



INDUSTRIAL PROPERTY FOR SALE

166 Quality Drive
Summerville, SC 29483

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**COLDWELL BANKER
COMMERCIAL
ATLANTIC**



Price:

\$7,200,000

Available:

**7.8 Acres
43,501 SF**

43,501 SF warehouse/office for sale on 7.8 acres consists of 35,591 SF of manufacturing area and 7,910 SF of office space in one of the fastest growing industrial zones for the Tri-County area. Greater Charleston is comprised of Boeing, Volvo, Redwood Materials, Charleston AFB and the Charleston Ports Authority. Known for our historic district, hospitality, beaches and temperate climate, Charleston continues to be the next destination for many corporations looking for the right location with ample workforce and "business friendly" regulations.

Building Specs: Roof replaced in 2011 with 60mil TPO White reinforced membrane with heat welded seams; 20 Year Warranty; mechanically attach 2.5" polyisocyanurate roof insulation; new 24ga aluminum gutter & downspouts; work zone mats around HVAC units. / HVAC: 10 Units - replacements began in 2012; 2- 25 ton, 3- 20 ton, 1- 15 ton, 1- 12.5 ton, 1- 7.5 ton, - all units above are roof mounted with 2 additional ground units 3 and 2.5 ton. / Electrical - 3 phase, 1200 amp / Lighting: LED / Eave height: 20' / Two Adjustable Truck Docking Doors, 10.5' each and One 14' Floor Load Door / Bathrooms - renovated in 2012 / Fire hydrant & PIV valve replacement in 2013.



SUBJECT PROPERTY

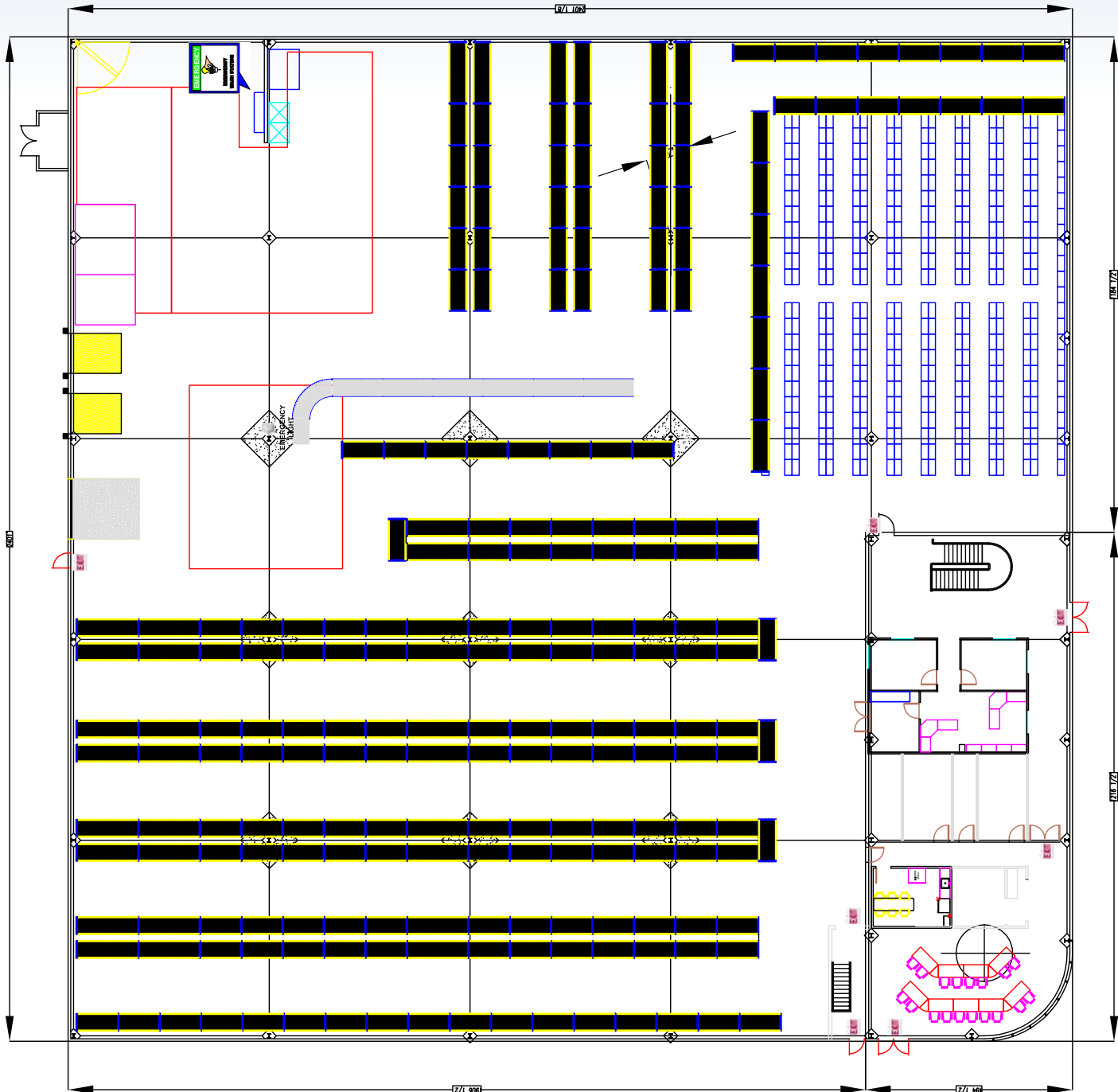


SUBJECT PROPERTY - SPECIFICATIONS

| | |
|----------------------------|---|
| Property Address: | 166 Quality Drive Summerville, SC 29483 (TMS # 129-00-00-089.000) |
| County: | Dorchester County, SC |
| Municipality: | Unincorporated |
| Zoning: | Industrial (I) |
| Building Type: | Industrial/Flex Warehouse |
| # of Buildings: | 1 |
| Gross Land Area: | +/- 11.63 taxed acres |
| Gross Building Area: | 43,501 SF |
| Rating: | Class A |
| Year Built: | +/- 1992 (Per County Property Card) |
| Construction Type: | Tilt-Concrete |
| Existing Office/Flex Area: | 7,910 SF (2 Floors, 3,995 SF each) |
| Loading Access: | 2 loading docks (dock high), 1 drive in (with concrete ramp) |

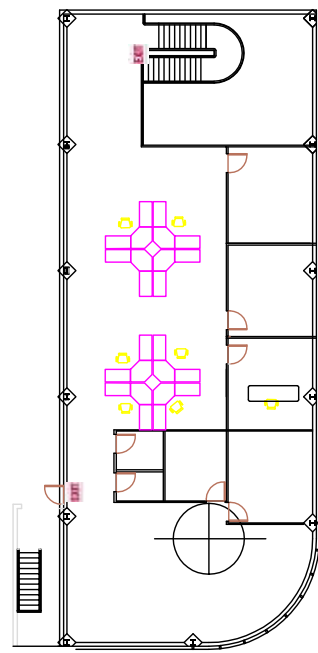


SUBJECT PROPERTY



OFFICE AREA-UP
3,955 sq/ft
OFFICE AREA - DOWN
3,955 sq/ft
WAREHOUSE AREA
35,591 sq/ft

166 QUALITY DRIVE
Summerville, SC 29483

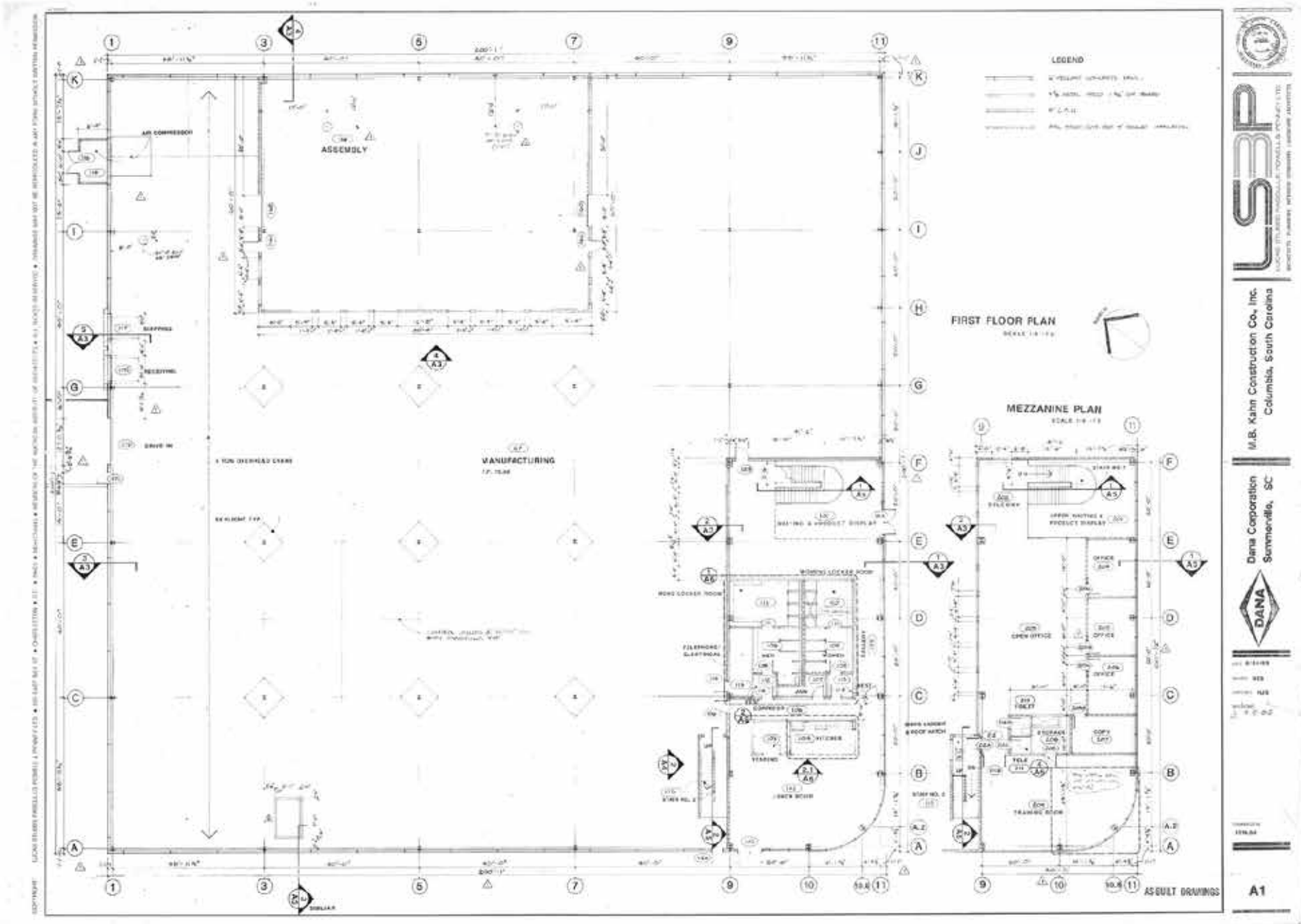


SUBJECT PROPERTY



SUBJECT PROPERTY





USBP
US BUILDING PRODUCTS CORPORATION
10000 FARMERS BRIDGE ROAD, SUMMERVILLE, SOUTH CAROLINA 29586

M.B. Kahn Construction Co., Inc.
Columbia, South Carolina

Dana Corporation
Summerville, SC

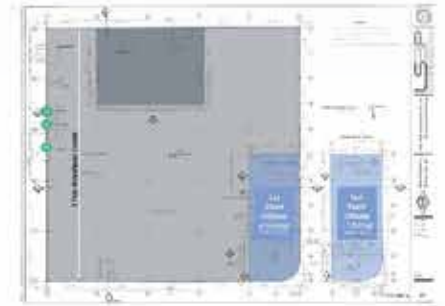
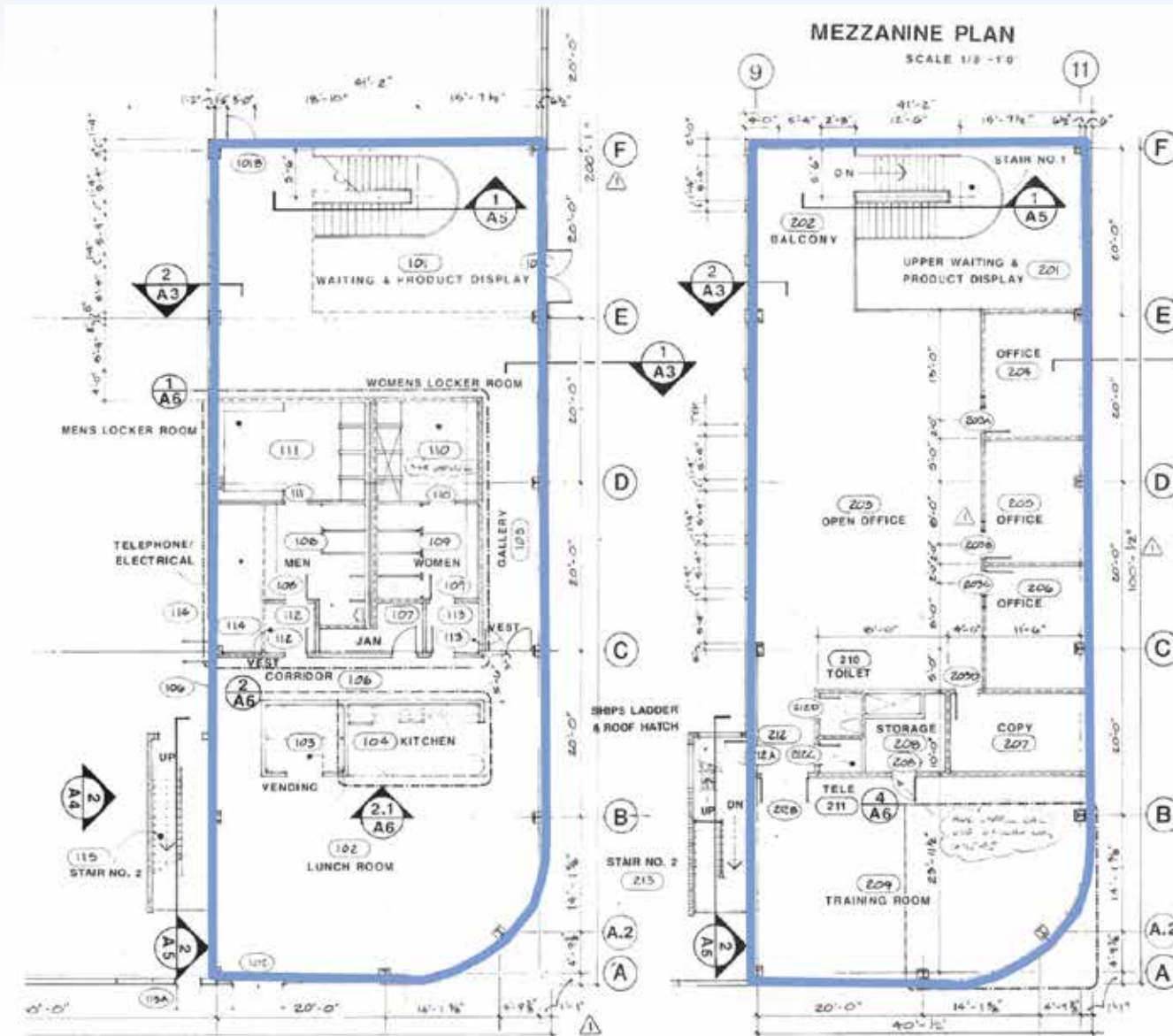


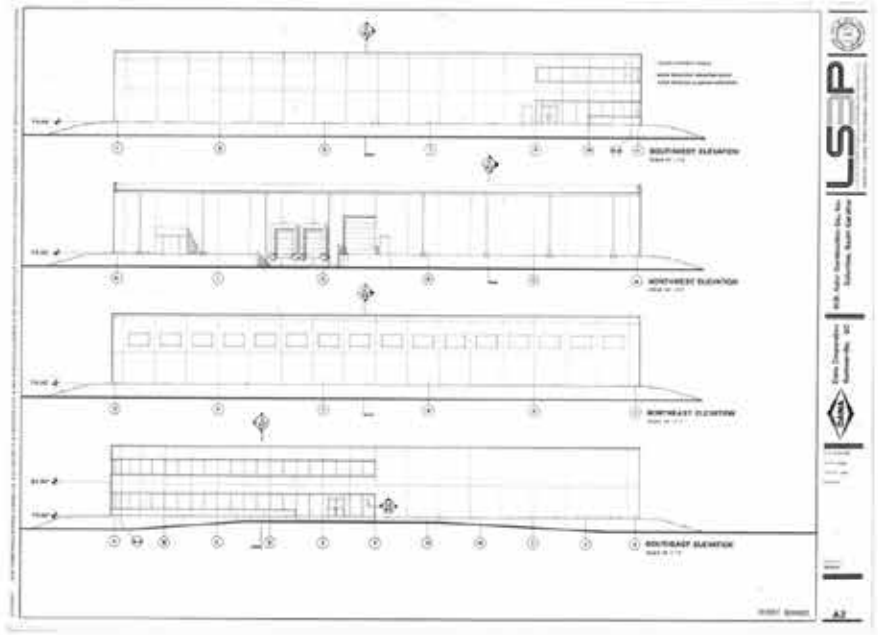
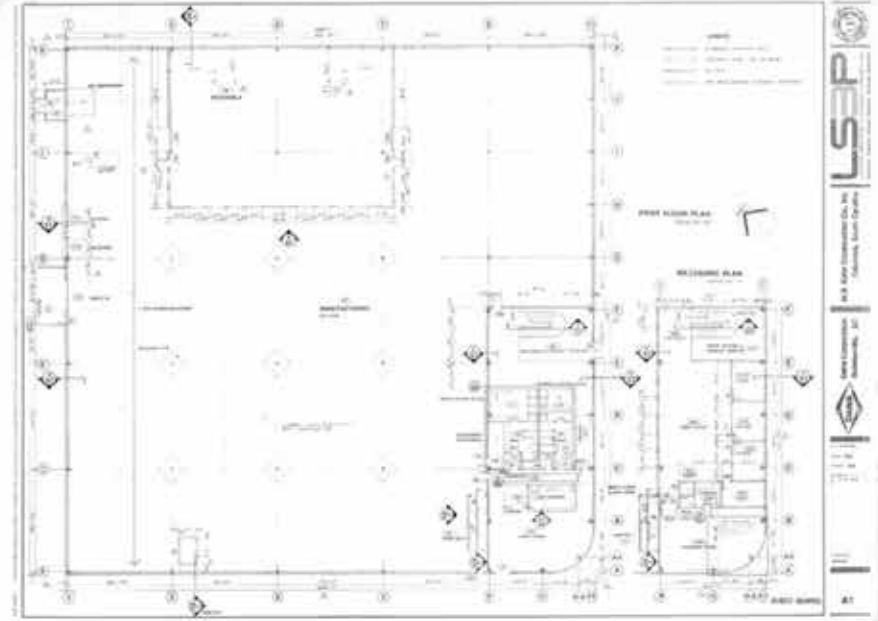
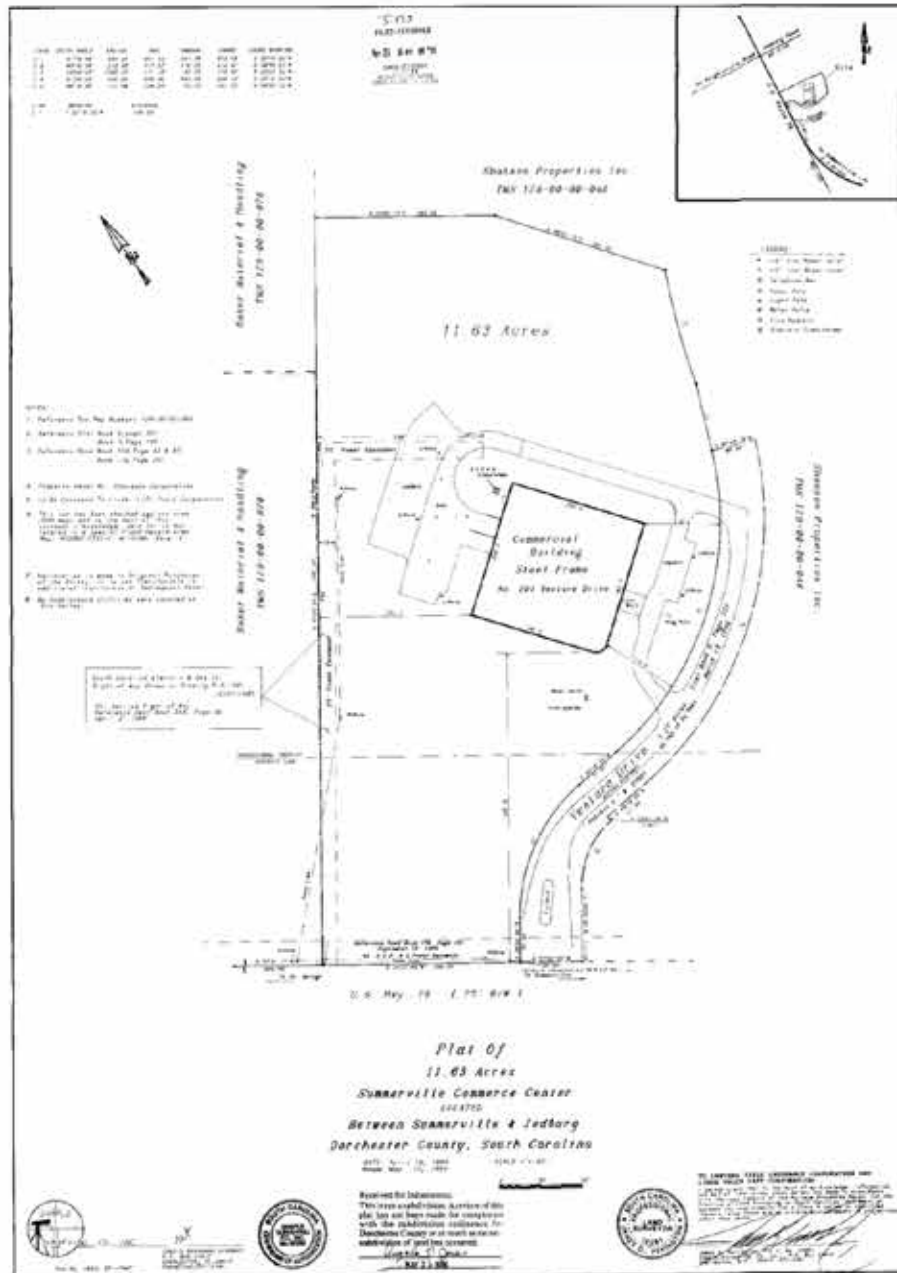
DATE: 01-11-09
DRAWN: SJS
CHECKED: HUS
SCALE: 1/8" = 1'-0"

1509.04

A1

SUBJECT PROPERTY



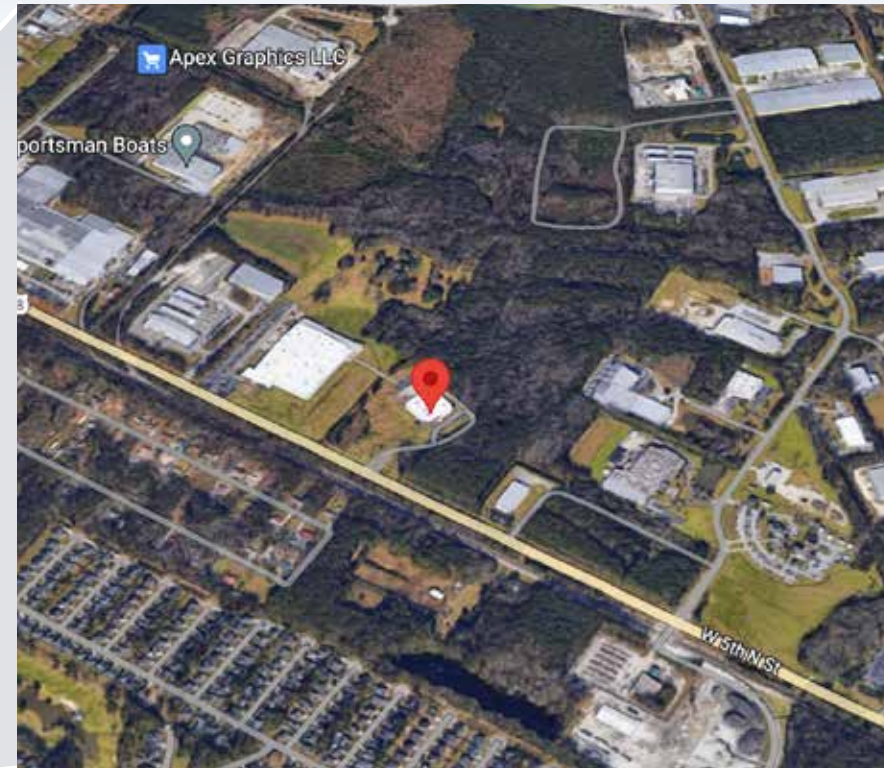
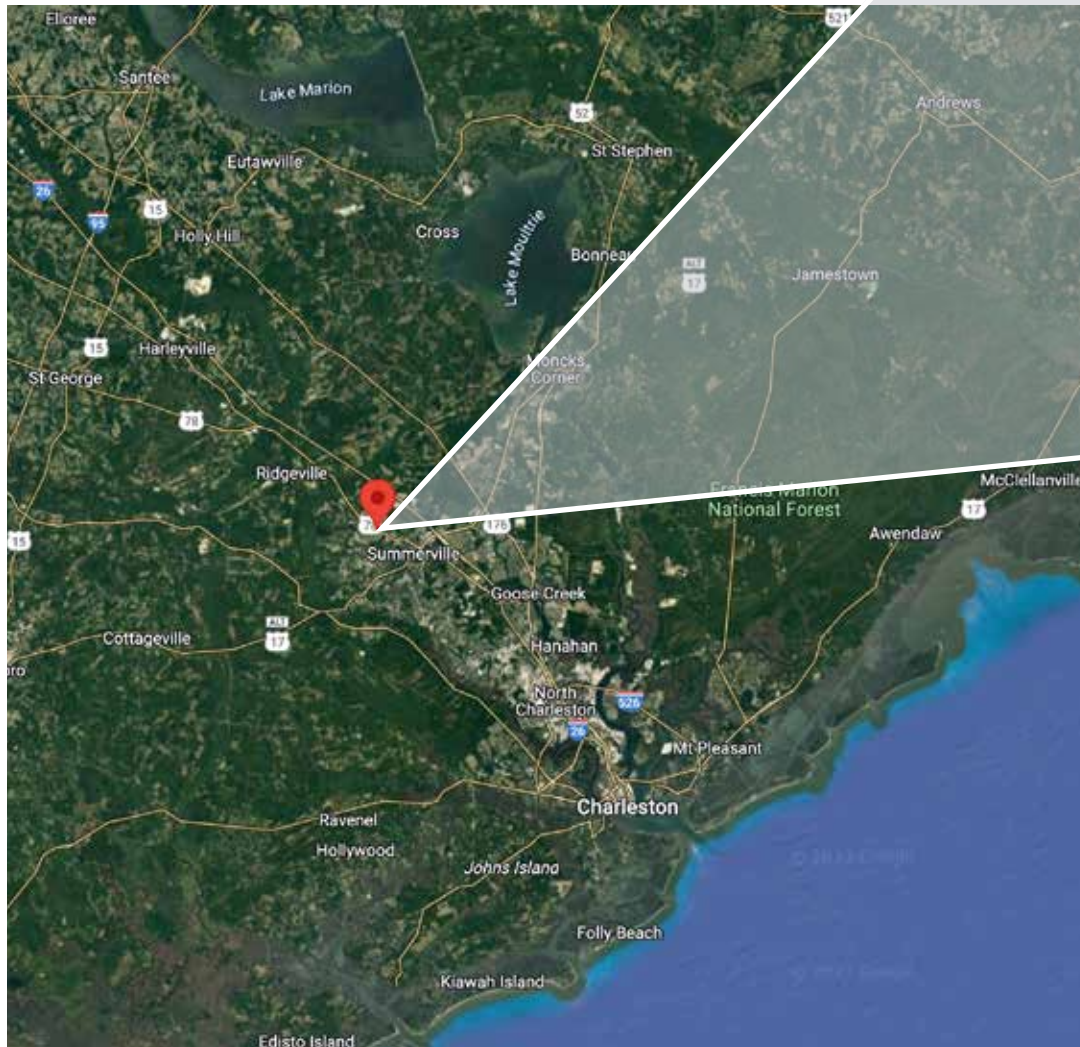


LS&P
L. S. & P. ARCHITECTS, INC.
1000 North Main Street, Suite 100
Summerville, South Carolina 29586
Phone: 803.792.1111
Fax: 803.792.1112
www.lsp-arch.com

LOCATION

166 Quality Drive is located in Summerville, South Carolina.

Location contiguous to Eastport Industrial Park and McQueen Industrial Park.



Nearest International Airport
Charleston International

Intermodal Facility
CSX Charleston

Interstate
I-26 (4 Driving Miles)
I-95 (29 Driving Miles)

Port
Charleston (32 Driving Miles)

Road Servicing Building
US Hwy 78 (2 Lanes)

DEMOGRAPHICS

Demographics

Total Population:

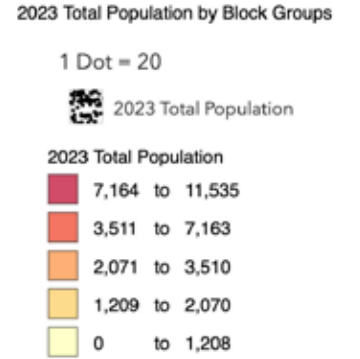
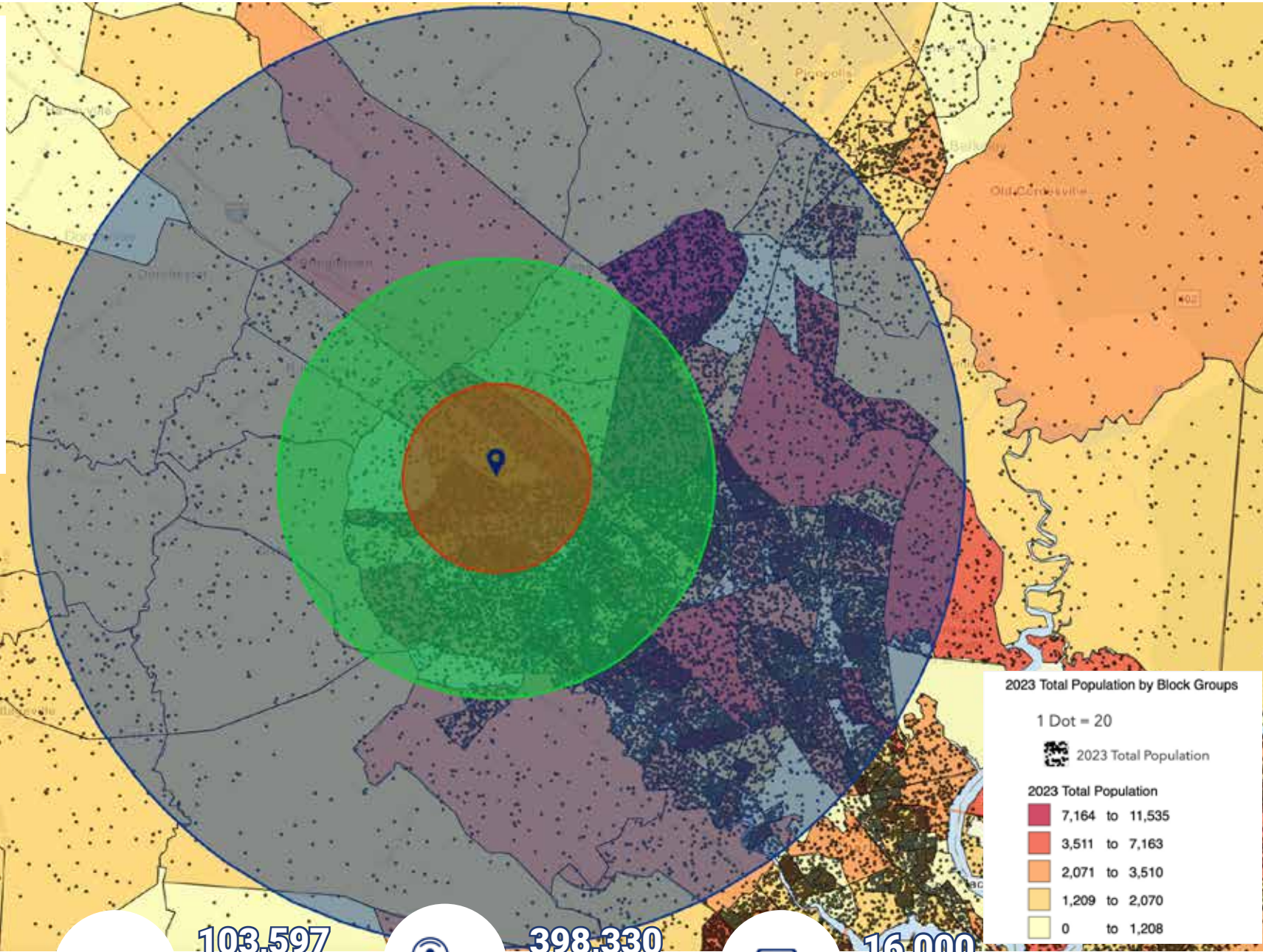
3 Miles 7 Miles 15 Miles
32,820 150,955 398,330

Total Households:

3 Miles 7 Miles 15 Miles
12,061 56,261 149,702

Average HH Income:

3 Miles 7 Miles 15 Miles
\$102,465 \$101,081 \$96,013



8,749
Businesses
within 15 Miles



103,597
Employees
within 15 Miles



398,330
Population
within 15 Miles



16,000
Vehicles per
Day

All demographics based on
Esri forecasts for 2023
SCDOT VPD 2022



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Principal

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Associate

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43,501 SF