

2390

AIR PARK ROAD

N. CHARLESTON, SC 29406

FOR LEASE

FLEX WAREHOUSE

**CENTRALLY
LOCATED**

**DOCK
ACCESS**

**NEWLY
RENOVATED**

**FULLY
FENCED**

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

PROPERTY DESCRIPTION:

2390 Air Park is a +/- 56,865 SF flex park centrally located in North Charleston. The 2.7 acre light industrial site sits adjacent to I-26 providing great visibility and quick access to Charleston's submarkets. Currently finishing up renovations, each building features new glass store fronts and grade-level roll-up doors at both the front and rear of each suite. Offering a variety of suite sizes and the ability to buildout additional office space, Air Park provides flexible space for a variety of business type and users.

ADDRESS

2390 Air Park Road,
North Charleston, SC 29406

TMS

472-00-00-057, 035

LEASE RATE

\$13.50 - \$15.50/SF/MG

SPACE AVAILABLE

7,065 - 20,000 SF

ZONING

Light Industrial

YEAR BUILT/RENOVATED

1972/2024



BUILDING A: (+/-) 35,865 SF

Building A offers flex suites ranging from (+/-) 7,065 SF to (+/-) 8,955 SF. Office buildouts include a private office, kitchenette, two restrooms and open workspace, but can be customized to fit a tenant’s specific needs. Each tenant will have access to a common dock well and can be accessed via a runway behind the building. Eave heights range from 14’ to 14’3” depending on the suite.

Suite 102:

- Eave - 14’
- Under the beam at the center - 19’
- Clear Height - 20’9”

Suite 105:

- Eave - 14’3”
- Under the beam at the center - 16’7”
- Clear Height - 18’5”

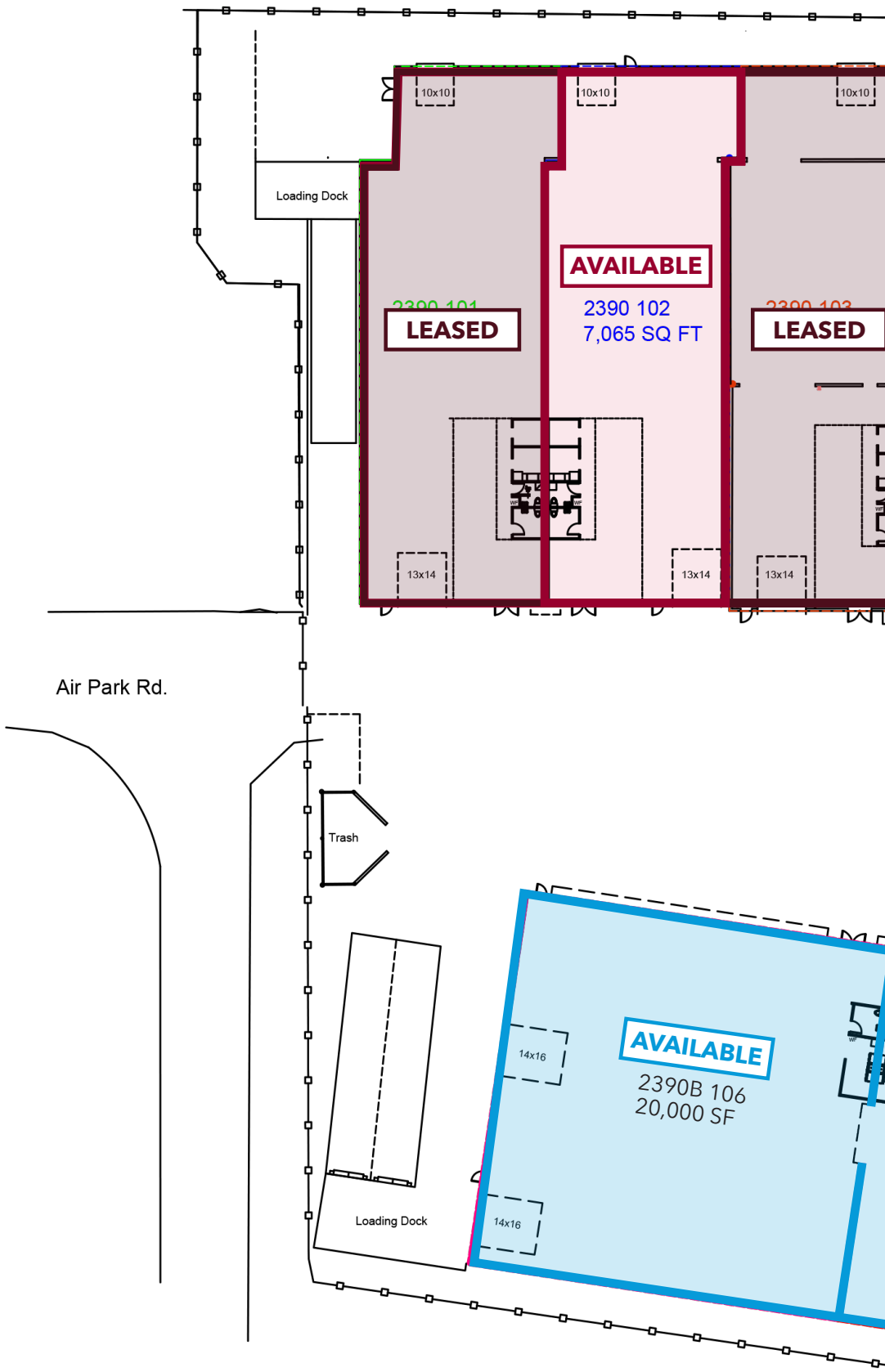
BUILDING B: (+/-) 20,000 SF

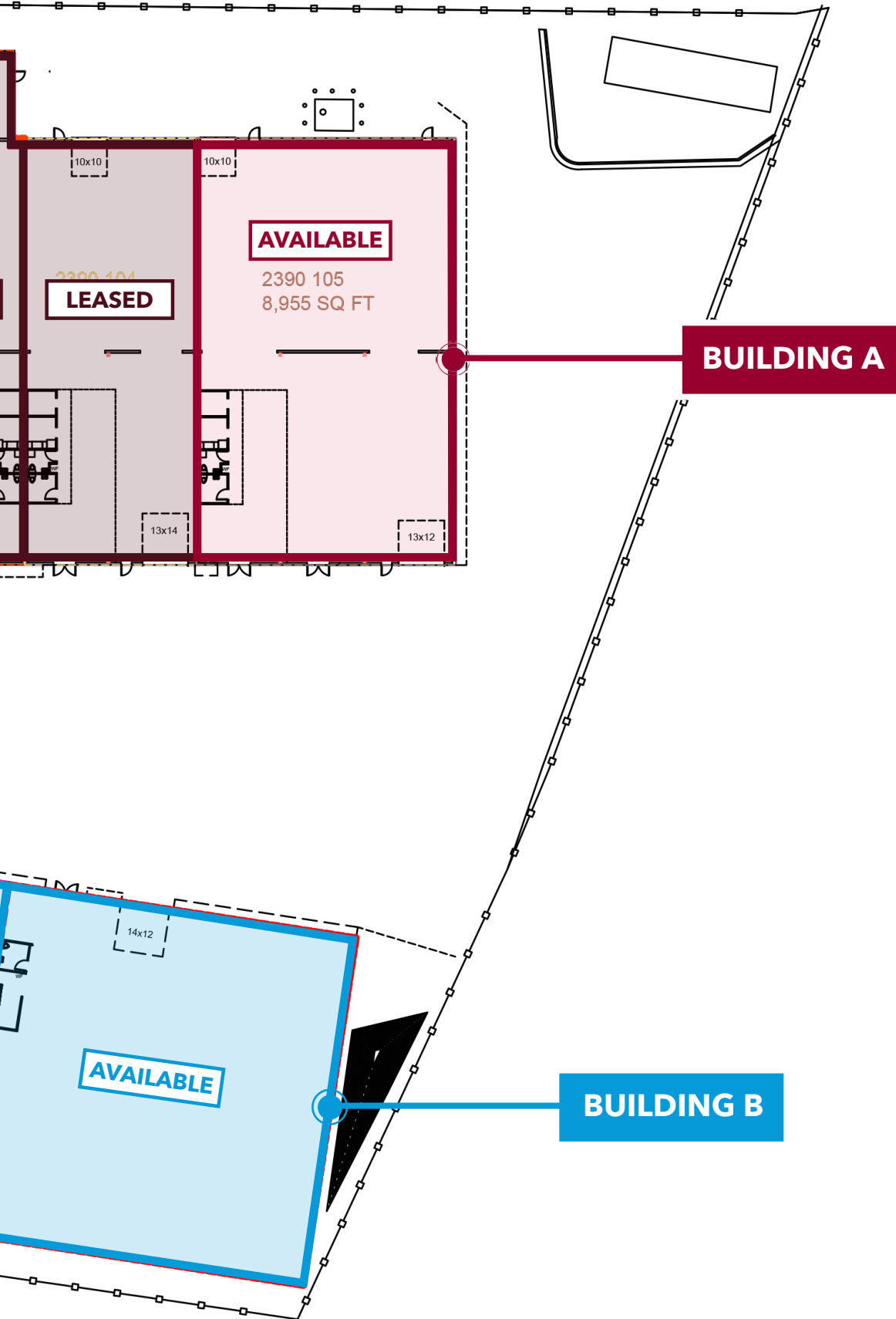
Building B offers prospective tenants wide-open warehouse space that can be subdivided down to +/-10,000 SF in a fully conditioned environment. The build out includes a kitchenette and restrooms along with new LED lighting in a fully conditioned building. Adjacent to the building sits a dock-well with two dock positions.

Suite 106:

- Eave - 15’6
- Under the beam at the center - 18’
- Clear Height - 21’5”

PROPERTY SITE PLAN



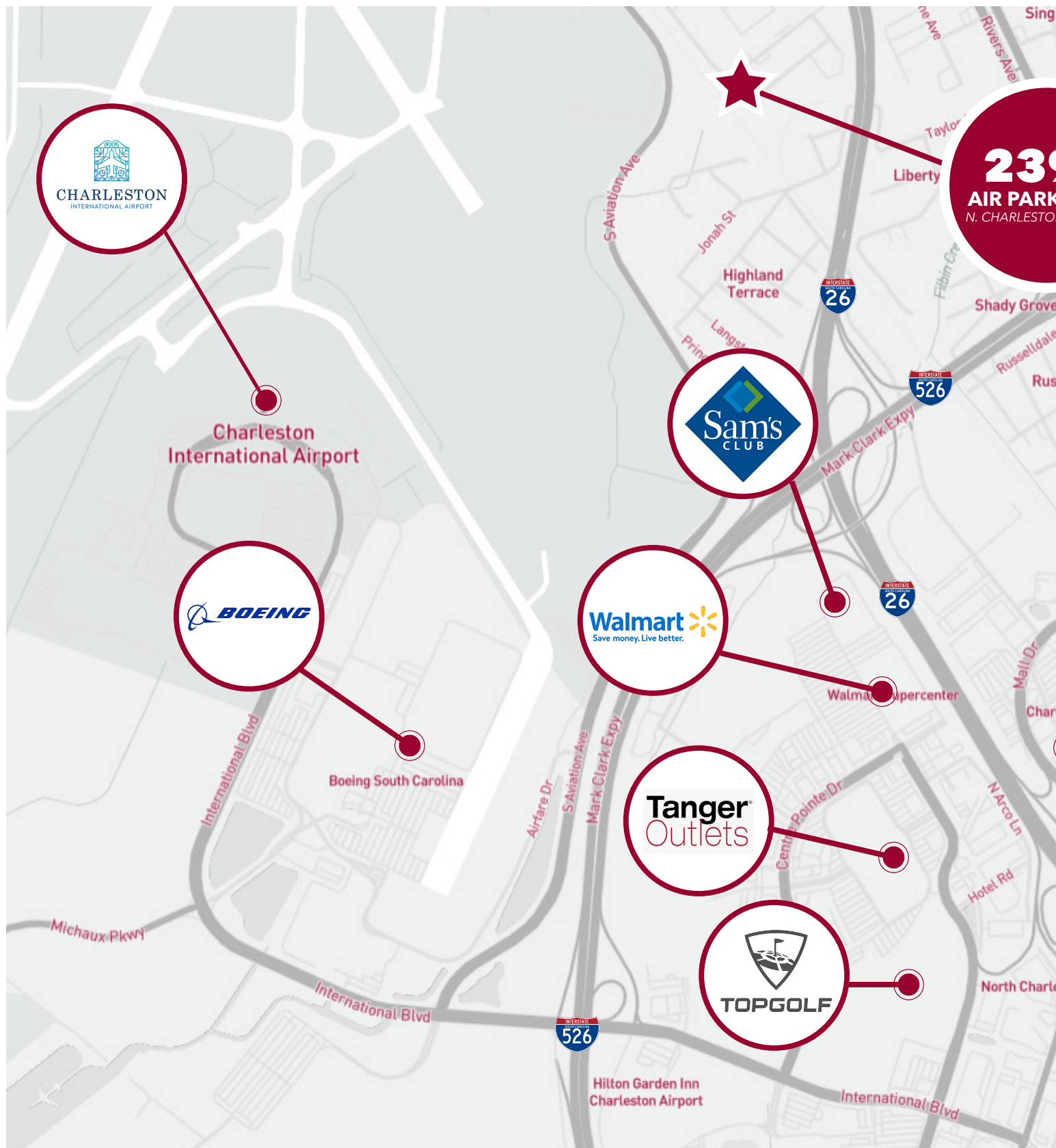


PARK PHOTOS





MARKET OVERVIEW



20
K ROAD
N, SC 29406

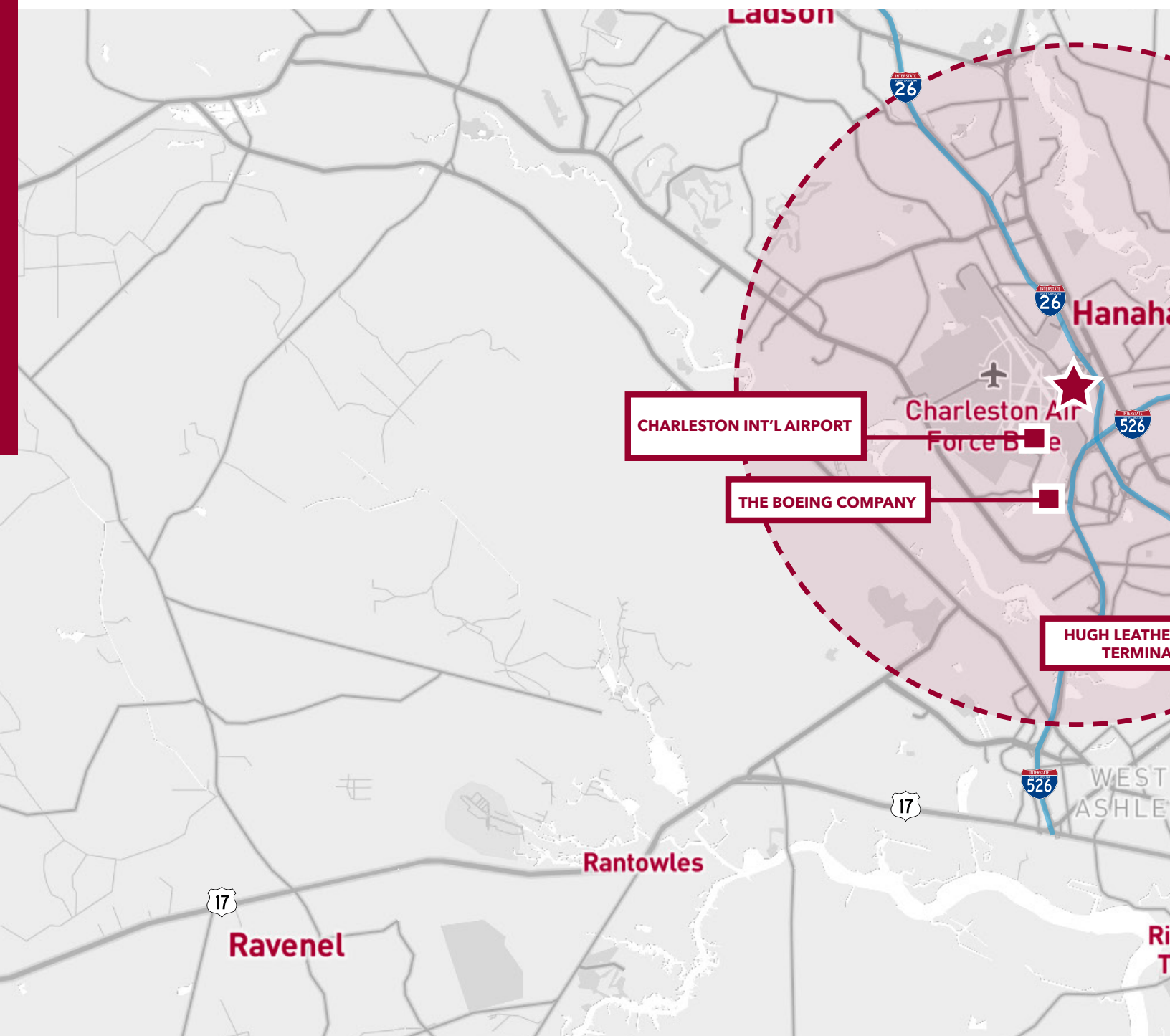
COWBOY
Brazilian Steakhouse

Rusty Bull
BREWING CO.

PARK
CIRCLE



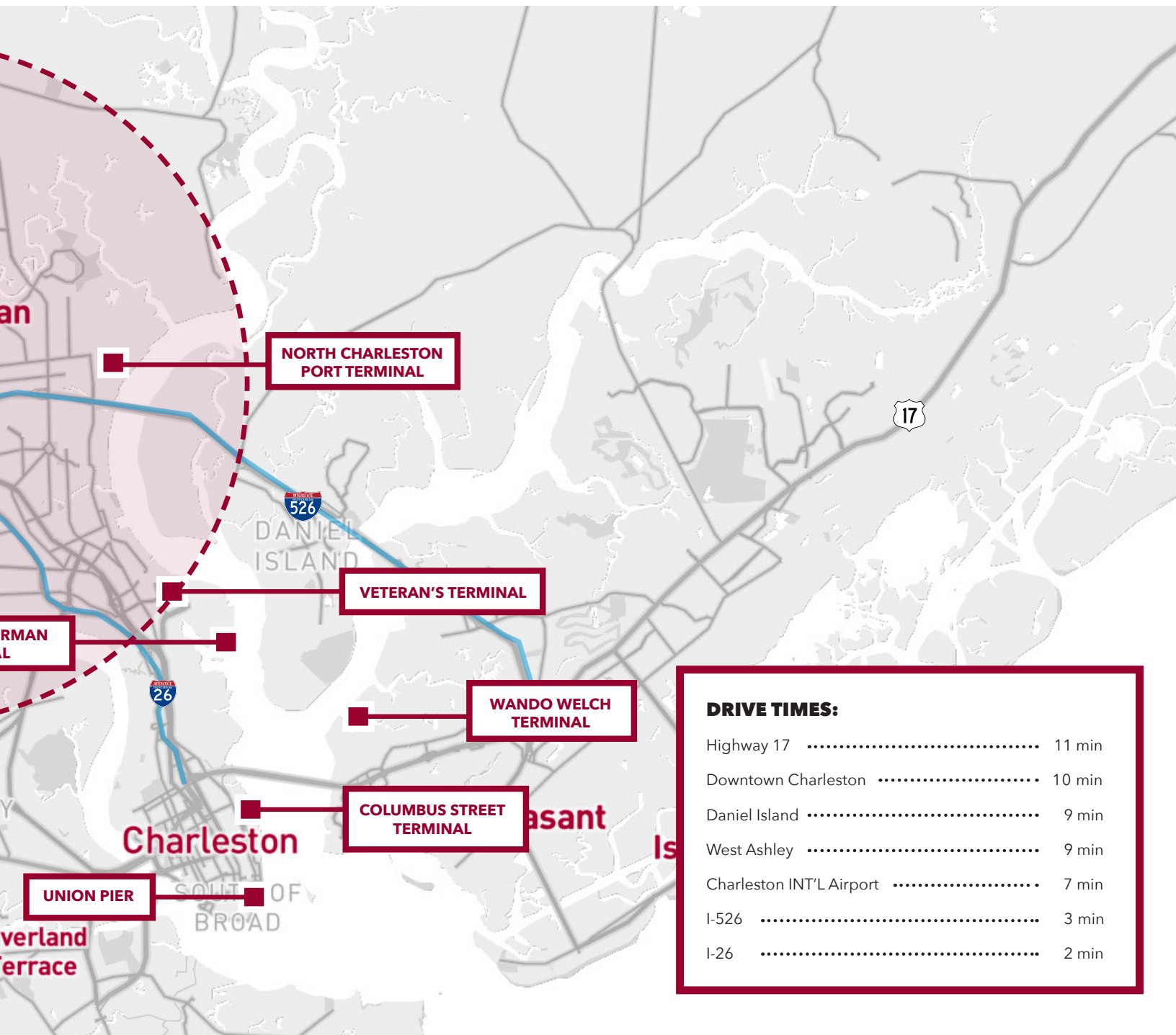
LOCATION OVERVIEW



123,310
TOTAL POPULATION
WITHIN A 5 MILE RADIUS

50,003
TOTAL HOUSEHOLDS
WITHIN A 5 MILE RADIUS

154,377
TOTAL DAYTIME POPULATION
WITHIN A 5 MILE RADIUS



34.9

MEDIAN AGE WITHIN
A 5 MILE RADIUS

\$77,586

AVERAGE HH INCOME
WITHIN A 5 MILE RADIUS

5,604

TOTAL BUSINESSES
WITHIN A 5 MILE RADIUS

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