

0.81 ENTITLED PARCEL & FINISHED PAD

TMS 130-13-00-137 (DORCH CO)

RETAIL / OFFICE / FLEX DEVELOPMENT

\$1,800,000

THE MILL BUSINESS PARK



RE/MAX SOUTHERN SHORES
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RE/MAX
COMMERCIAL®

307 N. MAPLE STREET

| SUMMERVILLE |

SOUTH CAROLINA

RETAIL / OFFICE / FLEX DEVELOPMENT

\$1,800,000

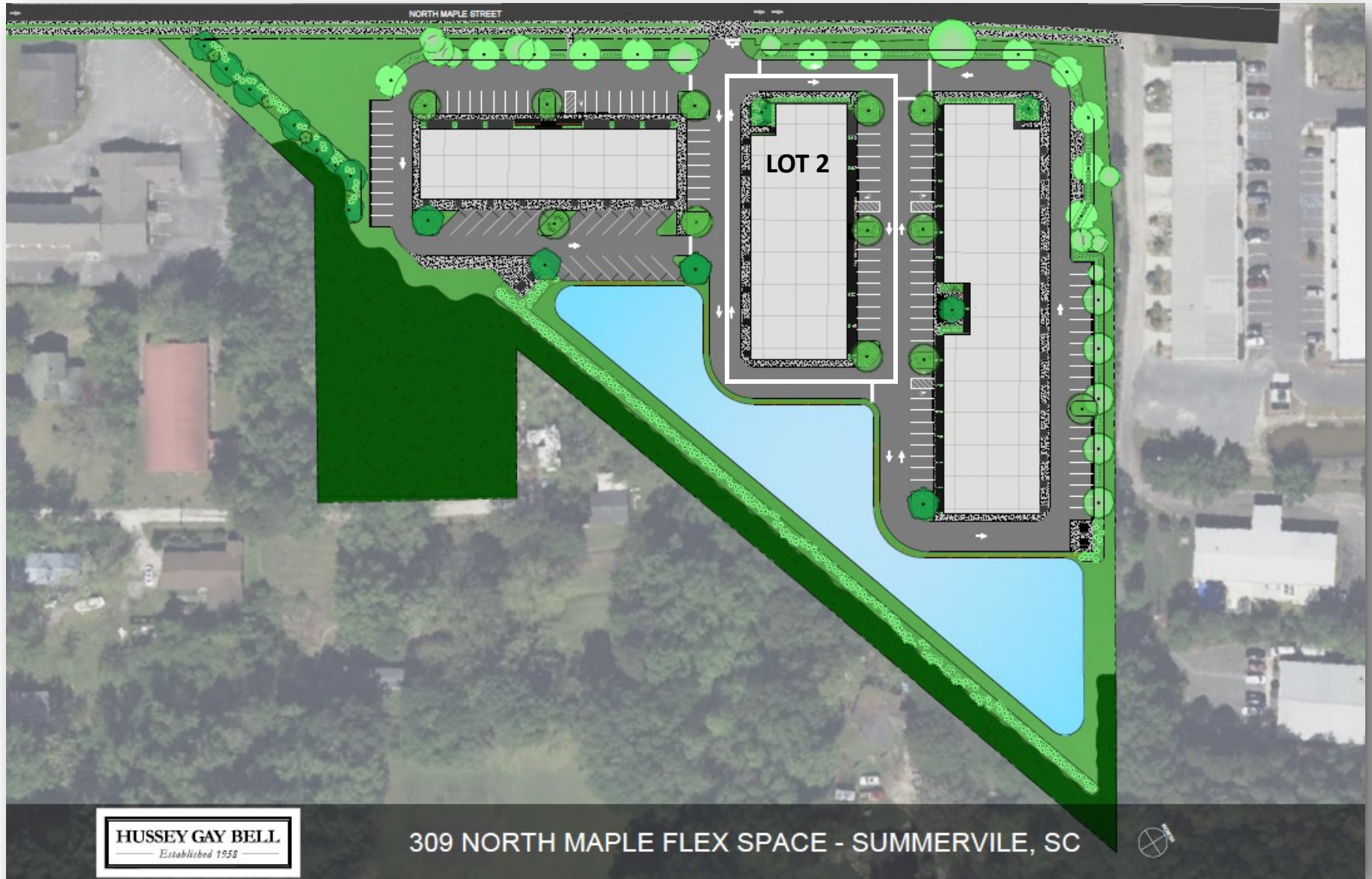
For sale is a .81 acre parcel with finished pad, approved for a 14,500 SF flex/office/retail building with high visibility and zoned Light Industrial in business friendly Town of Summerville. Pad has been finished with suitable fill which has been tested to meet 95% of standard proctor. Building's storm water has been accounted for, and is included off parcel, along with water/sewer and conduit for electrical/telecom delivered within 5' from pad. Asphalt paving around the pad and DRB approved architectural drawings will be included as well. "Lot 2" is part of the newly developed business park known as The Mill. The park sits less than 2 miles from I-26 exit 197, 2.75 miles to I-26 exit 199 and less than 6 miles to I-26 exit 194. Additionally, the park sits just 10 miles to Camp Hall, 20 and 25 miles to the North Charleston and Hugh K. Leatherman port terminals and 21 miles to Charleston International Airport. The property is part of an Opportunity Zone, providing a huge tax advantage for qualifying investment. North Maple St (directly in front of The Mill) is currently undergoing an extensive roadway improvement expanding to 4 lanes connecting from Central Avenue all the way to I-26. Light industrial property of this quality is rarely available this close to the interstate, especially in pad ready/entitled condition with off parcel water detention and utility connections readily available and at the pad.



- 0.81 Acre
- Finished Pad - Designed for 14,500 Flex/Office/Retail Development
- DRB Approved Architectural Drawings Included
- Stormwater & Utilities Accounted for
- SC Opportunity Zone
- Zoned Light Industrial in the Town of Summerville
- High Visibility & Accessible Ingress/Egress

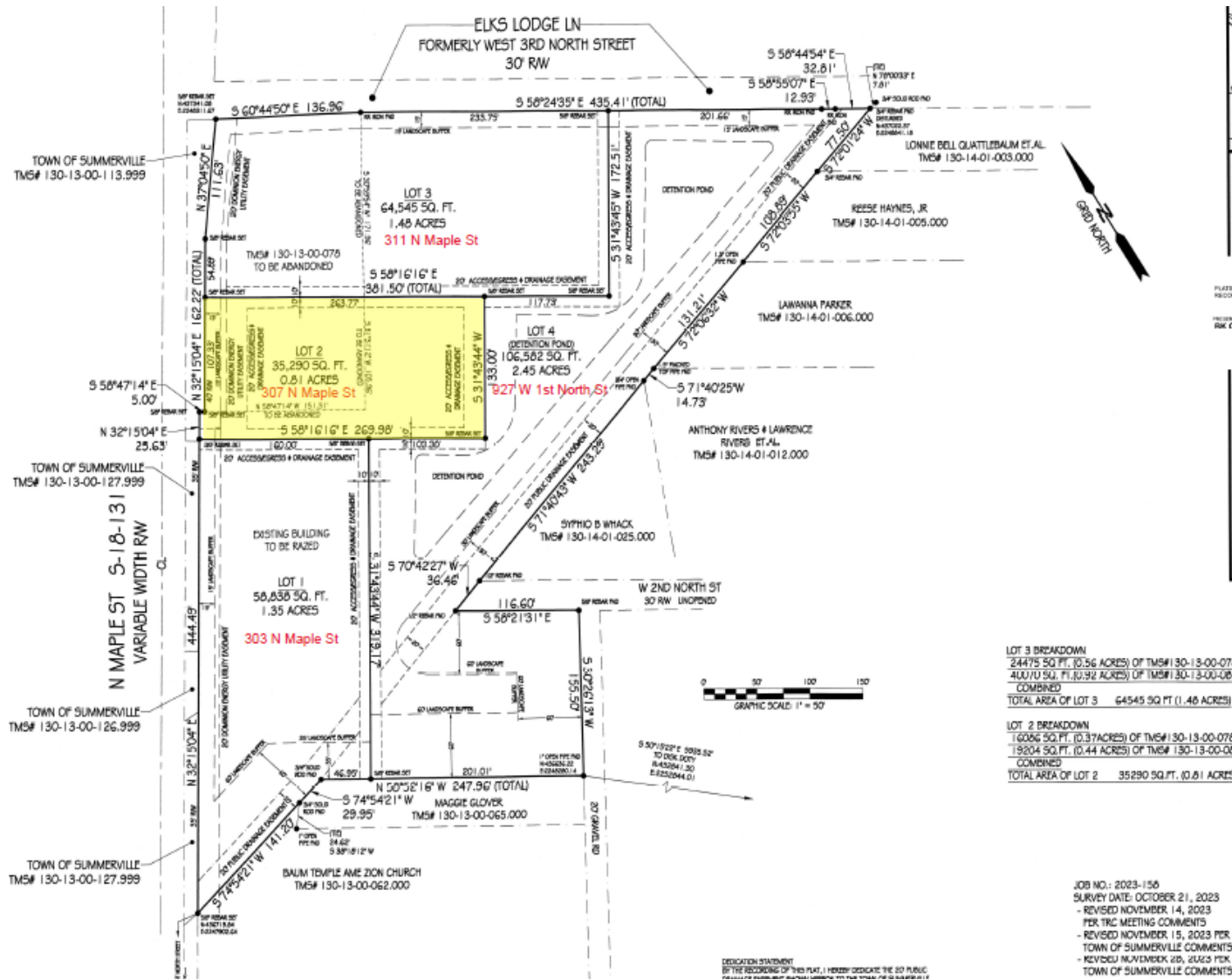
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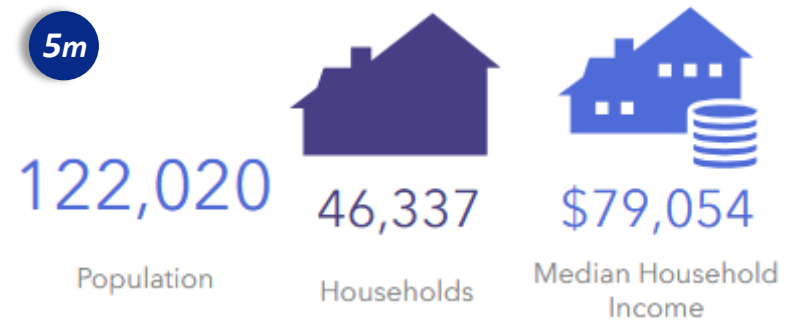
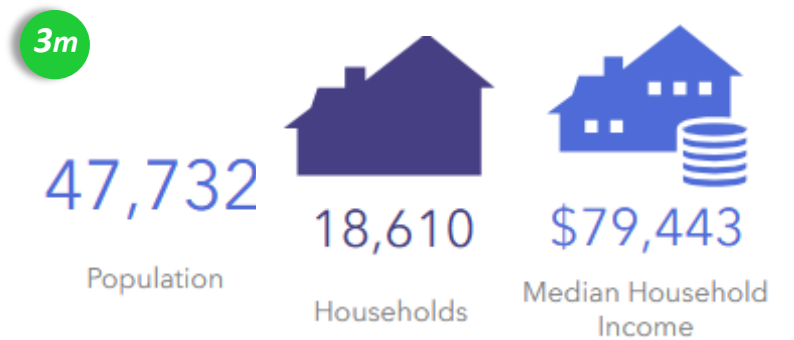
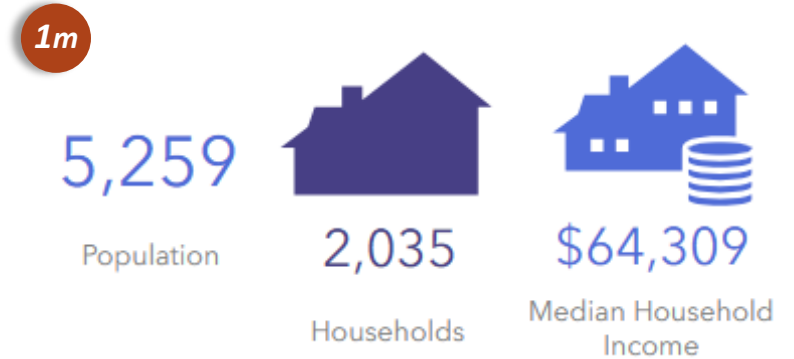
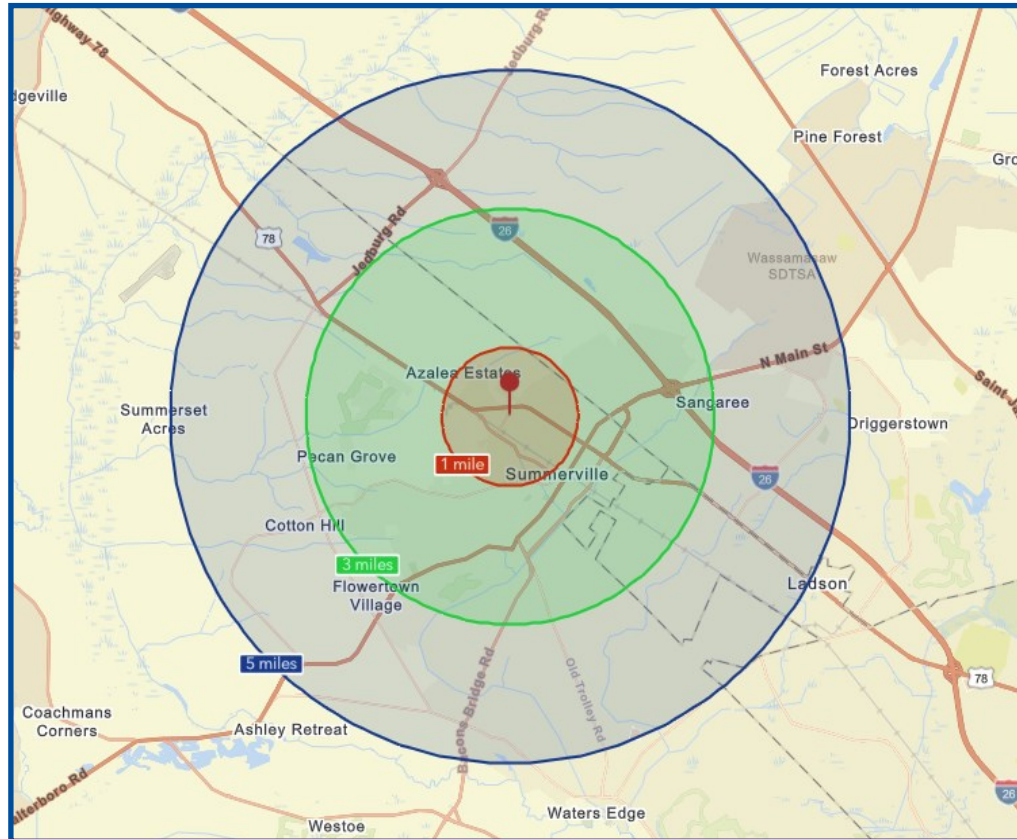
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1m	3m	5m
Local Business Summary	Local Business Summary	Local Business Summary
148 Total Businesses	1,941 Total Businesses	3,167 Total Businesses
1,322 Total Employees	19,876 Total Employees	30,827 Total Employees

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