



**AVISON
YOUNG**

104

**PINNACLE WAY
SUMMERVILLE, SC**

EASTPORT COMMERCE CENTER

**32,000 sf Industrial
space for sublease**

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Property details

EASTPORT COMMERCE CENTER

ADDRESS	104 Pinnacle Way Summerville, SC 29483
SPACE AVAILABLE	Unit M
COUNTY	Dorchester
TMS	129-00-00-091.000
SUBLEASE TERM	thru 3/31/28
SF AVAILABLE	32,000 sf
OFFICE SF	1,530 sf
ASKING PRICE	\$10.32 sf/yr (NNN)
YEAR BUILT	2023
CEILING HEIGHT	30-33'
COLUMN SPACING	50' x 50' w/ 60' Speed Bay
FLOOR THICKNESS	6'
LIGHTING	Motion Sensor High Bay LED
SPRINKLER SYSTEM	ESFR
DOCK-HIGH DOORS	(8) 9' x 10' dock doors total 4 pit levelers / 4 edge of dock levelers Four additional Knockouts for Dock Door Expansion; Drive-In Possible
HEATED	Yes
POWER PROVIDER	Dominion Energy
WATER/SEWER	Dorchester County Water and Sewer



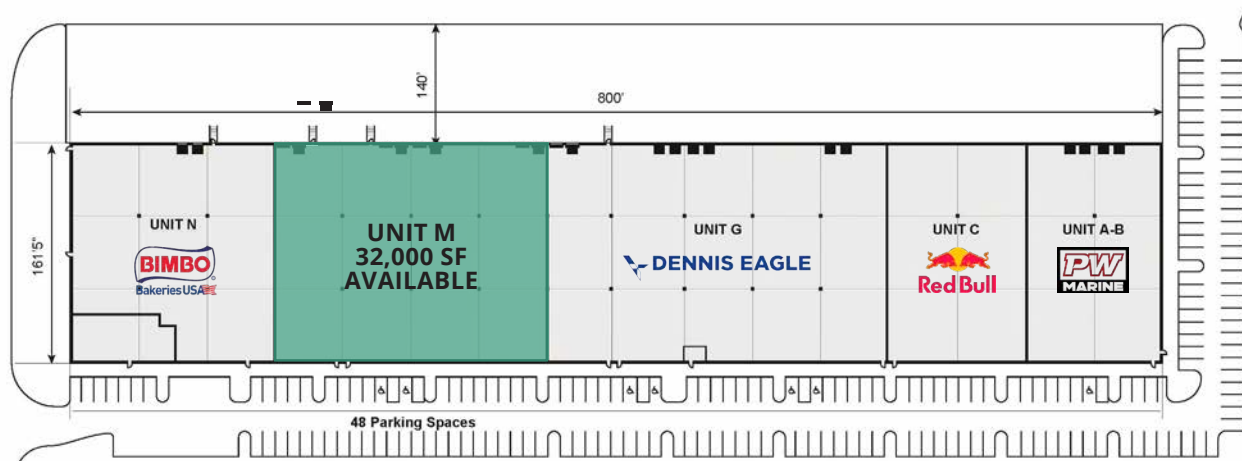
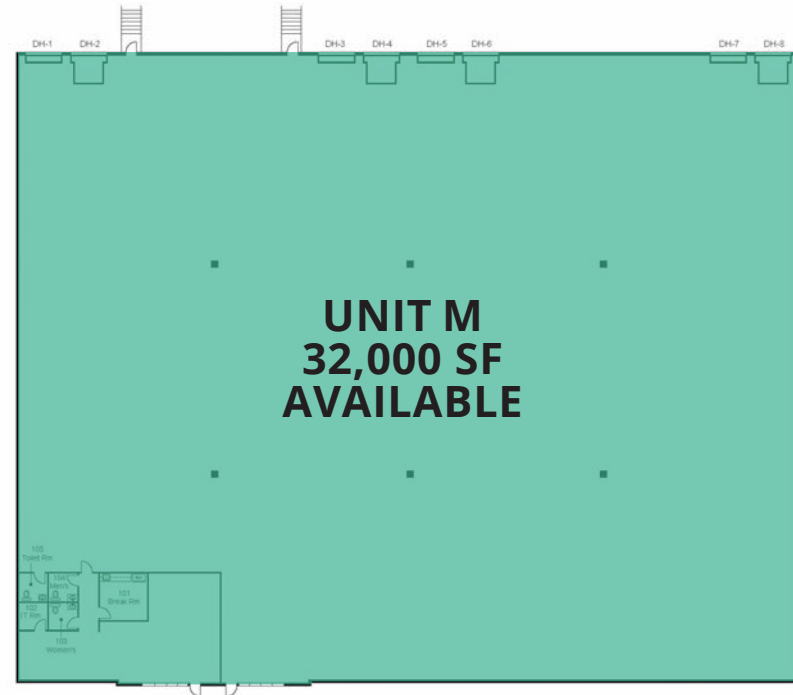
Floorplan

UNIT M

30,470 sf Warehouse

1,530 sf Office

32,000 sf Total



Location

96.5M population within 1-day drive
244M population within 2-day drive



#1 Best City in the U.S.
Condé Nast Traveler | 2022



#29 Best Performing City
Milliken Institute | 2022



\$200B Manufacturing Impact
SC Manufacturers Alliance | 2021



#22 Fastest-Growing Place in the U.S.
U.S. News & World Report | 2022



#23 Top City in the World
Travel + Leisure | 2022



REDWOOD MATERIALS

VOLVO

Walmart
Save money. Live better.

Gerber

ALCOA

Santee Cooper

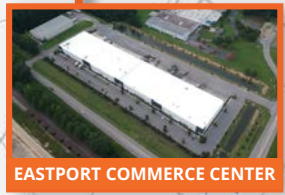
SENFOX

AGFA

Nexans
BRINGS ENERGY TO LIFE

JACOBS

SUMMERVILLE



EASTPORT COMMERCE CENTER

SHIMANO

Cummins

Mercedes-Benz

US Naval Weapons Joint Base Charleston

N. Charleston Terminal

NORTH CHARLESTON

WABCO

BOSCH

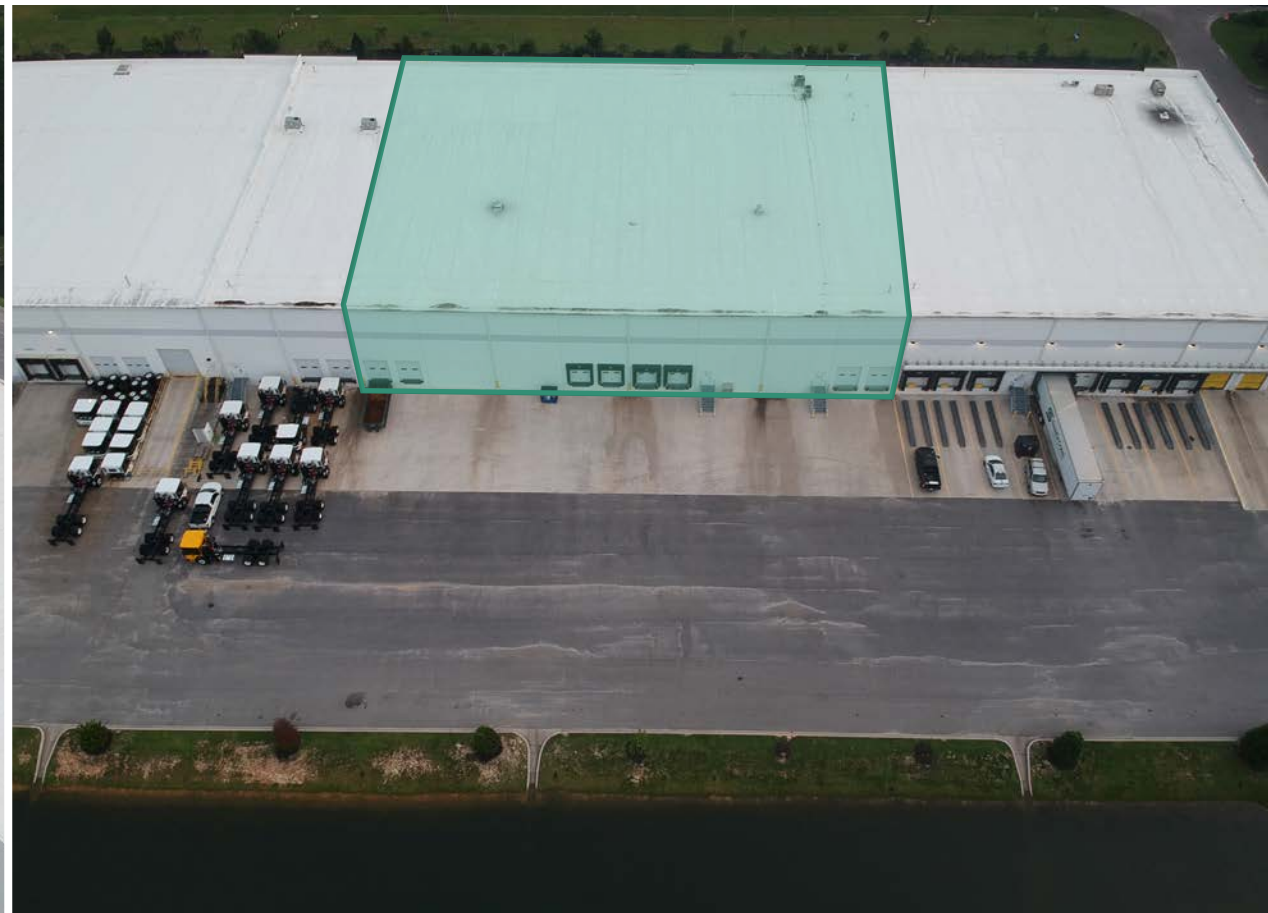
Charleston International Airport

BOEING

Hugh Leatherman Terminal

Wando Welch Terminal

Exterior photos





Interior photos



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PINNACLE WAY
SUMMERVILLE, SC

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32,000 SF INDUSTRIAL SPACE
FOR SUBLEASE



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**For more
information**

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