

605 Myers Road

SUMMERVILLE, SC 29486



Fully occupied flex industrial investment sale

For more information, contact:

Ashley Jackrel, CCIM

Senior Vice President

+1 843 327 0124

ashley.jackrel@avisonyoung.com

**AVISON
YOUNG**

Executive summary



Offering summary

Property type:	Flex industrial/warehouse, office/flex office
Building size:	3,750 sf
Zoning:	GC (General Commercial)
TMS:	222-11-00-080
County:	Berkeley County
Building Class:	B
Year Built:	2008
Parking ratio:	1.9
# of tenants:	2
Lease type:	one (1) NNN, one (1) gross
Cap rate:	6.8
WALT:	5.2

Property highlights

Fully leased flex warehouse with office space and fenced laydown yard is available for sale with a WALT of 5.2 and 6.8 cap rate. The asset is conveniently located on Myers Road just off of high traffic North Main Street in Summerville. Suite A is 2,475 SF of office space. Suite B features 535 SF of office space, 740 SF of warehouse space with a 12x12 drive-in door, over 4,500 SF of fenced laydown yard and a 12x12 block storage room behind the building (not included in square footage). Within 1.2 miles of the site are Carnes Crossroads and Sangaree neighborhoods, along with amenities such as local favorites Tiki Taco, Madra Rua, and fast food burger & frozen custard chain, Culvers.

\$750,000

asking price

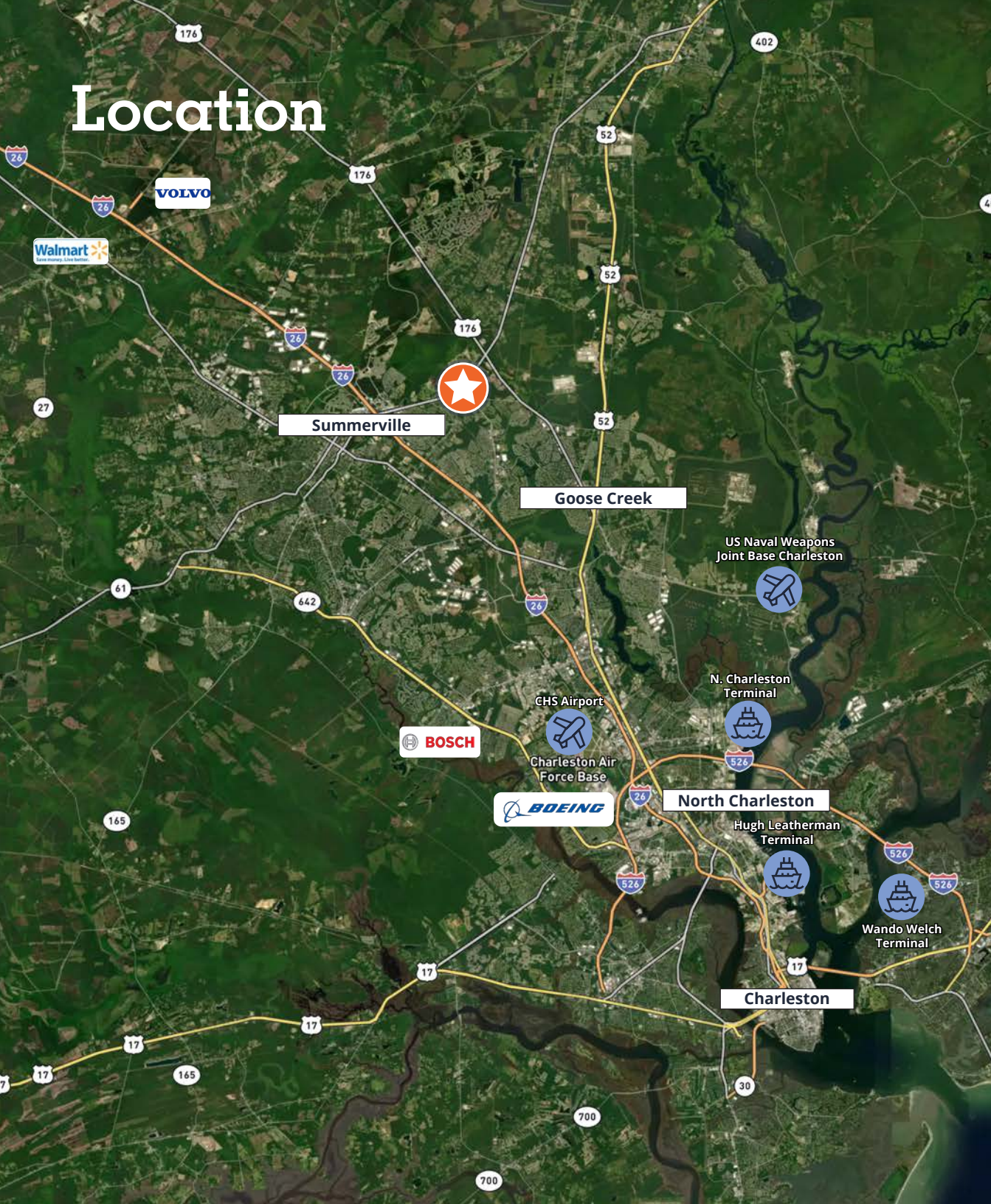
Fully leased

tenancy

Summerville

submarket

Location



WHY CHARLESTON?

Fifty-eight percent of the US population is east of the Mississippi River, putting Charleston within one to two days shipping time to 29 of the 51 largest metropolitan markets in the U.S. Factoring in the continuing trend of population migration to the Sunbelt states and the area, Charleston's position as a distribution center location will only grow stronger in the years to come.

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.**

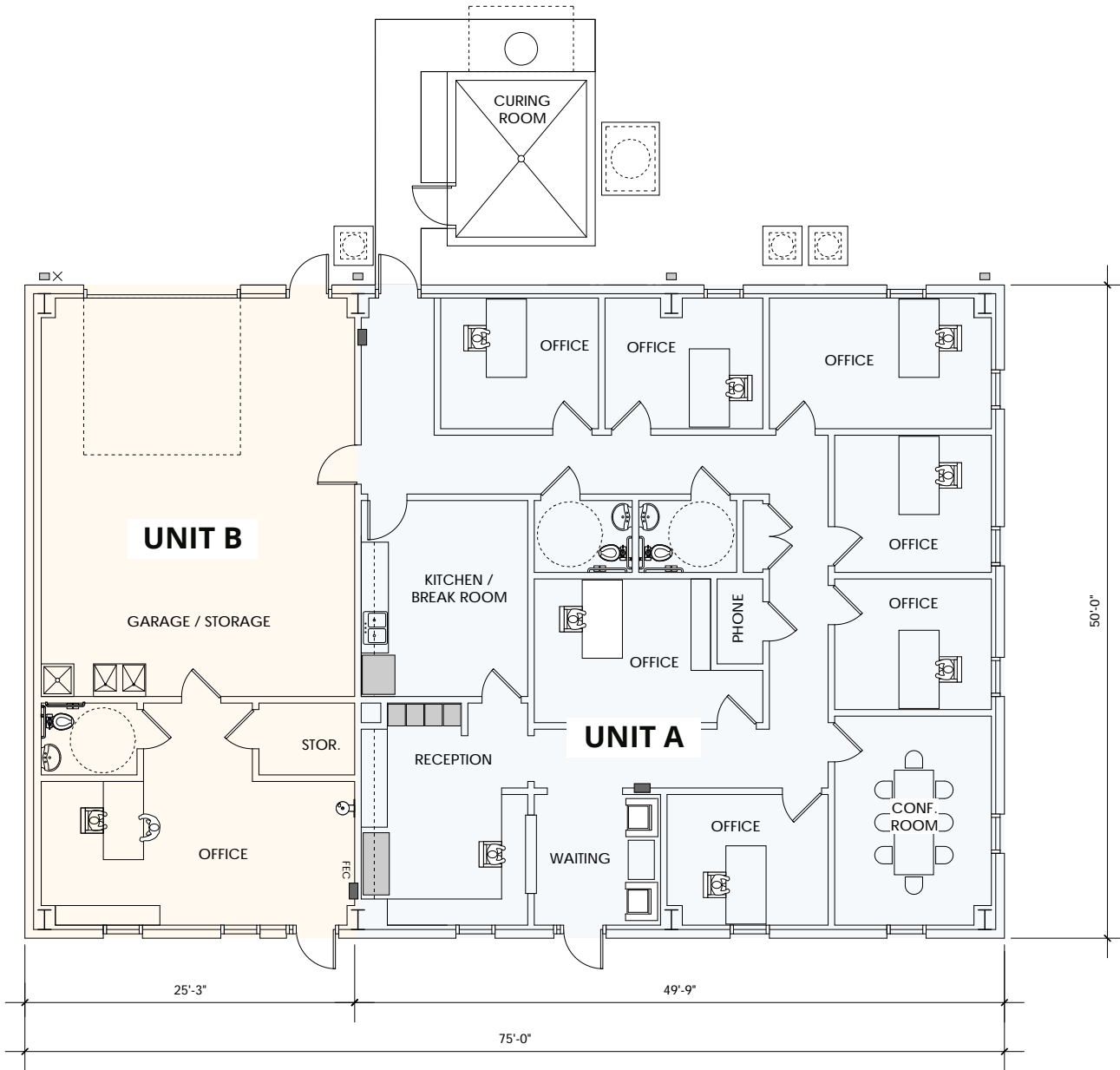
U.S. News & World Report | 2022



#23 Top City in the World

Travel + Leisure | 2022

Floorplan



UNIT A
2,475 sf
Tenant | Dominoes

UNIT B
1,275 sf
Tenant | Garage experts of CHS

**If you would like more
information on this offering
please get in touch.**

Ashley Jackrel, CCIM
Senior Vice President
+1 843 327 0124
ashley.jackrel@avisonyoung.com



Visit us online
avisonyoung.com

© 2024 Avison Young - South Carolina, Inc. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

40 Calhoun Street, Suite 250, Charleston, SC 29401

**AVISON
YOUNG**