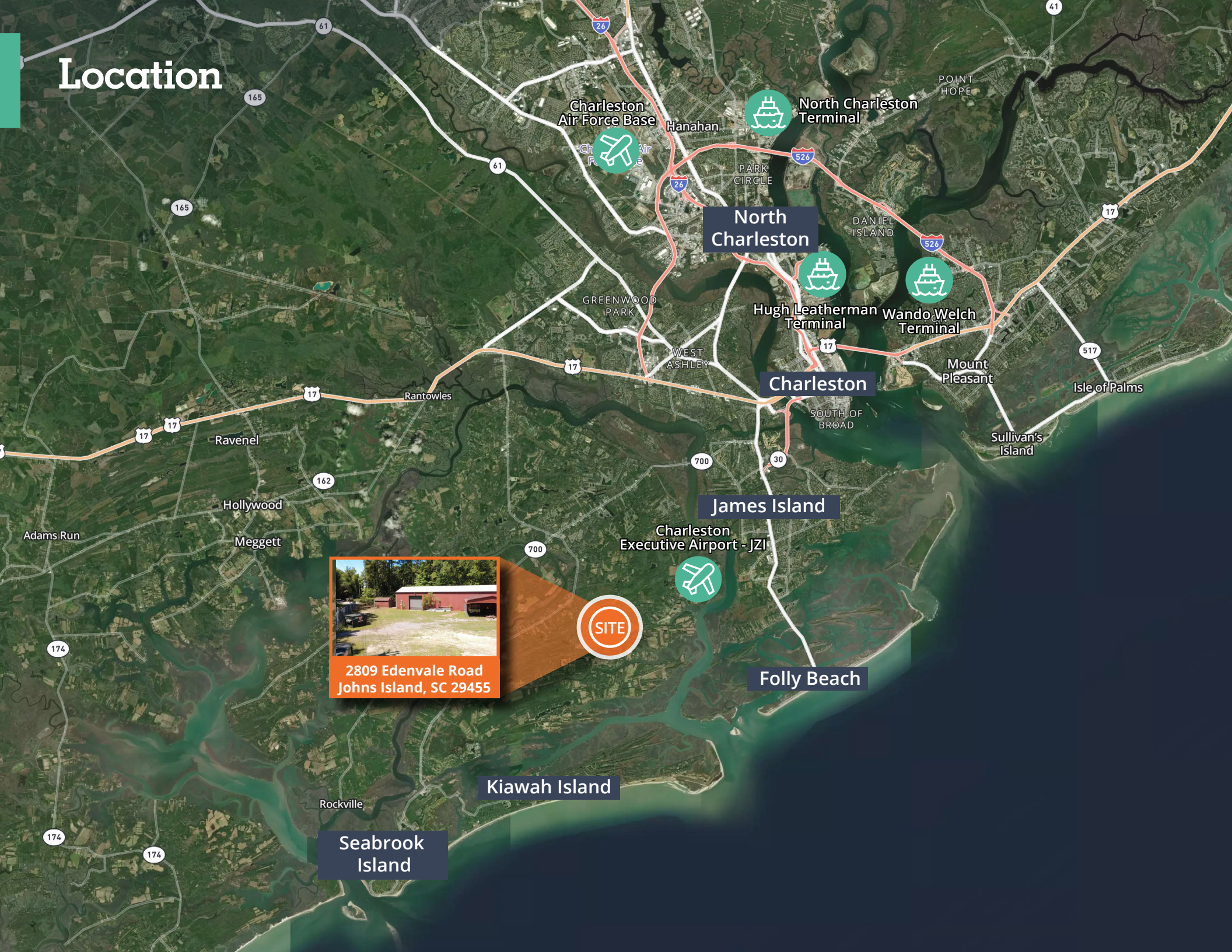
Property overview



Photos



Location



2809 Edenvale Road
Johns Island, SC 29455





**AVISON
YOUNG**

Get more information:

Bryse Ranniello

Associate

+1 215 595 5139

bryse.ranniello@avisonyoung.com

Avison Young - South Carolina, Inc.
40 Calhoun Steet, Suite 350 | Charleston, SC 29401
+1 843 725 7200

Visit us online
avisonyoung.com

© 2026. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.