

**Commercial Lease Active
Flex/Office for Lease in Summerville**

1235 Boone Hill Road, 2 And 3
Summerville, SC 29483



Annual Pricing (Sqft or Acre) Low Price: \$14.5 High Price: \$14.5	Existing Lease Type: NNN
Minimum SqFt: 1,200 Maximum SqFt: 3,300	MLS# 31005094

Public Remarks: Flex/Office space for lease in Summerville with great frontage and visibility on Highway 17 A (Boone Hill Rd). The vehicle count on 17 A is 13,900 per day. Signage opportunities available on the face of the building with clear visibility from road. Parking available in rear and side of building. This would be a great space for a flex user or traditional office use and can accommodate a group work environment easily. Zoned G-B. See attached floorplans. Unit 2 and 3 are currently connected via an access point in the office portion of the space and an access point in the warehouse portion of the space. New Roll up door in warehouse. NNN expenses approximately \$2.50 per SF.

General Property Information	Building Information	Business/Tax Information
Monthly High Price per SqFt/Acre: \$1.21 Monthly Low Price per SqFt/Acre: \$1.21 Property Sub Type: Industrial Zoning: Dorchester - G-B - General Business County: Dorchester Submarket/Township: 63 - Summerville/Ridgeville Days On Market: 2 Parcel Number: 144-00-00-092 Secondary Sub-Type: Office Tertiary Sub-Type: Nearest MSA: Charleston-North Charleston, SC Current Use: Business; Commercial; Flex Space; Showroom; Warehouse In Flood Plain?: No Nearest MSA: Charleston-North Charleston, SC Property Condition: Existing Property Sub Type: Industrial; Office	Building Area Total: Year Built: 1996 Date Available: 12/02/2024 Space Type: Relet Year Renovated: 2024	Tenancy: Multiple Tenants
	Listing/Contract Information	
Listing Office: Carolina One Commercial Real Estate	Status Change Date: 12/04/2024	

Listing courtesy of:



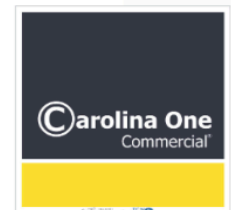
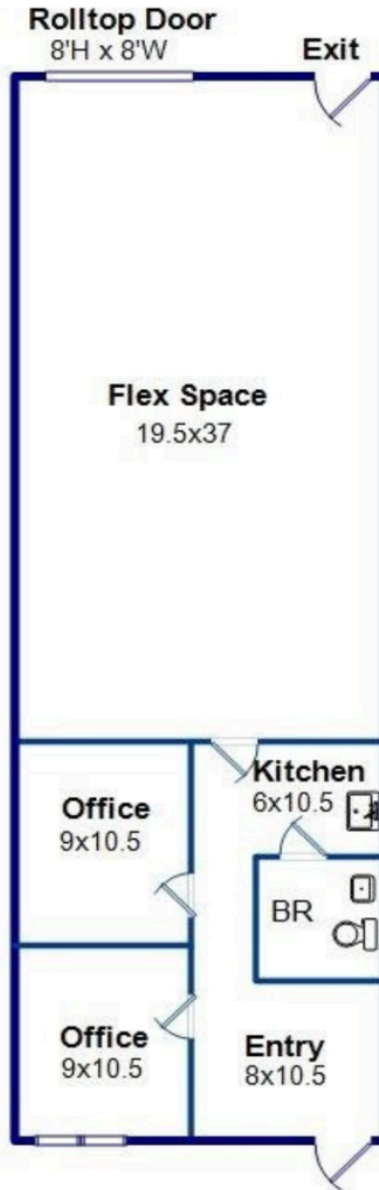
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License #: 103842

1235 BOONE HILL RD #2 FLOORPLAN

1235 Boone Hill Rd Unit 2

1200 sf



CONTACT DETAILS

April Curci, CCIM
Commerical Associate



602.625.3104

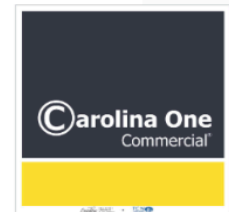
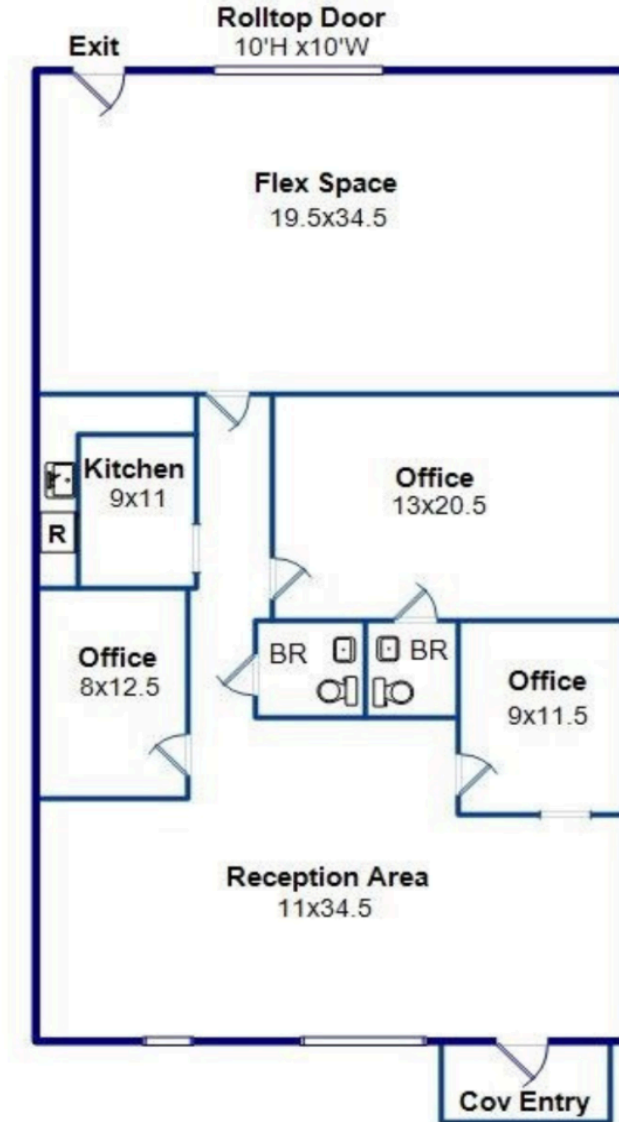


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1235 BOONE HILL RD #3 FLOORPLAN

1235 Boone Hill Rd Unit 3

2100 sf



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1235 Boone Hill Rd Aerial



1235 Boone Hill Rd.JPG 1



1235 Boone Hill Rd.JPG 2



1235 Boone Hill Rd.JPG 3



1235 Boone Hill Rd.JPG 4



1235 Boone Hill Rd.JPG 5



1235 Boone Hill Rd.JPG 6



