



**OFFICE/WAREHOUSE SPACE FOR LEASE**

**1140 BOONE HILL ROAD**

**SUMMERVILLE, SOUTH CAROLINA 29483**

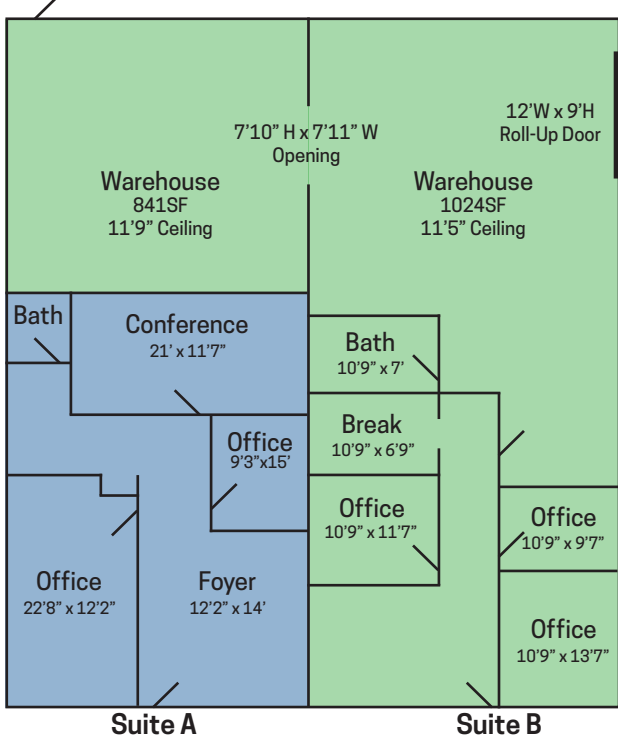
- ✔ SECURED YARD & ROLL-UP DOOR WITH A FENCED 0.19-ACRE LOT
- ✔ ADDITIONAL 2.7 ACRES AVAILABLE
- ✔ RECENT UPGRADES INCLUDING NEW ROOF AND HVAC UNITS

**SCHEDULE A TOUR TODAY**

**BOB CALDWELL** [BOB@CALDWELLCOMMERCIAL.COM](mailto:BOB@CALDWELLCOMMERCIAL.COM)

843.566.1888 | [CALDWELLCOMMERCIAL.COM](http://CALDWELLCOMMERCIAL.COM)

# PROPERTY OVERVIEW



- Suite A**  
\$1,500/mo  
1160 SF Office
- Suite B**  
\$3,700/mo  
1180 SF Office  
1860 SF Warehouse

**Total Building**  
2,340 SF Office  
1,860 SF Warehouse

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+ Additional \$650/mo for Lay Down Yard (Fenced In)

## OFFERING SUMMARY

**4,200 SF**  
TOTAL AVAILABLE SPACE

**0.49 ACRES**  
LOT SIZE

**Dorchester - G-B - General Business**  
ZONING

**63 - Summerville/Ridgeville**  
SUBMARKET

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