



For Lease

INDUSTRIAL PROPERTY

806 ELSEY DR

CHARLESTON, SC 29407

for more information, please contact:

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■ **BRADLEY BAKER** PRINCIPAL 843.414.4070 bradley@cc&t.com

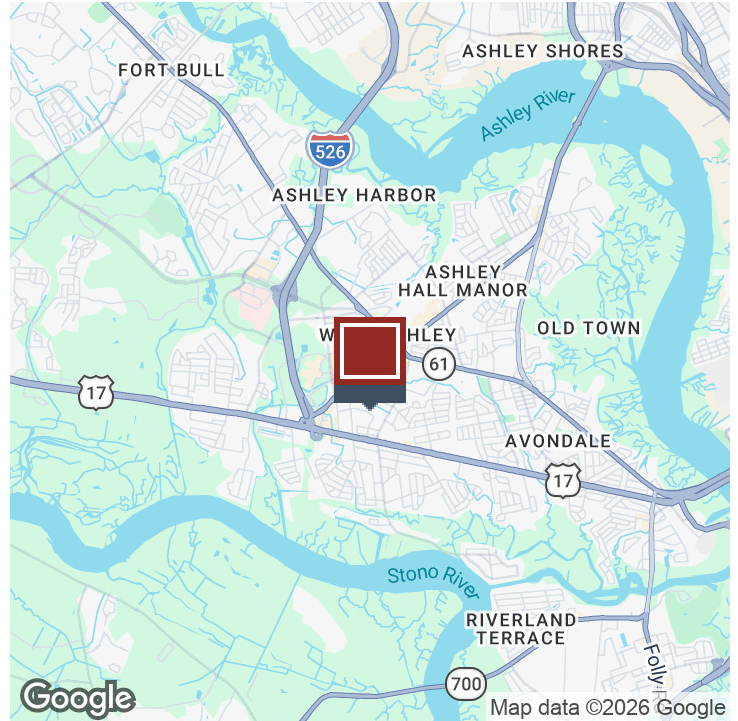
11 Cunnington Avenue 843.577.6722 [HTTPS://CCTRE.COM](https://cctre.com)



WAREHOUSE SPACE FOR LEASE

806 ELSEY DRIVE

CHARLESTON, SC 29407



OFFERING SUMMARY

Lease Rate:	\$23 SF/yr (NNN)
Building Size:	2,500 SF
Lot Size:	0.51 Acres
Zoning:	Job Center

PROPERTY OVERVIEW

Conveniently located just off Wappoo Road with immediate access to Highway 17, 806 Elsey Drive enjoys a central West Ashley location with excellent connectivity to Downtown Charleston, James Island, Johns Island, and Interstate 526. The property is surrounded by a strong mix of local businesses, retailers, restaurants, and service providers while maintaining the privacy and functionality of a neighborhood warehouse setting.

This strategic location offers businesses the convenience of being close to Charleston's major population centers, commercial corridors, and transportation routes, making it an ideal location for companies seeking both accessibility and operational flexibility.

806 Elsey Drive offers a rare opportunity to lease a highly functional 2,500 SF warehouse/flex building in the heart of West Ashley. Recently renovated, the property is ideally suited for a variety of users including contractors, light manufacturing, service businesses, showroom, warehouse, or retail operations.

Situated on approximately 0.51 acres, the property provides ample on-site parking, a loading dock, two roll up doors, and outdoor storage/laydown yard, all secured by new perimeter fencing and a recently installed security system. Interior improvements include new spray foam insulation and a newly constructed restroom, creating an efficient and move-in-ready workspace for a growing business. NNN Expenses: Estimated at \$5.78 PSF, **Listing agents have an ownership interest in the property.

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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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AERIAL PHOTO



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