

**AVISON  
YOUNG**

**FOR LEASE**

**2561 Oscar Johnson Drive, North Charleston, SC 29405**



**For more information, please contact:**

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# 2561 Oscar Johnson Drive

2,000 sf of flex space available for lease with five parking spaces. 920 sf of warehouse and 1,080 sf of office. Warehouse portion has 12' clearance and one (1) 10' x 10' drive-in door. Ideally located minutes from both I-26 and 526. This site is nestled in a clean, professional park.

## Snapshot

<b>Tax Map</b>	<b>410-07-00-040</b>
<b>Year Built</b>	<b>1999</b>
<b>Total Building Size</b>	<b>16,000 sf</b>
<b>Acres</b>	<b>1.1 acs</b>
<b>Zoning</b>	<b>Light Industrial</b>
<b>County</b>	<b>Charleston County</b>
<b>Municipality</b>	<b>North Charleston</b>

## Leasing Information

Unit	Size	Warehouse	Lease Rate	Lease Type	Available
A	2,000 sf	920 sf	\$13.50/sf/yr	Modified Gross	9/1/2020

The information contained herein was obtained from sources believed reliable, however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. South Carolina, USA, Avison Young Offices are Owned and Operated by Avison Young - South Carolina, Inc.



# Location Map



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## Building Specifications

### Property Snapshot

<b>Gross Building Area</b>	16,000 sf
<b>Unit A</b>	2,000 sf
<b>Total Office Sqft</b>	1,080 sf
<b>Total Warehouse Sqft</b>	920 sf

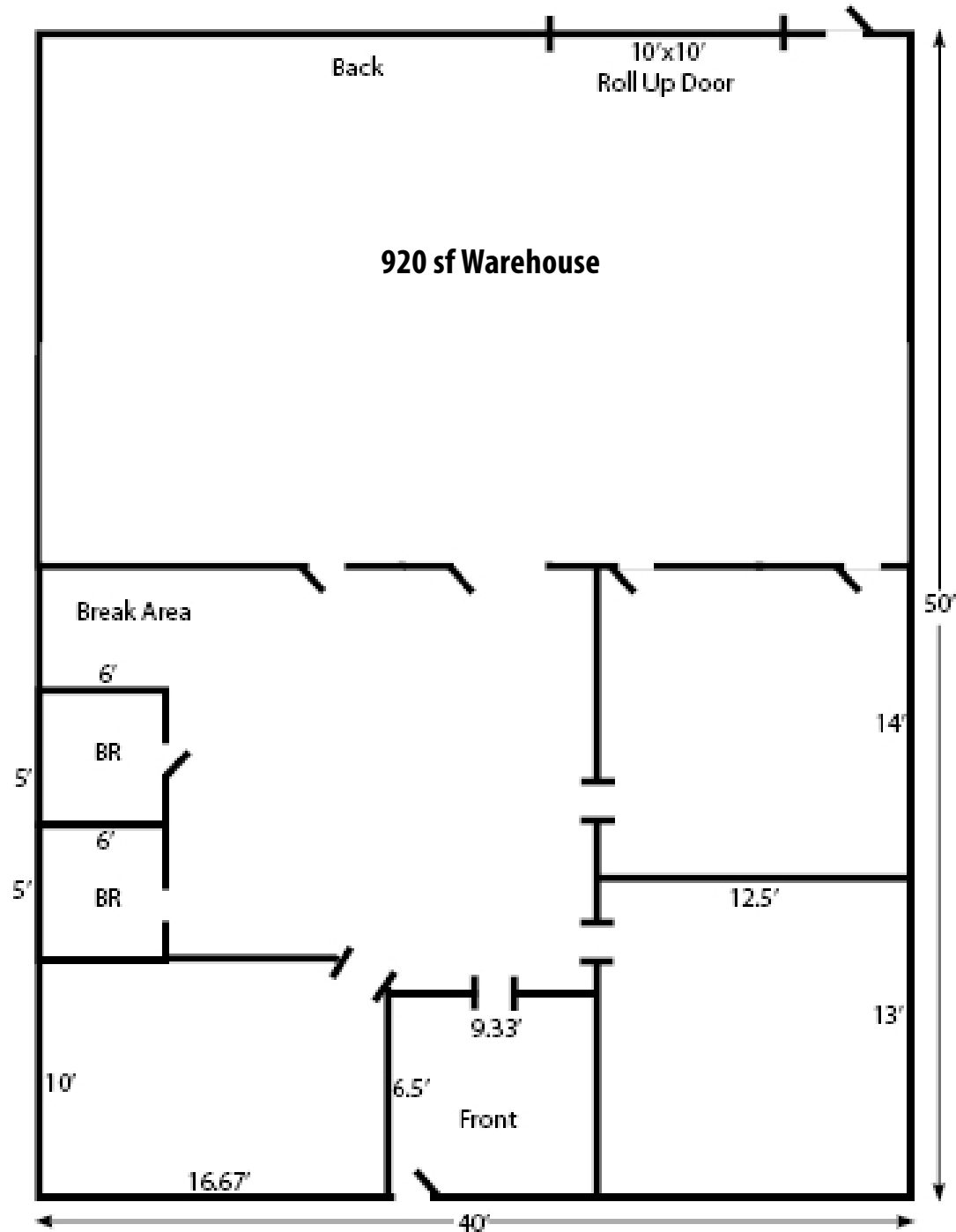
### Utilities & Site Infrastructure

<b>Power</b>	Single Phase
<b>Gas</b>	Unknown
<b>Heat</b>	Office Only
<b>Air Conditioning</b>	Office Only


### Building Specs

<b>Clearance Height</b>	12'
<b>Columns</b>	No
<b>Construction Status</b>	Existing
<b>Eave Height</b>	14'
<b>Floor Level</b>	One
<b>Walls</b>	Insulated
<b>Ventilation</b>	Insulated
<b>Drive-In Doors</b>	One (1) 10'x 10'
<b>Lighting</b>	Fluorescent
<b>Roof</b>	Insulated Metal
<b>Sprinklers</b>	No
<b>Skylights</b>	No
<b>Ventilation</b>	No
<b>Fenced Yard</b>	No

# Floor Plan







## South Carolina Brokerage Team

Our South Carolina brokers deliver integrated real estate services to occupiers and investors. Through a dedicated principal-led business resources team, we provide solutions via tools, technology and expertise to support our clients however complex their challenges. Our approach is holistic and consistent. It starts with the Avison Young team's understanding of your business priorities, not with real estate transactions. For our clients, this means we produce customized, cost-effective solutions with speed, creativity and confidence.

## Listing Brokers



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Thank you.

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