

# DORCHESTER COMMERCE CENTER

132 & 130 HODGE RD, SUMMERVILLE, SC 29483

INDUSTRIAL FOR LEASE AVAILABLE IMMEDIATELY



**BUILDING 1**  
216,705 SF

**BUILDING 2**  
317,376 SF

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# DORCHESTER COMMERCE CENTER

132 & 130 HODGE ROAD, SUMMERVILLE, SC 29483



EXIT 194

Jedburg Rd

Hodge Rd

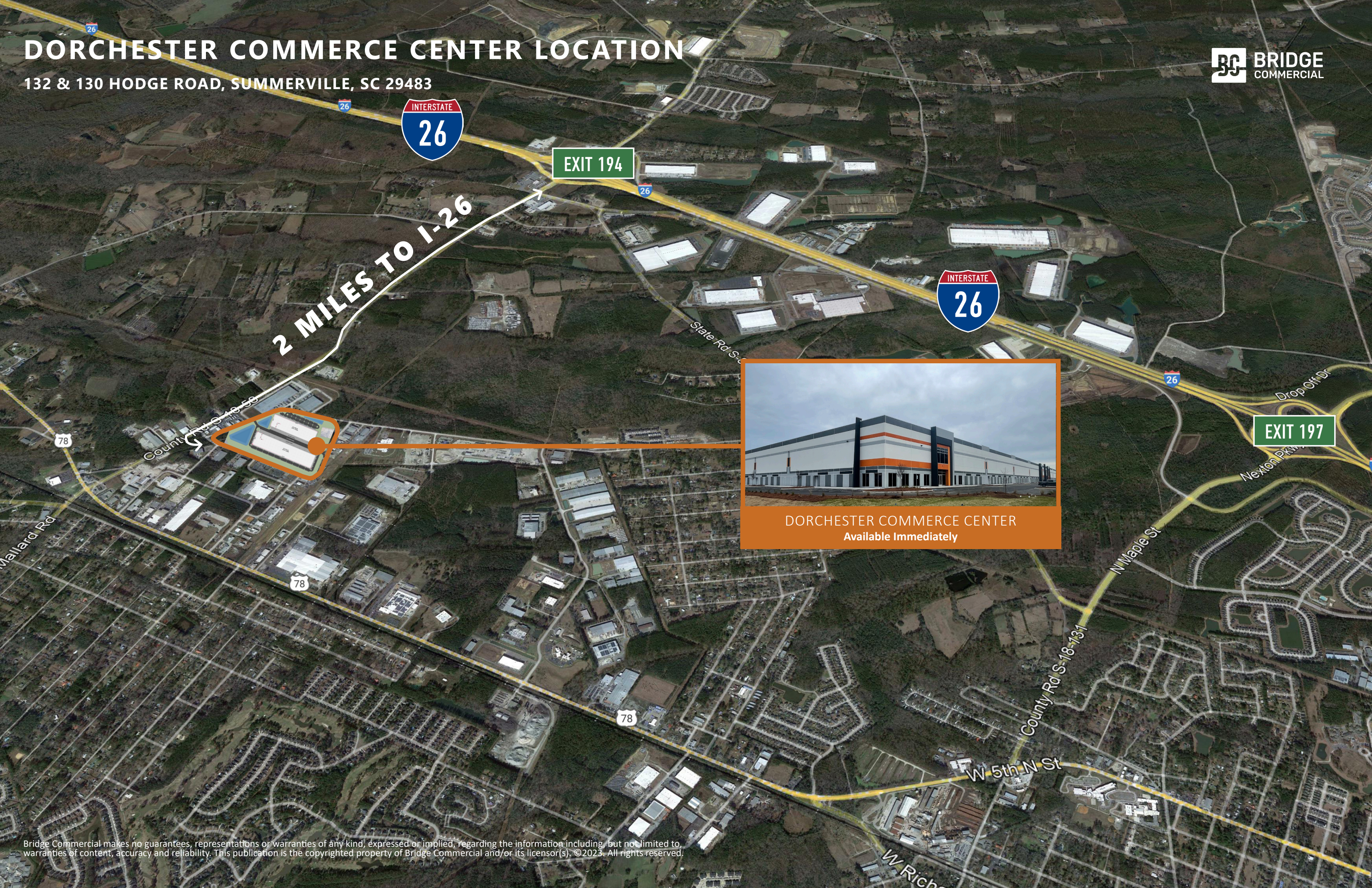
BUILDING 1 | 216,705 SF  
132 HODGE RD, SUMMERVILLE SC

BUILDING 2 | 317,376 SF  
130 HODGE RD, SUMMERVILLE SC



# DORCHESTER COMMERCE CENTER LOCATION

132 & 130 HODGE ROAD, SUMMERVILLE, SC 29483



2 MILES TO I-26

EXIT 194



EXIT 197



DORCHESTER COMMERCE CENTER  
Available Immediately



# BUILDING 1

**ADDRESS:** 132 Hodge Road, Summerville, SC

**AVAILABLE SF:** 216,705 SF

**SMALLEST DIVISIBILITY:** ±40,000 SF

**SPEC OFFICE:** ±1,800 SF ( Each End )

**BUILDING DIMENSIONS:** 260' x 832'

**INTERIOR BAYS:** 52' x 50'

**LOADING BAYS:** 52' x 56'

**INTERIOR BAY SIZE:** ±13,520

**DRIVE-IN DOORS:** (2) 14' X 16'

**DOCK DOORS:** (44) 9' x 10'

**BUILDING CLEAR HEIGHT:** 32'

**SPRINKLER:** ESFR

**AUTO PARKING:** 226 Spaces

**LIGHTING:** LED

**CONSTRUCTION:** Tilt-Up Concrete

**POWER:** 2000AMP, 277/480v, 3Phase

**FLOOR:** 7", non-reinforced, 4000 psi

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# BUILDING 2

**ADDRESS:** 130 Hodge Road, Summerville, SC

**AVAILABLE SF:** 317,376 SF

**SMALLEST DIVISIBILITY:** ±75,000 SF

**SPEC OFFICE:** ±1,800 ( Each End )

**BUILDING DIMENSIONS:** 280' x 1,132'

**INTERIOR BAYS:** 52' x 55'

**LOADING BAYS:** 52' x 60'

**INTERIOR BAY SIZE:** ±14,560

**DRIVE-IN DOORS:** (2) 14' X 16'

**DOCK DOORS:** (64) 9' x 10'

**BUILDING CLEAR HEIGHT:** 32'

**SPRINKLER:** ESFR

**AUTO PARKING:** 288 Spaces

**LIGHTING:** LED

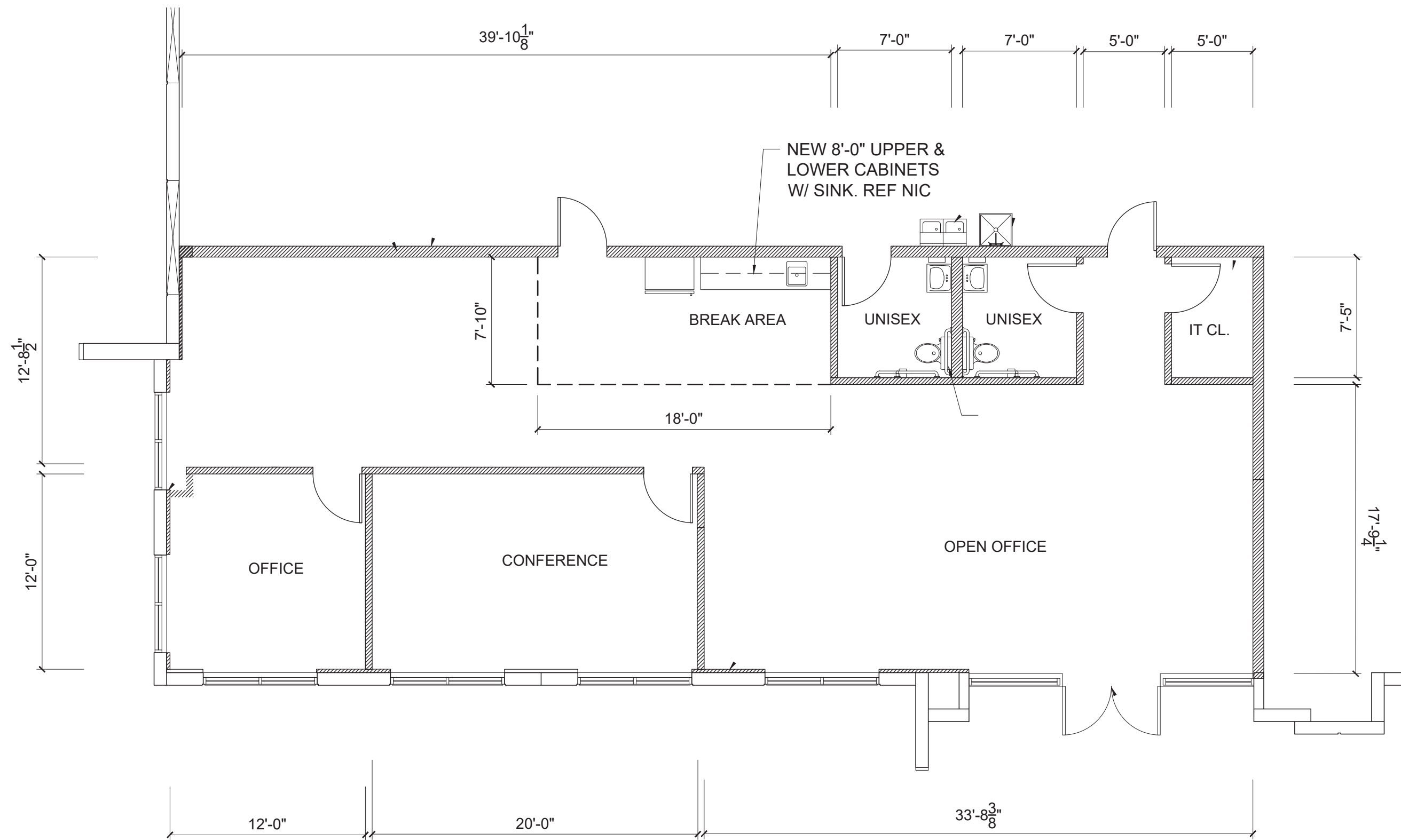
**CONSTRUCTION:** Tilt-Up Concrete

**POWER:** 2000AMP, 277/480v, 3Phase

**FLOOR** 7", non-reinforced, 4000 psi



# SPEC OFFICE PLAN







DORCHESTER COMMERCE CENTER  
Available Immediately

## CENTRALLY LOCATED

	MILES	MINUTES*
I-26	2	3
I-526	20	20
I-95	27.9	25
N. CHARLESTON TERMINAL	23.7	25
CHS INTERNATIONAL AIRPORT	23.2	26
HUGH K. LEATHERMAN, SR. TERMINAL	26.6	27
WANDO WELCH TERMINAL	32.2	35
NAVAL INFORMATION WARFARE CENTER	24	12.6

\*Google Maps drive time during business hours



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FOR MORE INFORMATION

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