

1-32 ACRES AVAILABLE

IOS FOR LEASE

2398 AVIATION AVE, N. CHARLESTON, SC



Charleston Int. Airport

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1-32 ACRES AVAILABLE

AVIATION AVENUE



1-32 Acres
For Lease



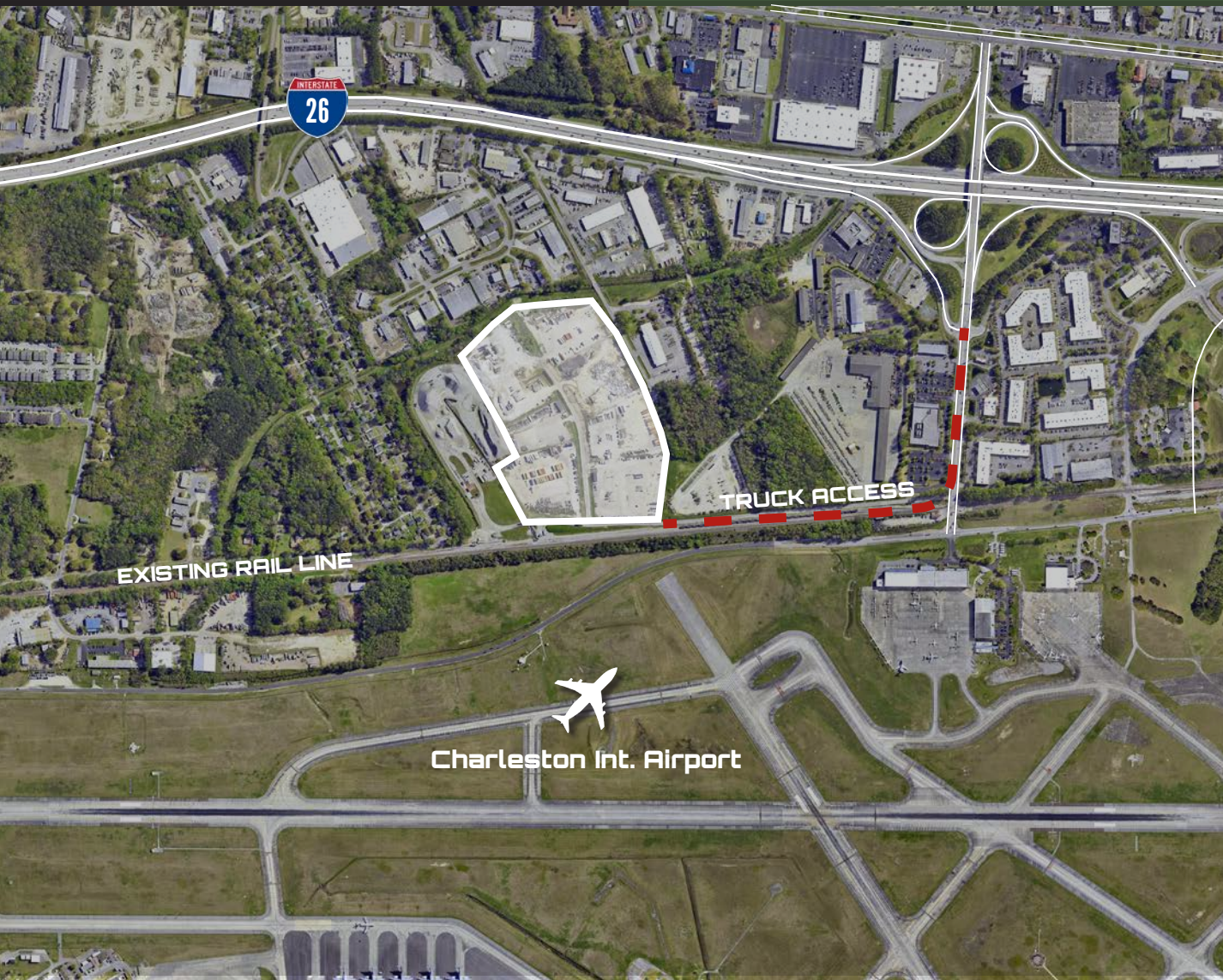
N. CHS Port (4.5 mi)
Hugh Leatherman (9 mi)
Wando Welch (14 mi)



1 mile to
I-26



Industrial
Outdoor Storage



HIGHLIGHTS

2398 W Aviation Avenue consists of 32 acres of cleared and graded industrial land. The site is centrally located in North Charleston with close proximity to the Charleston International Airport, I-526 and I-26 all nearby port terminals. With up to 32 acres, the site can accommodate various of sizes down to 2 acres.

COUNTY:	CHARLESTON COUNTY
MUNICIPALITY:	CITY OF NORTH CHARLESTON
ZONING:	PUD
	1: M-1 LIGHT INDUSTRIAL
	2: B-2 GENERAL BUSINESS
	3: WAREHOUSING & STORAGE FACILITIES
	4: MATERIAL RECYCLING
	5: ASPHALT & CONCRETE BATCH PLANTS
TYPE:	INDUSTRIAL OUTDOOR STORAGE
ACCESS:	VIA AVIATION AVE
PRICING:	CONTACT BROKER

PARCEL OVERVIEW

AVIATION AVENUE

YELLOW

SIZE:	4.00 Acres
CONDITION:	Existing Batch Plant
AVAILABLE:	Immediately

PURPLE

SIZE:	2.25 Acres
CONDITION:	Compact Gravel
AVAILABLE:	Immediately

GREEN

SIZE:	2.75 Acres
CONDITION:	Existing Drop Lot
AVAILABLE:	Immediately

RED

SIZE:	5.00 Acres
CONDITION:	Existing Drop Lot
AVAILABLE:	Immediately

GREY

SIZE:	3.50 Acres
CONDITION:	Graded & Graveled
AVAILABLE:	2027

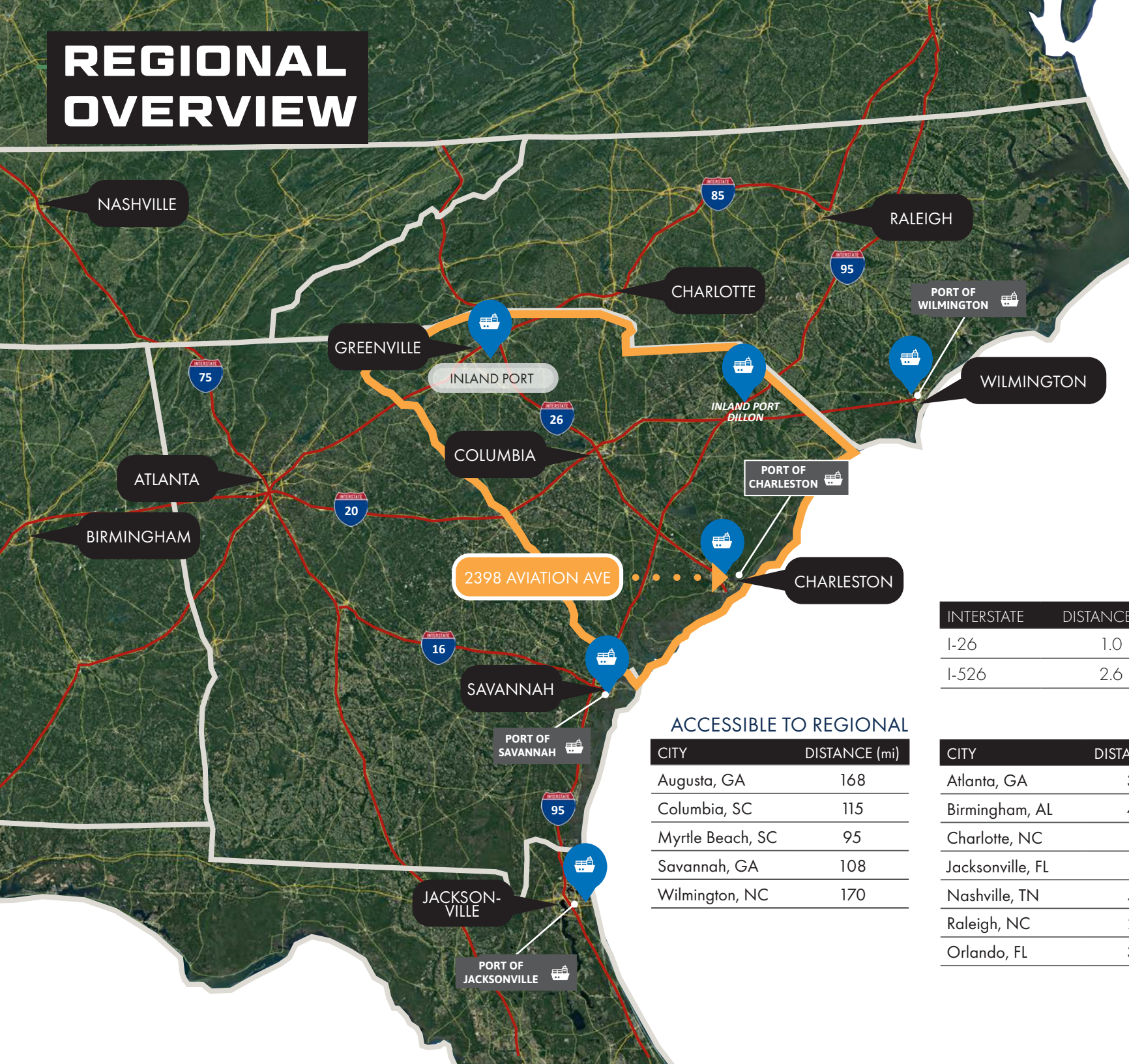
BLUE

SIZE:	5.00 Acres
CONDITION:	Graded & Graveled
AVAILABLE:	Immediately

BLACK

SIZE:	10.00 Acres
CONDITION:	Existing Drop Lot
AVAILABLE:	Immediately

REGIONAL OVERVIEW



ACCESSIBLE TO

INTERSTATE	DISTANCE (mi)	DRIVE TIME
I-26	1.0	3 min
I-526	2.6	5 min

ACCESSIBLE TO REGIONAL

CITY	DISTANCE (mi)
Augusta, GA	168
Columbia, SC	115
Myrtle Beach, SC	95
Savannah, GA	108
Wilmington, NC	170

ACCESSIBLE TO KEY

CITY	DISTANCE (mi)	DRIVE TIME
Atlanta, GA	305	4 hr 45 min
Birmingham, AL	430	6 hr 30 min
Charlotte, NC	210	3 hr 15 min
Jacksonville, FL	215	3 hr 30 min
Nashville, TN	520	7 hr 42 min
Raleigh, NC	270	3 hr 50 min
Orlando, FL	350	5 hr 30 min



unis

DHL

KION
GROUP

Walmart

GXO

TBC
CORPORATION



Gerber
Childrenswear

americold

BOSCH

ALCOA

Google

SHIMANO



Expeditors

GXO

amazon

SAIL

Naval Information
Warfare Center

AVIATION AVENUE

Centrally Located

I-26	1.0 miles / 3 min
I-526	2.6 miles / 5 min
CHS Int. Airport	4.2 miles / 9 min
N. Charleston Terminal	4.4 miles / 13 min
Hugh Leatherman Terminal	9.1 miles / 12 min
Wando Welch Terminal	14.1 miles / 21 min



Charleston
Int. Airport

North Charleston
Terminal

BOEING

Hugh K. Leatherman
Terminal

Wando Welch
Terminal



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