



FOR LEASE

±8,724 - 27,974 SF of Industrial Space Available for Lease with Immediate Access to I-26

1056 Business Park Road | Summerville, SC 29483

LEASE RATE:

\$12.50 PSF

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Property Details

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This facility features 3 available suites with ceiling heights ranging from 24 to 29 feet, four ground-level drive-in doors (12' x 14'), a wet sprinkler system, 3-phase power and 500 square feet of office space with the ability to expand. The property is zoned Heavy Industrial through Berkeley County, making it well-suited for manufacturing, warehousing, or distribution operations.

Strategically positioned along Business Park Road with immediate access to I-26, the property offers exceptional regional connectivity. It sits just 8 miles from the Volvo Car Campus and approximately 20 minutes from Charleston International Airport, Boeing, and all South Carolina Port Authority terminals, including the Wando Welch, Hugh K. Leatherman, and North Charleston terminals.

Key Specifications

Lease Rate	\$12.50 PSF (Est. NNN Fees: \$3.16 PSF)
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Availability	Suite 300: ±17,974 SF *Can be divided into ±9,250 SF & ±8,724 SF suites Suite 400: ±10,000 SF
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TMS # / County	207-00-01-126 / Berkeley County
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Land Size	±7.09 Acres
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±27,974 SF of
Industrial Space
±500 SF Office



Four 12' x 14' ground
level drive-in doors



24' - 29' Ceiling
Heights for High Bay
Storage



3-Phase Power



Immediate access to
I-26, ±20 min from
SC Port Terminals



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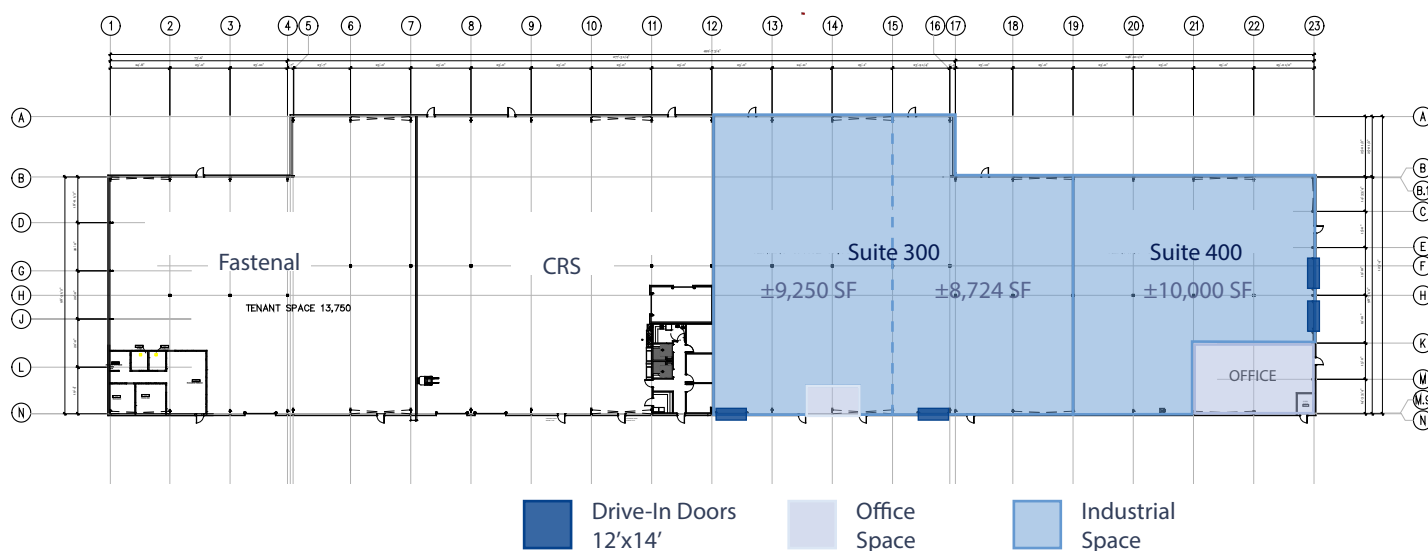
Building Floor Plan



Property
Boundary

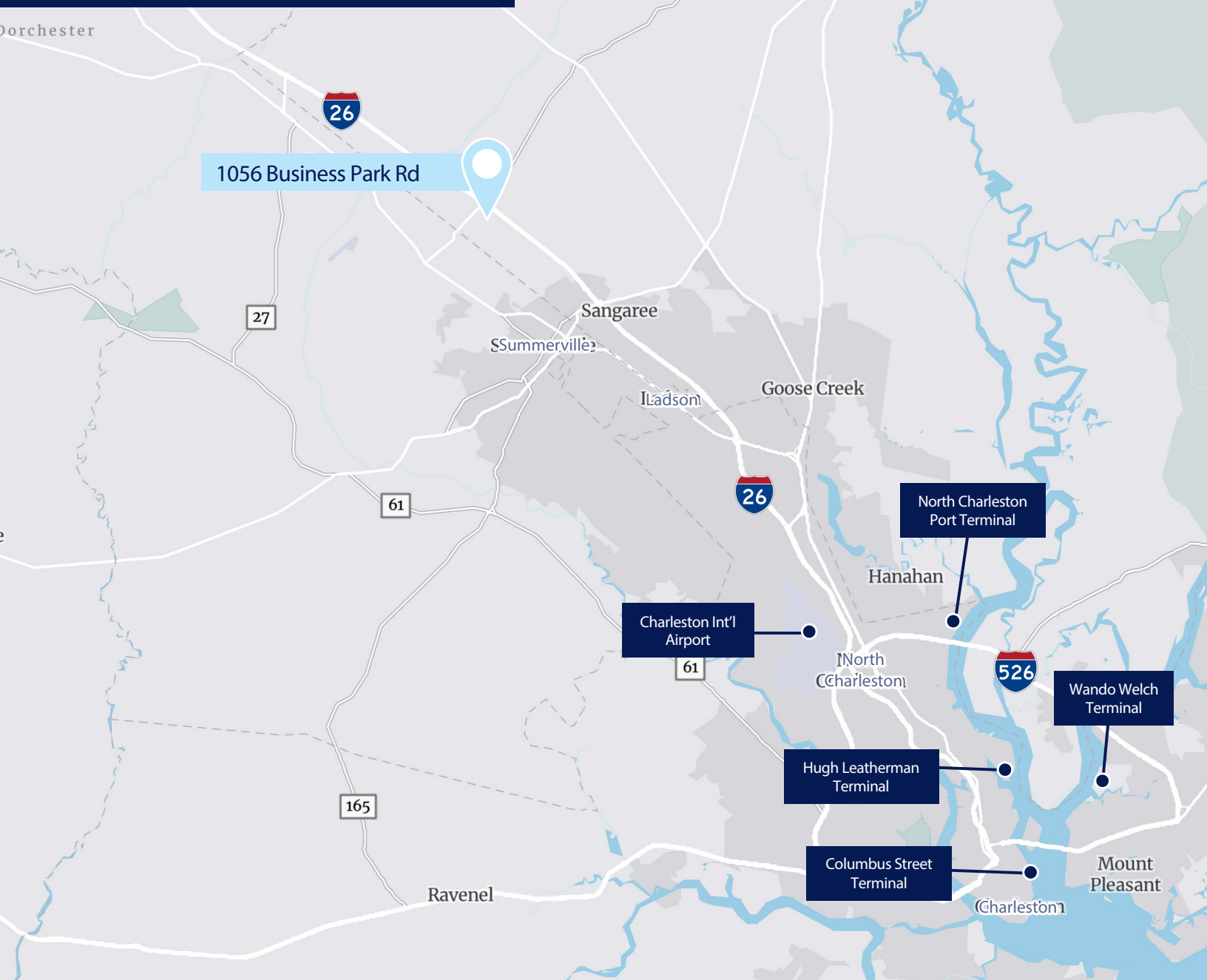


Ingress/
Egress



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Location Overview



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