

CEMBER WAY COMMERCE CENTER

SUMMERVILLE, SC 29483

WAREHOUSE **FOR LEASE** | ±9,225 SF **AVAILABLE**

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PROPERTY OVERVIEW

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Cember Way Commerce Center is an exciting new industrial park, with a combination of new and existing warehouses, located five minutes south of Summerville, SC. Zoned Light Industrial in Berkeley County, a wide variety of users from flex/retail to industrial fabrication/distribution can operate in the park. Current ownership has expanded the existing park with three new buildings - all of which are now delivered.

LOCATION OVERVIEW

Cember Way Commerce Center is located between Bellwright Road, Elliana and Cember Way with easy access from US Highway 78. Highway 78 connects the towns of Ladson and Summerville, SC and provides quick access to the rapidly expanding labor pool of the Charleston Metro. Nearby developments on Highway 78 include large-scale, single-family developments, multifamily developments and the new Sawmill Mixed Use Commercial Development, a 50+ acre live, work, play community. The residents in these communities travel along Highway 78 and nearby I-26 to their jobs and would be well supported by tenants in Cember Way Commerce Park who could provide complimentary products and servies to the areas economic drivers.











ADDRESS
Building 1: 10170 Bellwright Rd Summerville, SC
Building 2: 130 Elliana Way Summerville, SC
Building 3: 203 Cember Way Summerville, SC
Building 4: 205 Cember Way Summerville, SC
Building 5: 132 Elliana Way Summerville, SC

AVAILABILITY
Building 1: LEASED
Building 2: LEASED
Building 3: LEASED
Building 4: ±9,225 SF Available
Building 5: LEASED

TOTAL LAND AREA
±4.65 Acres

PARCEL ID / COUNTY
232-00-02-170
Berkeley County

ZONING
Light Industrial

RATE
$15.50 PSF NNN

SITE PLAN

***NNN Passthrough Estimated at $2.50 PSF**



BUILDING #3

203 CEMBER WAY, SUMMERVILLE, SC

Status ..... Fully Leased

BUILDING #4 (±9,225 SF)

205 CEMBER WAY, SUMMERVILLE, SC

Lease rate ..... $15.50 PSF NNN
Office size ..... ±700 SF
Eave height ..... 24'-28'
Clear height ..... 22'6"
Loading dock ..... Covered
Drive in doors ..... (2) 12' x 16'
Sprinkler ..... Fully sprinkled
Power ..... 3 phase
Status ..... Delivered
Parking ..... 11 spaces

BUILDING #5

132 ELLIANA WAY, SUMMERVILLE, SC

Status ..... Fully Leased

BUILDING #2

130 ELLIANA WAY, SUMMERVILLE, SC

Status ..... Fully Leased

BUILDING #1

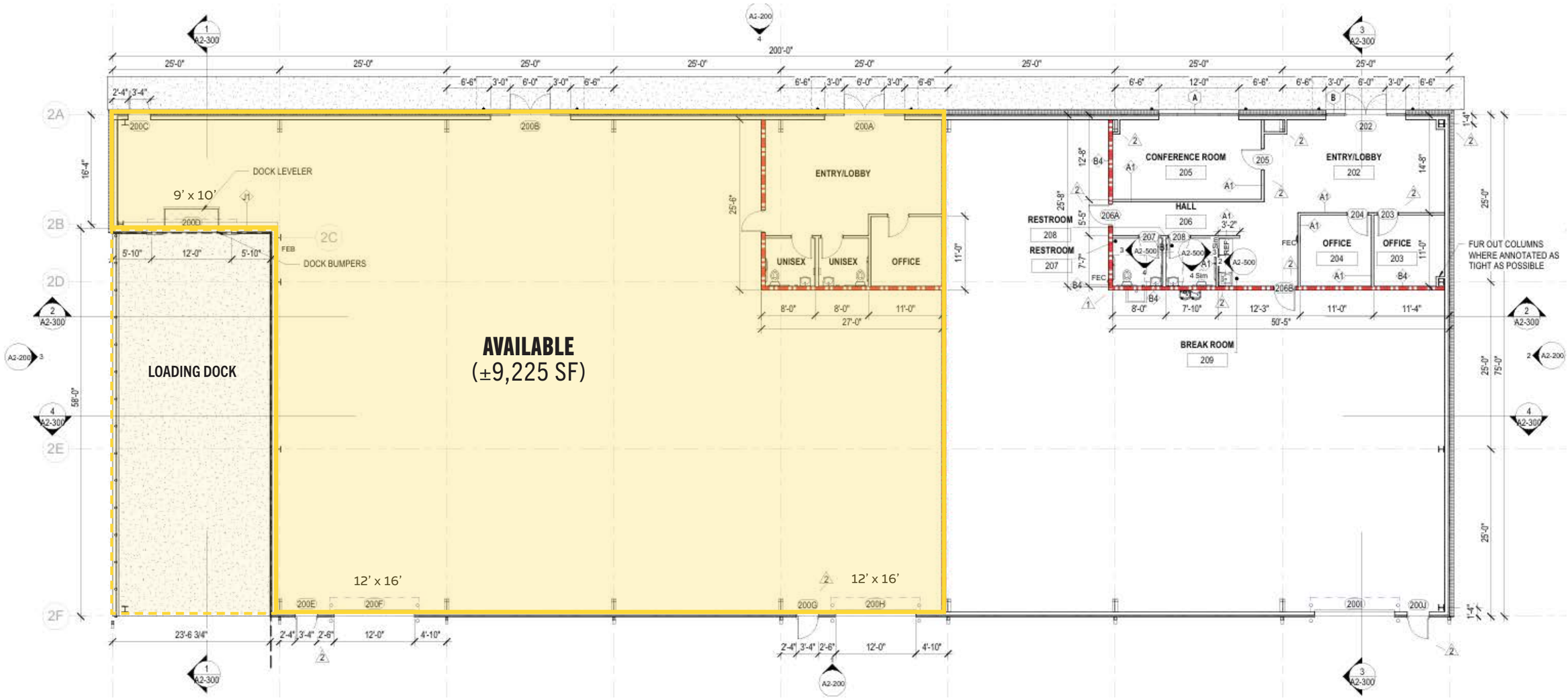
10170 BELLWRIGHT ROAD, SUMMERVILLE, SC

Status ..... Fully Leased

FLOOR PLAN

Building 4 (±9,225 SF Available)

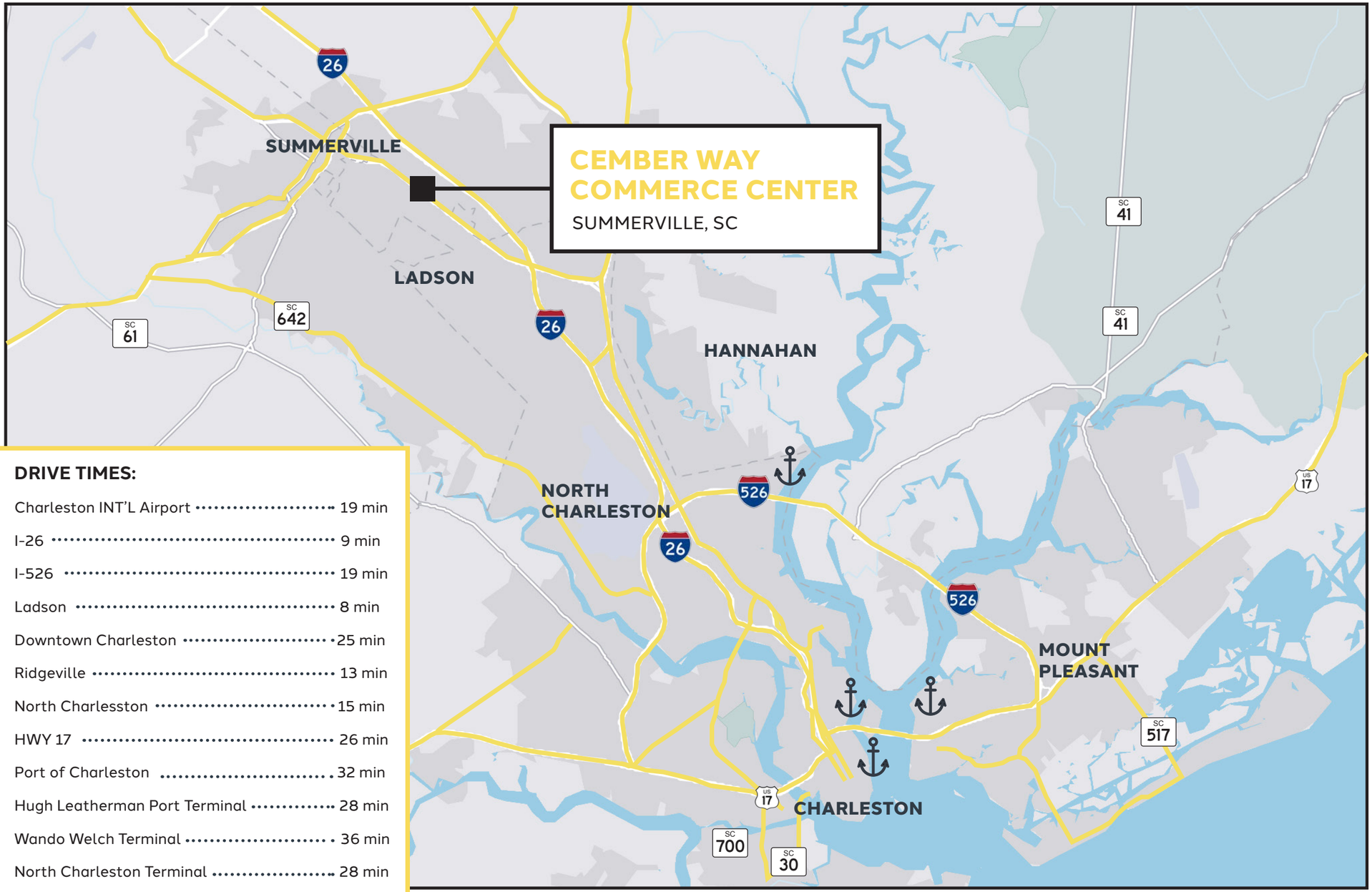
*not to scale



LOCATION OVERVIEW



MARKET OVERVIEW



DRIVE TIMES:

Charleston INT'L Airport	19 min
I-26	9 min
I-526	19 min
Ladson	8 min
Downtown Charleston	25 min
Ridgeville	13 min
North Charlesston	15 min
HWY 17	26 min
Port of Charleston	32 min
Hugh Leatherman Port Terminal	28 min
Wando Welch Terminal	36 min
North Charleston Terminal	28 min

DEMOGRAPHICS:
*WITHIN A 5-MILE RADIUS

154,013
TOTAL POPULATION

62,273
TOTAL HOUSEHOLDS

37.5
MEDIAN AGE

$81,261
MEDIAN HOUSEHOLD INCOME

$101,773
AVERAGE HOUSEHOLD INCOME

133,583
TOTAL DAYTIME POPULATION

4,261
TOTAL BUSINESSES



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