



FOR SALE OR LEASE

Three Building Property Totaling **±46,621 SF** in North Charleston

5051 & 5045 Rivers Avenue, N Charleston, SC 29406

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Property Summary

This three-building commercial property offers ±46,621 SF of versatile space designed to accommodate a wide range of commercial, retail, industrial, and showroom uses. The property includes a restaurant building, a fully air-conditioned retail/showroom facility featuring approximately 10 private offices and conference rooms, and a spacious rear warehouse ideal for industrial storage or distribution.

The site features ample parking and outdoor yard space, excellent visibility along a high-traffic corridor, prominent signage opportunities, loading docks, and multiple roll-up doors, providing exceptional accessibility and functionality for a variety of business operations.



Address	5051 & 5045 Rivers Ave, N Charleston, SC 29406
Total Building Size	±46,621 SF
Total Property Size	±2.38 Acres
Sale Price	\$9,000,000
Lease Rate	\$12.00 PSF, NNN
Parcel #	472-14-00-189, 190
Zoning	CRD - Commercial Redevelopment District (City of North Charleston)
Parking	Ample surface parking
Year Built	1980
Property Type	Industrial, Multi-family, Retail

Building Breakdown

BUILDING A

- ±15,552 SF
- 10 private offices
- Break room
- Retail counter
- Loading dock access in rear
- 3-phase power



BUILDING B

- ±27,440 SF
- Steel frame construction
- 5 roll-up doors
- Dock-high loading in rear
- Split load dock in front
- Drive-In access (4)
- Ample yard space
- Electric: 3-phase, 200 amp

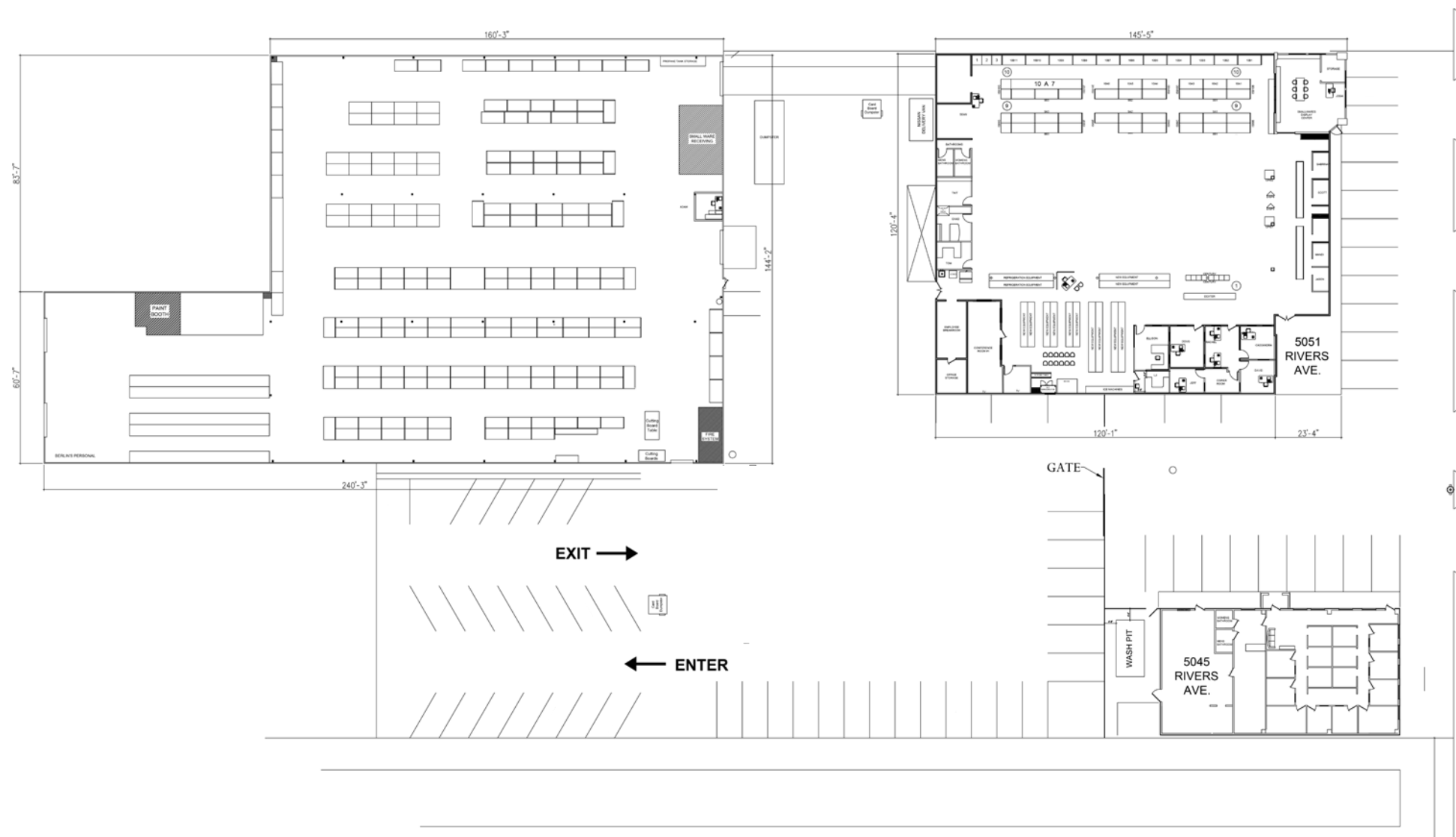


BUILDING C

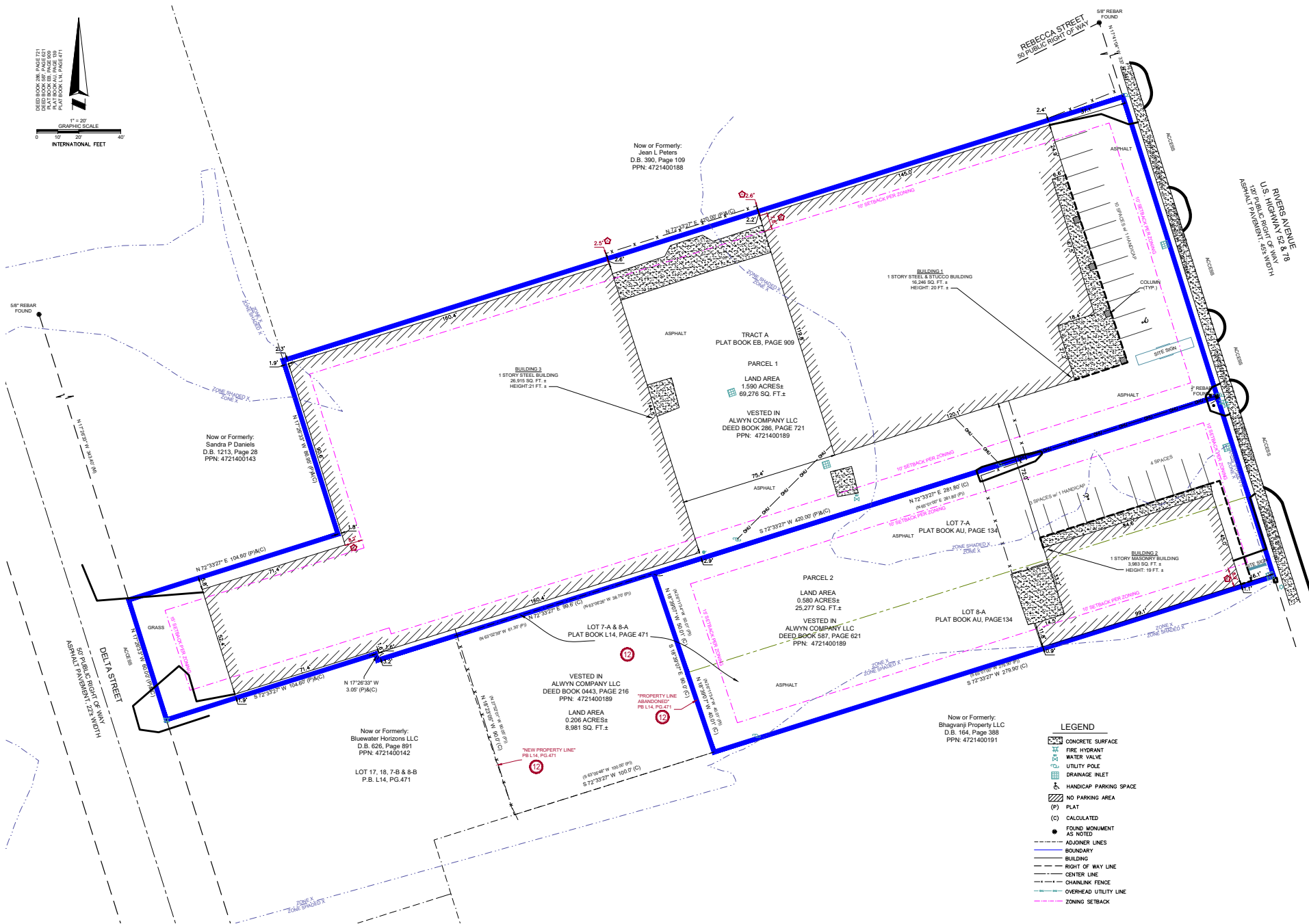
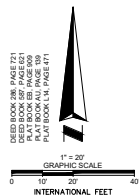
- ±3,629 SF
- Former restaurant
- Designated parking
- High visibility
- Prominent signage



Property Floor Plan



Property Survey



Aerial Overview

NEW Roper St. Francis Campus

Building B

Building C

Building A

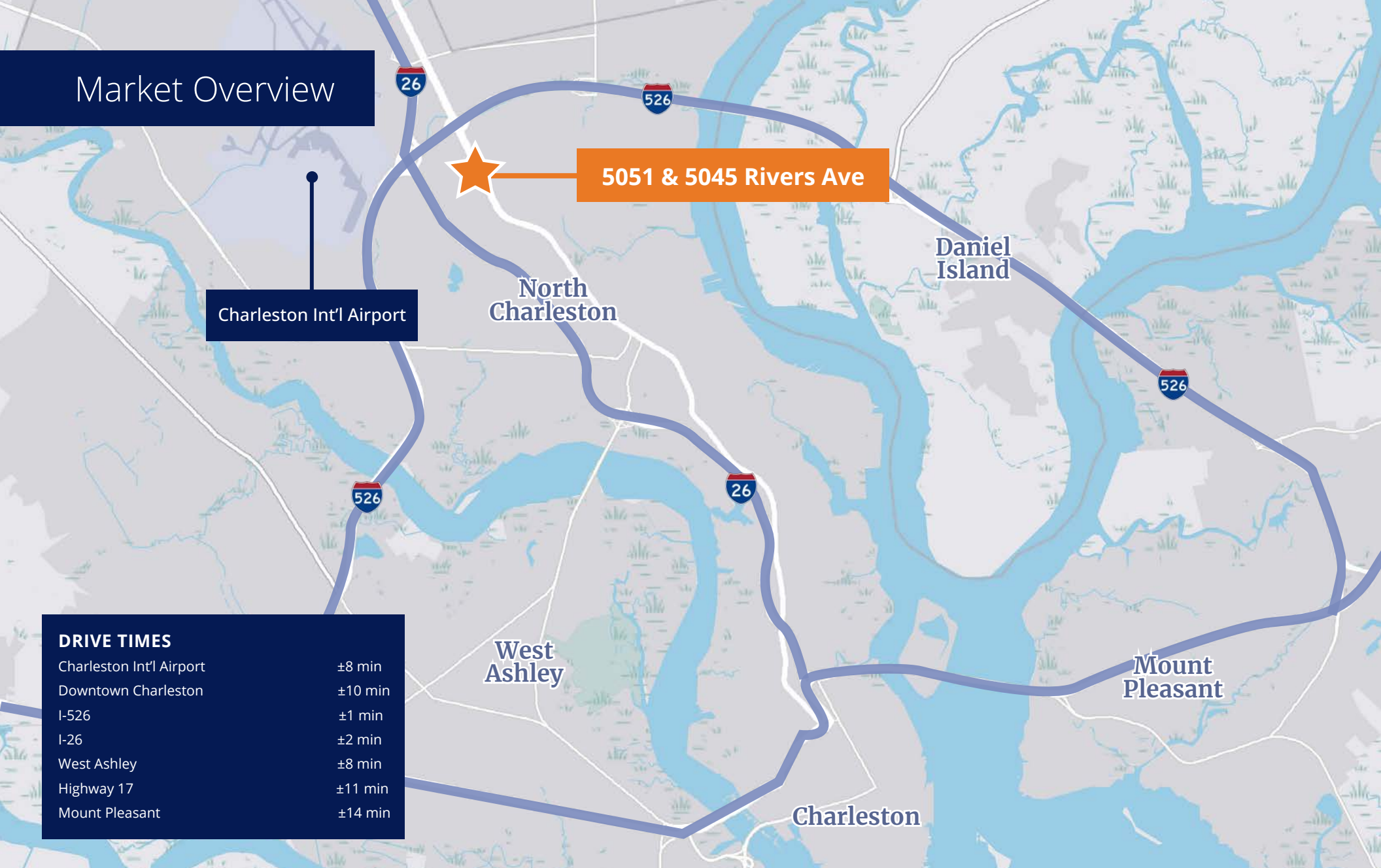
Rivers Avenue



Location Overview



Market Overview



DRIVE TIMES

Charleston Int'l Airport	±8 min
Downtown Charleston	±10 min
I-526	±1 min
I-26	±2 min
West Ashley	±8 min
Highway 17	±11 min
Mount Pleasant	±14 min



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