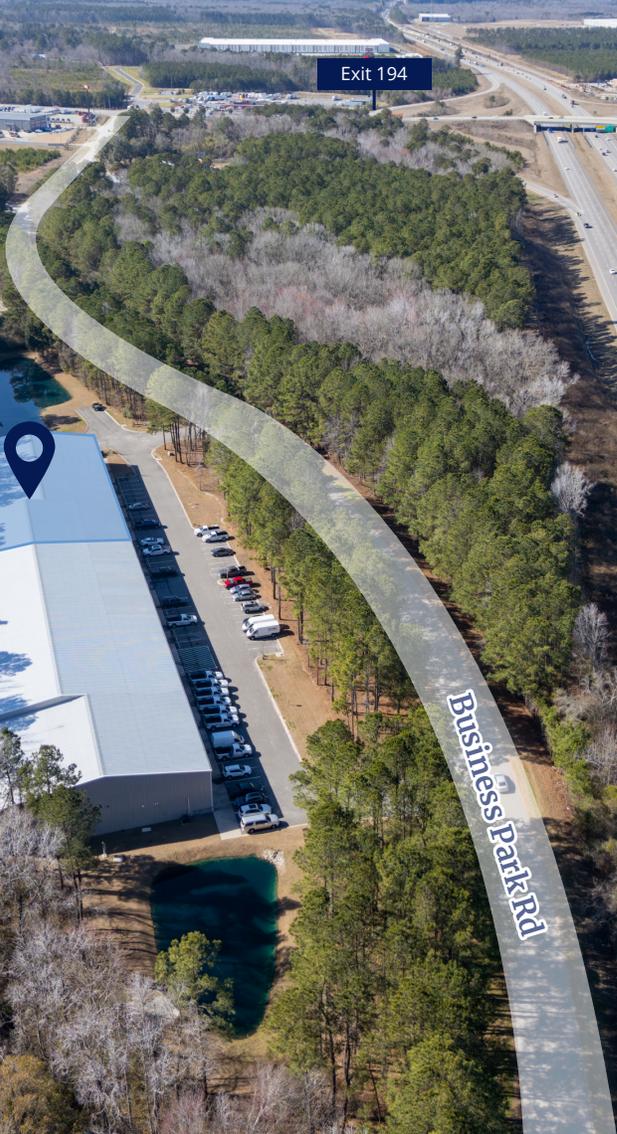




Exit 194



FOR LEASE

±8,724 - 27,974 SF of Industrial Space Available for Lease with Immediate Access to I-26

1056 Business Park Road | Summerville, SC 29483

LEASE RATE:
\$12.50 PSF

Contact: **Jon-Michael Brock**, CCIM, SIOR
Principal
+1 864 978 3704
jonmichael.brock@colliers.com

Alex Whittemore, MA, SIOR
Vice President
+1 803 917 9560
alex.whittemore@colliers.com

Dillon Claffey
Associate
+1 843 709 2535
dillon.claffey@colliers.com

FOR LEASE



Property Details

1056 Business Park Road | Summerville, SC 29483

This facility features 3 available suites with ceiling heights ranging from 24 to 29 feet, four ground-level drive-in doors (12' x 14'), a wet sprinkler system, 3-phase power and 500 square feet of office space with the ability to expand. The property is zoned Heavy Industrial through Berkeley County, making it well-suited for manufacturing, warehousing, or distribution operations.

Strategically positioned along Business Park Road with immediate access to I-26, the property offers exceptional regional connectivity. It sits just 8 miles from the Volvo Car Campus and approximately 20 minutes from Charleston International Airport, Boeing, and all South Carolina Port Authority terminals, including the Wando Welch, Hugh K. Leatherman, and North Charleston terminals.

Key Specifications

| | |
|----------------|--|
| Lease Rate | \$12.50 PSF (Est. NNN Fees: \$3.16 PSF) |
| Availability | Suite 300: ±17,974 SF <i>*Can be divided into ±9,250 SF & ±8,724 SF suites</i> Suite 400: ±10,000 SF |
| TMS # / County | 207-00-01-126 / Berkeley County |
| Land Size | ±7.09 Acres |



±27,974 SF of Industrial Space
±500 SF Office



Four 12' x 14' ground level drive-in doors



24' - 29' Ceiling Heights for High Bay Storage



3-Phase Power



Immediate access to I-26, ±20 min from SC Port Terminals

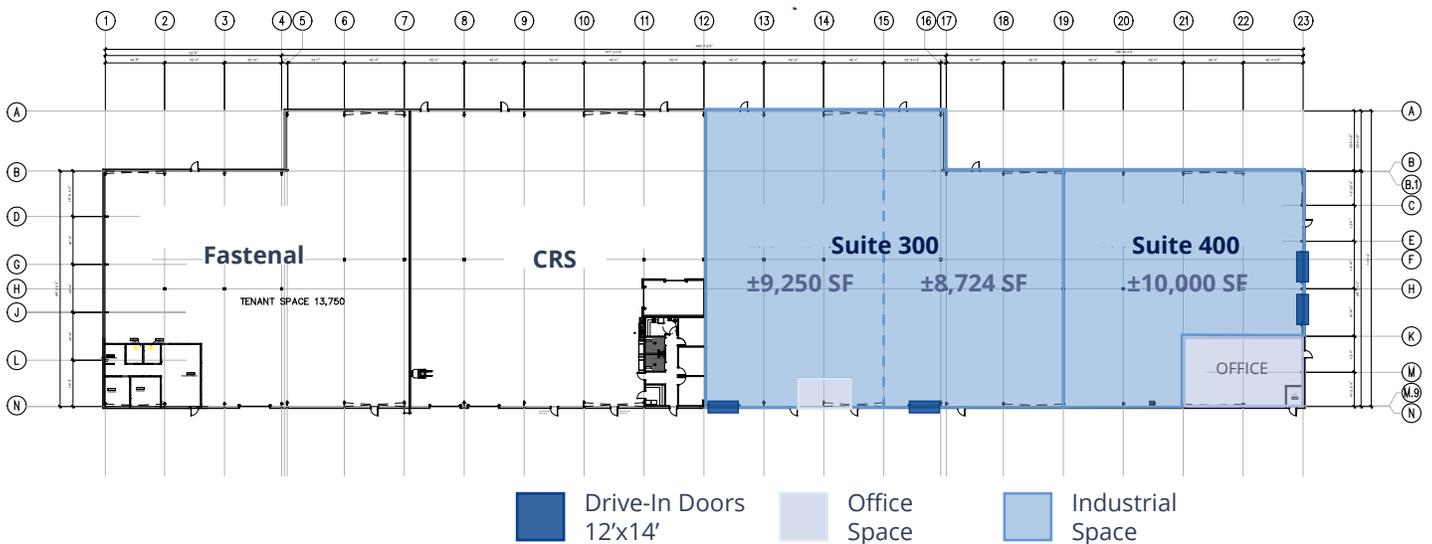


For Lease | 1056 Business Park Rd

Building Floor Plan

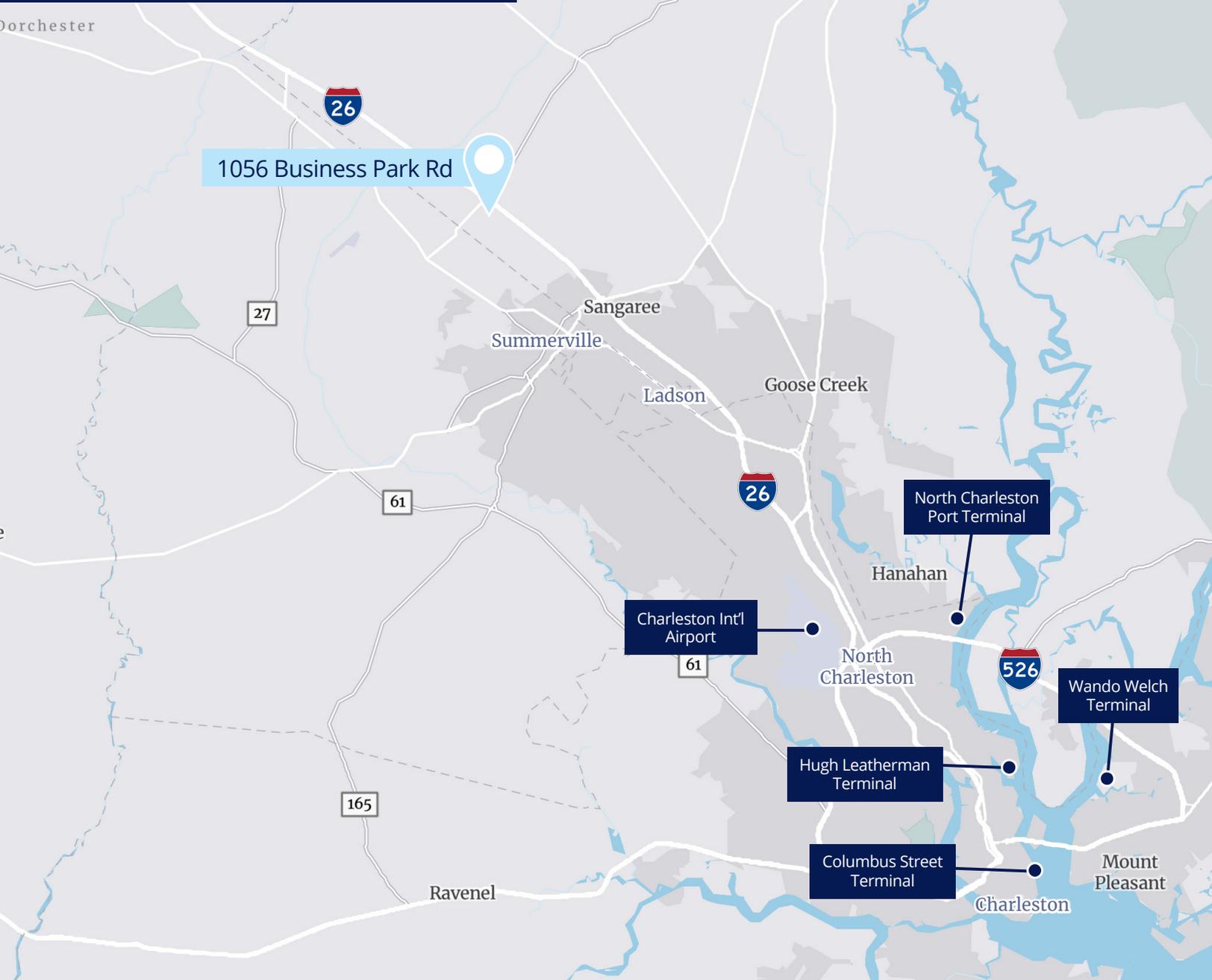


□ Property Boundary ■ Ingress/Egress



For Lease | 1056 Business Park Rd

Location Overview



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+1 803 917 9560
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Colliers | South Carolina
960 Morrison Drive, Ste 400
Charleston, SC 29403
+1 843 727 1200

