



WAREHOUSE FOR LEASE

**5,025 SF
AVAILABLE**

111 FABRICATORS ST, SUITE B, SUMMERVILLE, SC 29483

**ONE
DRIVE-IN DOOR**

**NEWLY
CONSTRUCTED**

**COMMON
DOCK**



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PROPERTY OVERVIEW

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111 Fabricators Street is a newly constructed Light Industrial, flex facility with 5,025 SF available. Suite B measures (+/-) 5,025 SF and features one (1) 12'x14' drive-in door. A common area loading dock with two truck positions is located between buildings 1 and 2. Offices measure approximately 1,000 SF with two private offices, two bathrooms, a kitchenette, and a lobby.

PROPERTY SPECS

- » County: Dorchester County
- » Zoning: Light Industrial
- » Suite B Size: 5,025 SF
- » Warehouse Space: 4,025 SF
- » Office Space: 1,000 SF
- » Eave Height: 18'
- » Ceiling Height: 21'
- » Lighting: LED
- » Drive-In Doors: One (12' x 14')
- » Common Dock
- » 3 Phase Power

ADDRESS
111 Fabricators St,
Summerville, SC 29483

AVAILABLE SPACE
5,025 SF

LEASE RATE
\$13.50/SF, NNN
(NNN Expenses \$2.50/SF)

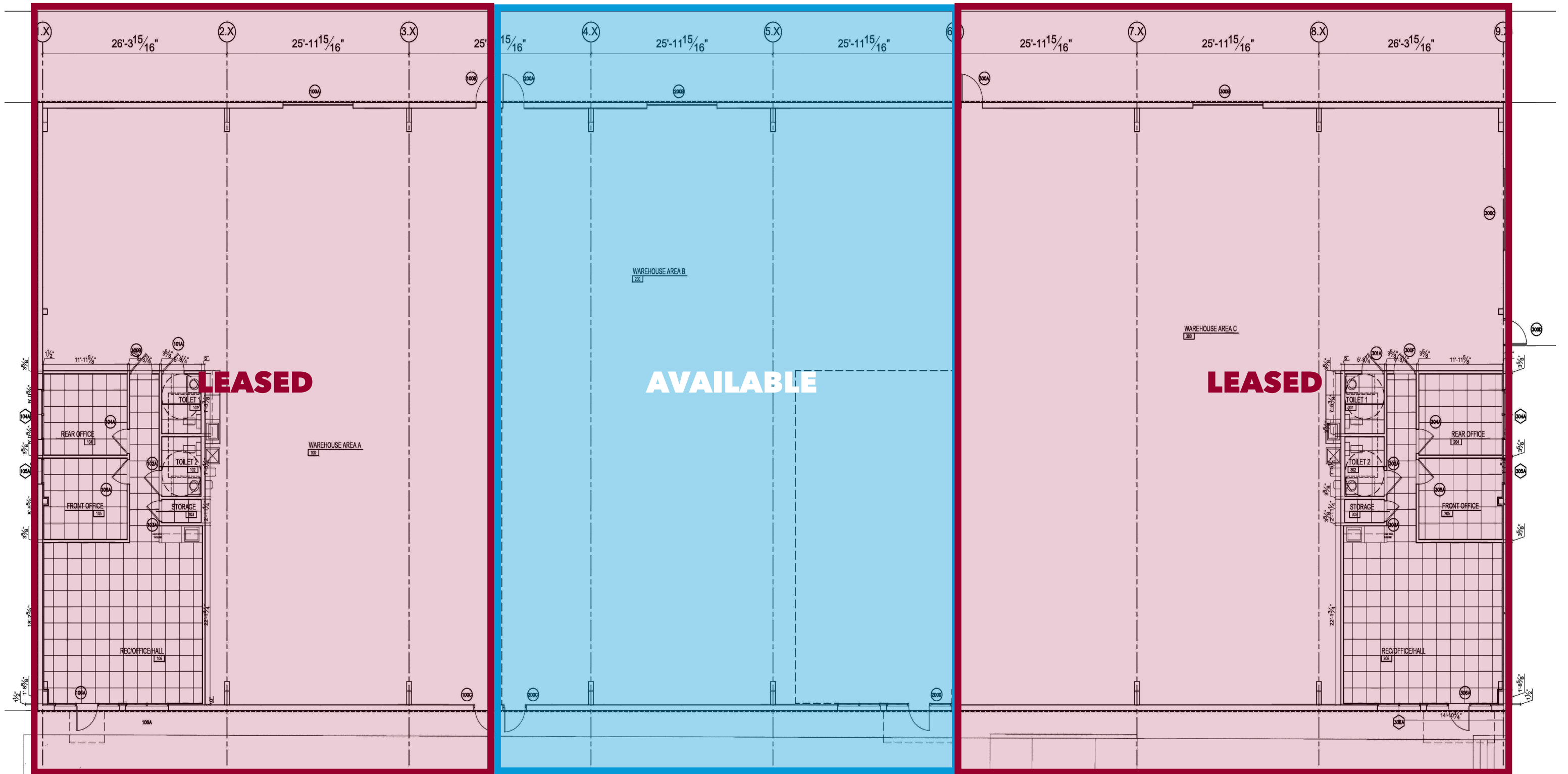
TMS #
122-00-00-147

LAND SIZE
2.31 Acres

YEAR BUILT
2023



FLOOR PLAN



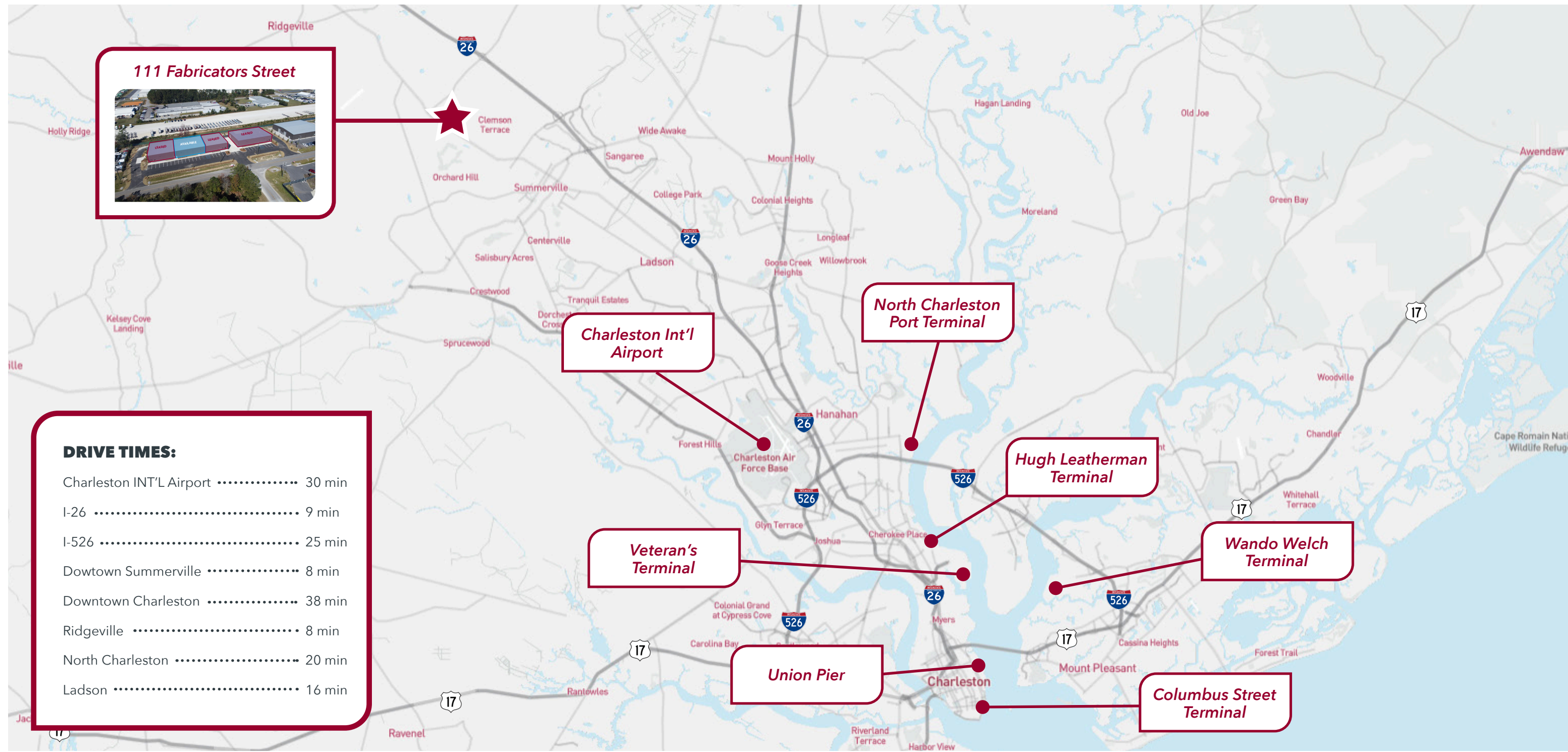
AERIAL OVERVIEW



MARKET OVERVIEW



LOCATION OVERVIEW



69,554
TOTAL POPULATION
WITHIN A 5 MILE RADIUS

25,654
TOTAL HOUSEHOLDS
WITHIN A 5 MILE RADIUS

65,077
TOTAL DAYTIME POPULATION
WITHIN A 5 MILE RADIUS

37.8
MEDIAN AGE WITHIN
A 5 MILE RADIUS

\$96,653
AVERAGE HH INCOME
WITHIN A 5 MILE RADIUS

2,101
TOTAL BUSINESSES
WITHIN A 5 MILE RADIUS

111

FABRICATORS STREET
SUMMERVILLE, SC 29483

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