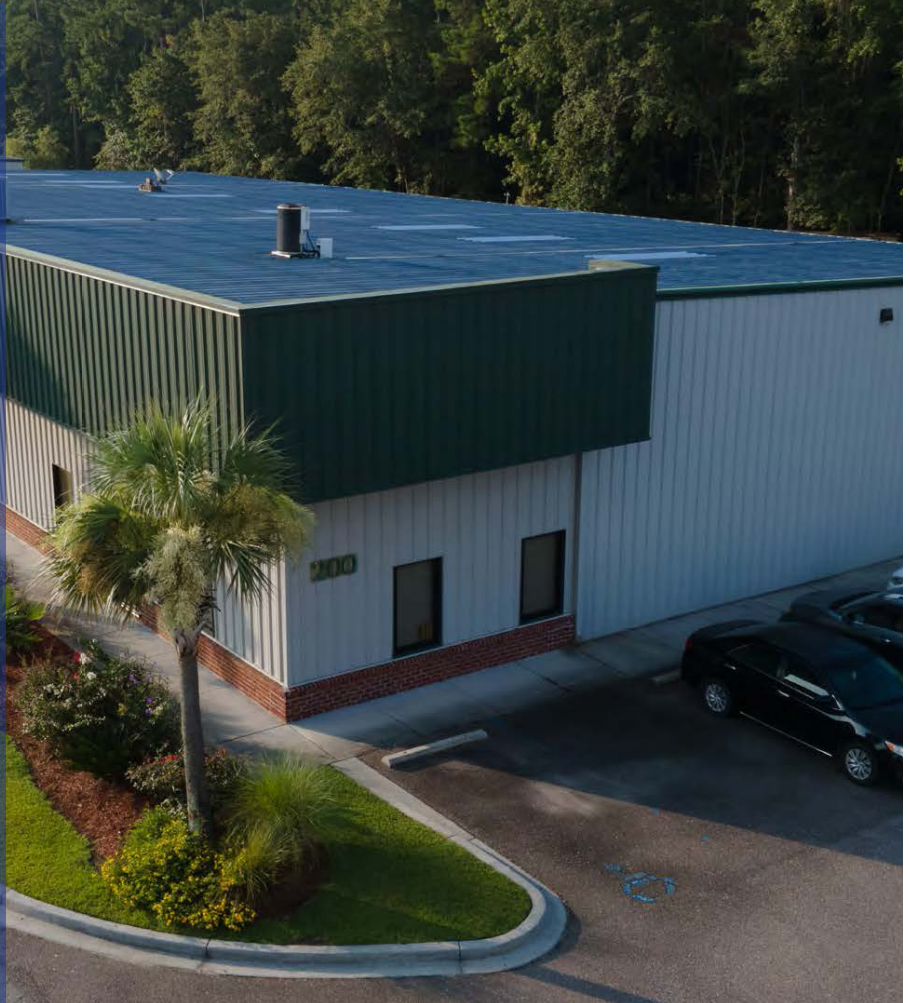


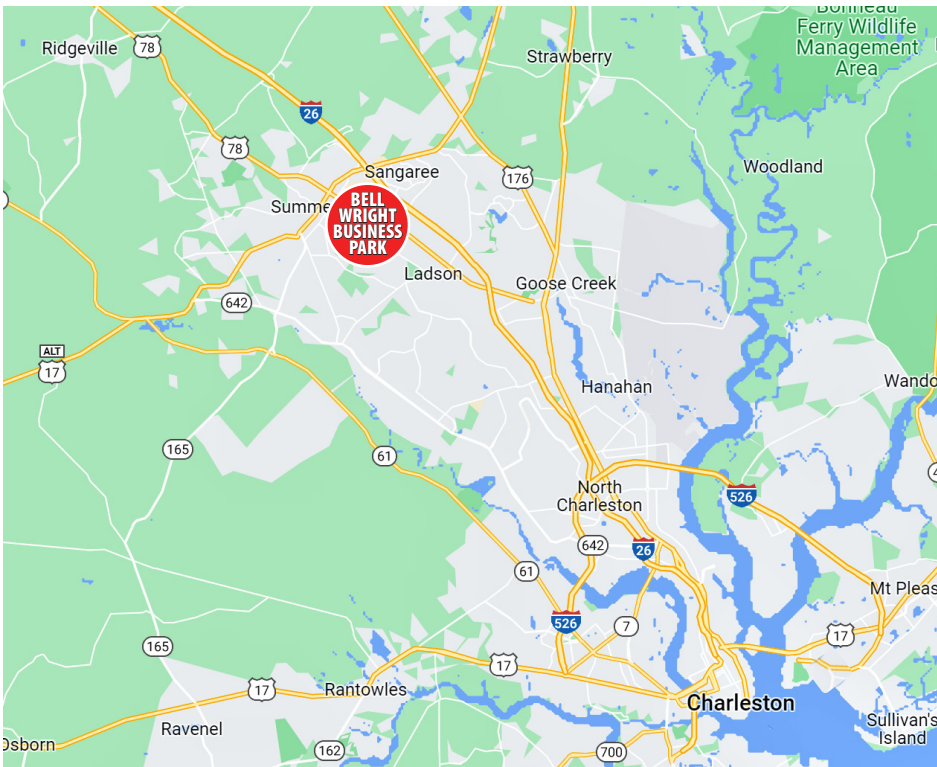
**INDUSTRIAL
SPACE
FOR LEASE**

**BELL WRIGHT
BUSINESS PARK**
BELL WRIGHT ROAD, ELLIANA &
CEMBER WAY
SUMMERVILLE, SC 29483

**LAYDOWN YARD
ALSO AVAILABLE**



Grace Moring, Leasing
843.518.6808
gmoring@wrsrealty.com



OFFERING SUMMARY

THE PROPERTY

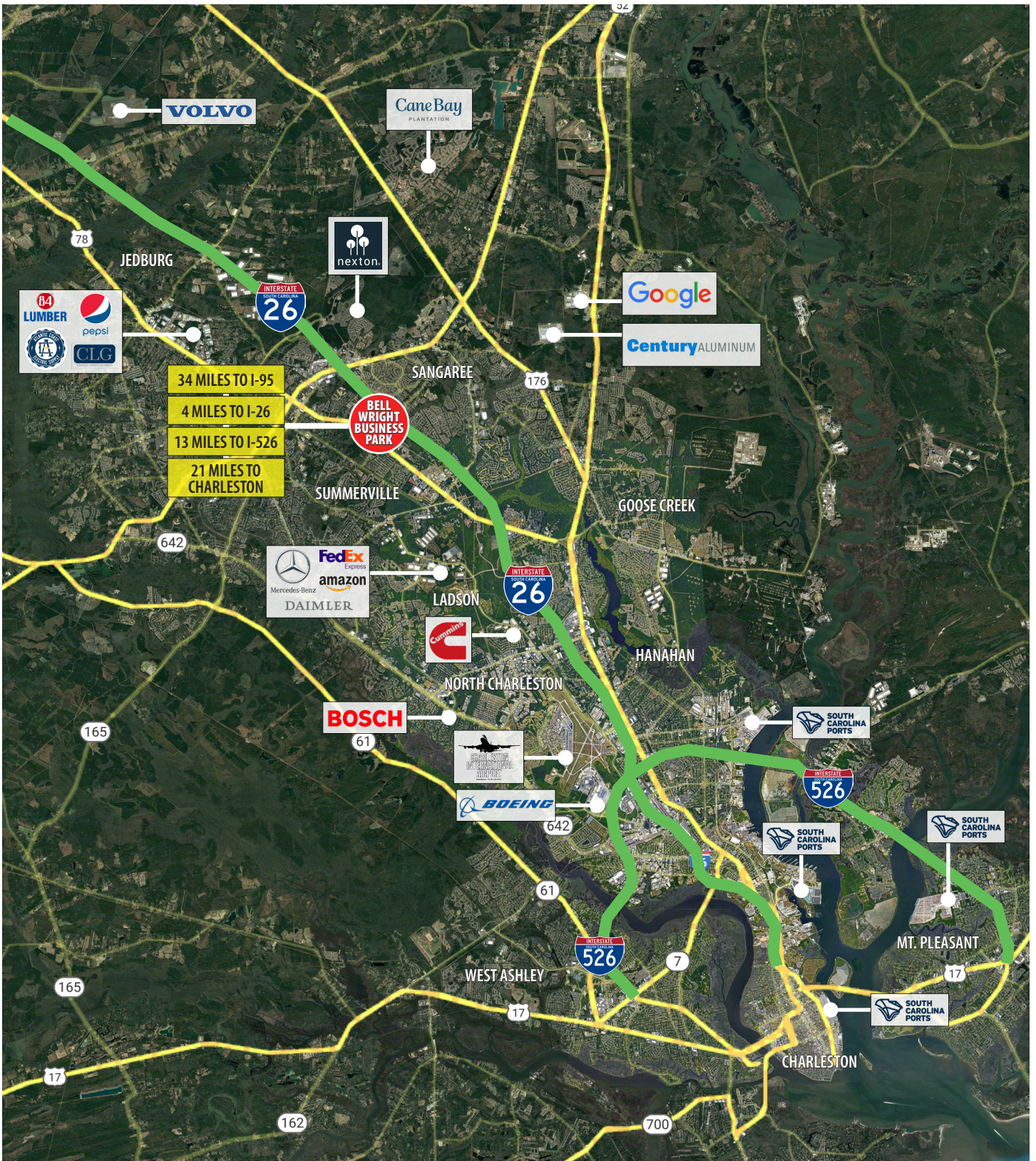
Address	Cember & Elliana Way Summerville, SC 29483
Zoning	Light Industrial
County	Berkeley County
Municipality	North Charleston
Lease Type	NNN
Available SF	131 Elliana: Units B & C - 5,218 SF 133 Elliana: Unit A - 2,767 SF 133 Elliana: Units B-1 - 1,171 SF 133 Elliana: Units B-2 - 1,300 SF

Bell Wright Business Park is located just off of Highway 78 in Summerville, 4 miles South of Exit 199 on I-26. The industrial park is in close proximity to I-26 connecting it to The Charleston Port Terminals, The Charleston International Airport and local manufacturers, Mercedes, Boeing, Volvo and Bosch.

Current available spaces range from 1,171 SF to 5,218 SF. Building units can be combined to accommodate various users. All units have drive in doors and office space. The buildings are surrounded by established businesses and offer excellent street front visibility within the industrial park. See individual floor plans for space specifications.

An additional 0.9 acre laydown yard is available on Cember Way for \$2,500/month, NNN.

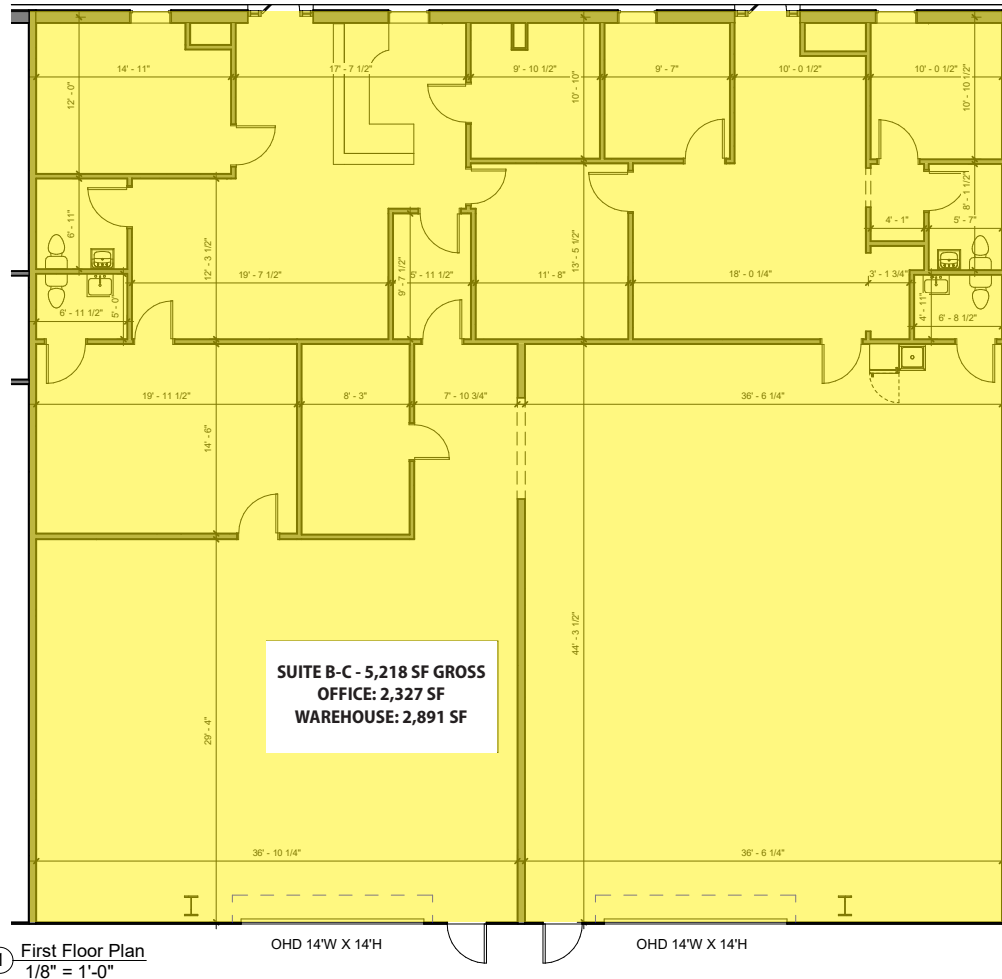
LOCATION



BELL WRIGHT BUSINESS PARK



131 ELLIANA FLOOR PLAN

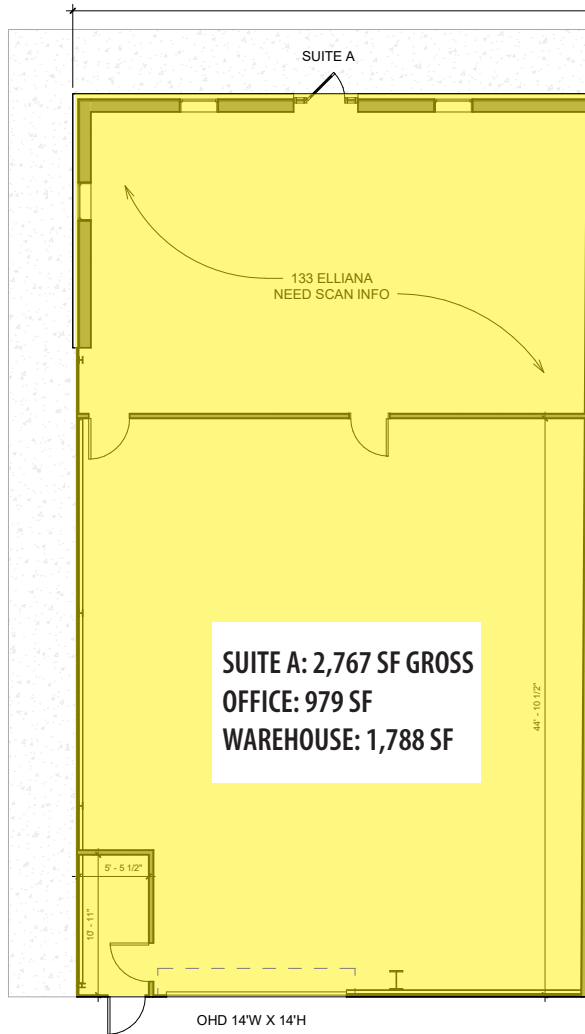


Bell Wright Business Park
Summerville, SC 29483

131 Elliana - Suite B-C | **200B**
October 3, 2022

The information contained herein was obtained from sources believed reliable, however, WRS Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions prior to sale or lease, or withdrawal without notice.
WRS Inc. | 410 Mill Street, Bldg. 1, Suite 200 | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889

133 ELLIANA FLOOR PLAN



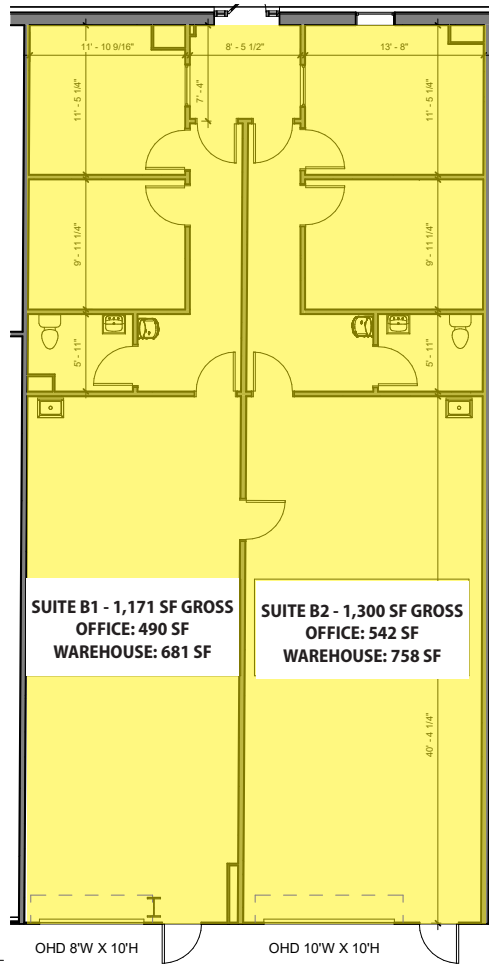
① Floor Plan - 133 Elliana Way
1/8" = 1'-0"



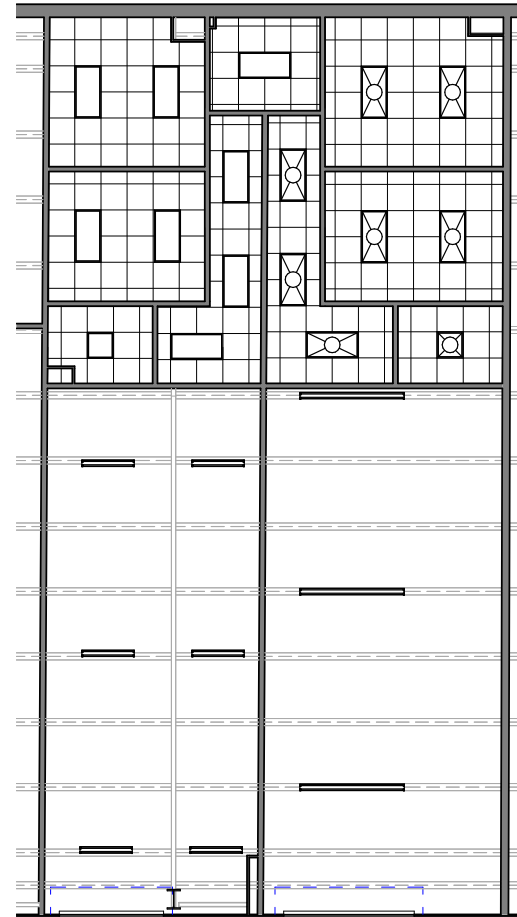
② 133 Elliana Way - RCP
1/8" = 1'-0"

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133 ELLIANA FLOOR PLAN



① **First Floor Plan**
1/8" = 1'-0"



② **Reflected Ceiling Plan**
1/8" = 1'-0"



Bell Wright Business Park

Summerville, SC 29483

133 Elliana - Suite B1/B2

300B

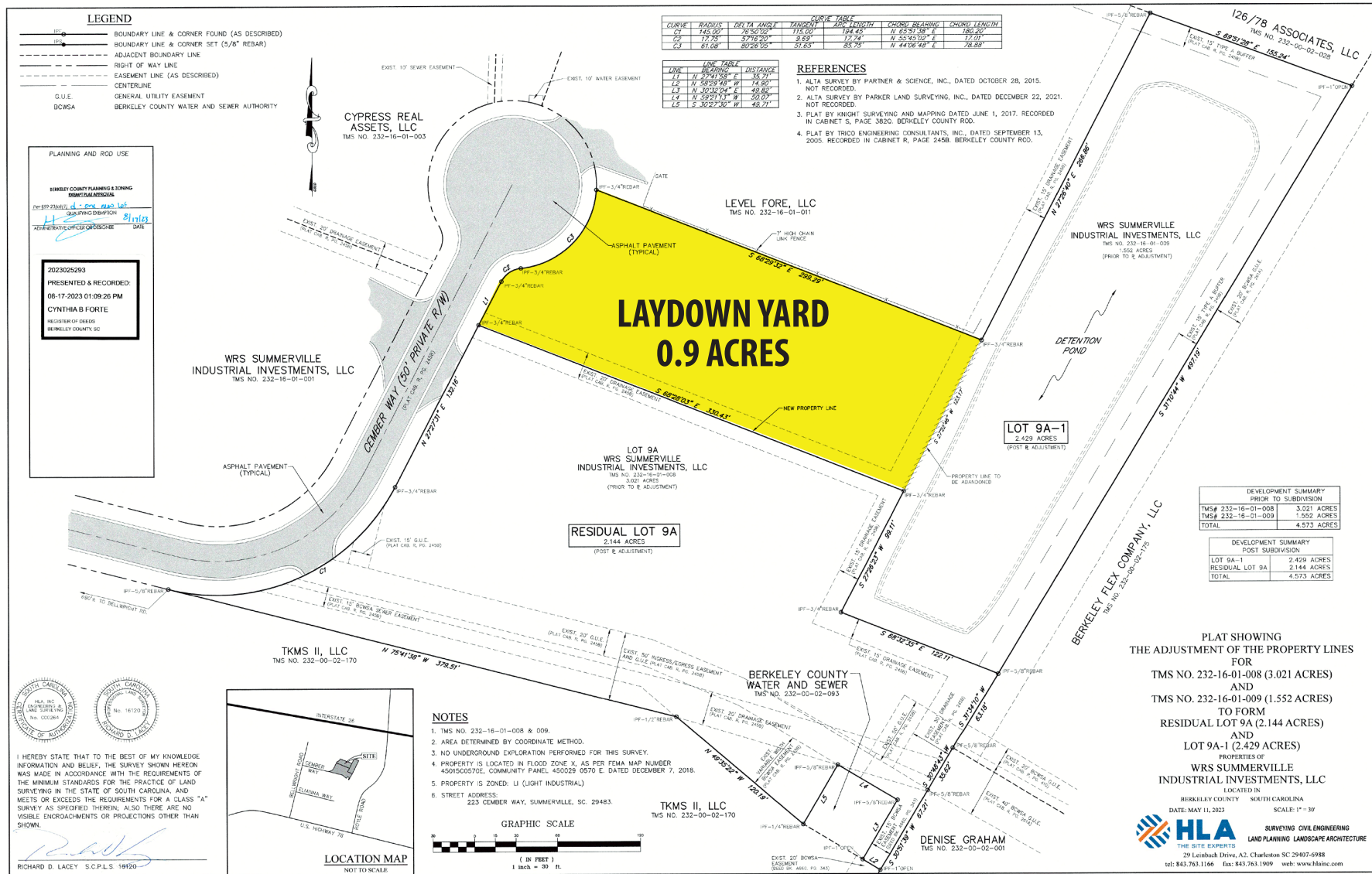
October 12, 2022

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CEMBER WAY - LAYDOWN YARD



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CEMBER WAY - LAYDOWN YARD





WRSINC
REAL ESTATE INVESTMENTS

410 Mill Street, Bldg. 1, Suite 200
Mount Pleasant, SC 29464
843.654.7888 Office
843.654.7889 Fax
www.wrsrealstate.com