



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



CEMBER WAY COMMERCE CENTER

SUMMERVILLE, SC 29483

WAREHOUSE **FOR LEASE** | 10,000 to 25,000 SF **AVAILABLE**

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PROPERTY OVERVIEW

PROPERTY OVERVIEW

Cember Way Commerce Center is an exciting new industrial park, with a combination of new and existing warehouses, located five minutes south of Summerville, SC. Zoned Light Industrial in Berkeley County, a wide variety of users from flex/retail to industrial fabrication/distribution can operate in the park. Current ownership is expanding the existing park with three new buildings and the first new building was delivered in 2024. See below for additional information on the individual buildings and suites which range from 10,000 to 25,000 SF.

LOCATION OVERVIEW

Cember Way Commerce Center is located between Bellwright Road, Eliana, and Cember way and can be easily accessed from US Highway 78. Highway 78 connects the towns of Ladson and Summerville, SC and provides quick access to the rapidly expanding labor pool of the Charleston Metro. Nearby developments on Highway 78 include large-scale, single-family developments, multifamily developments, and the new Sawmill Mixed Use Commercial Development, a 50+ acre live, work, play community. The residents in these communities travel along Highway 78 and nearby I-26 to their jobs and would be well supported by tenants in Cember Way Commerce Park who could provide complimentary products/services to the areas economic drivers.



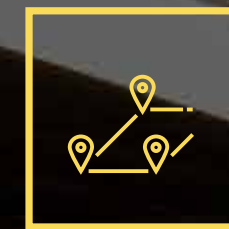
ADDRESS

BUILDING 1: 10170 BELLWRIGHT ROAD SUMMERVILLE, SC
 BUILDING 2: 130 ELIANA WAY SUMMERVILLE, SC
 BUILDING 3: 203 CEMBER WAY SUMMERVILLE, SC
 BUILDING 4: 205 CEMBER WAY SUMMERVILLE, SC
 BUILDING 5: 132 ELIANA WAY SUMMERVILLE, SC



AVAILABILITY

BUILDING 1: LEASED
 BUILDING 2: LEASED
 BUILDING 3: LEASED
 BUILDING 4: 5,000 - 15,000 SF AVAILABLE
 BUILDING 5: 5,000 - 10,000 SF AVAILABLE



TOTAL LAND AREA
 APPROXIMATELY 4.65 ACRES



PARCEL ID / COUNTY

232-00-02-140
 232-00-02-170
 BERKELEY COUNTY



ZONING
 LIGHT INDUSTRIAL



RATE
 \$14.00/SF, NNN

SITE PLAN

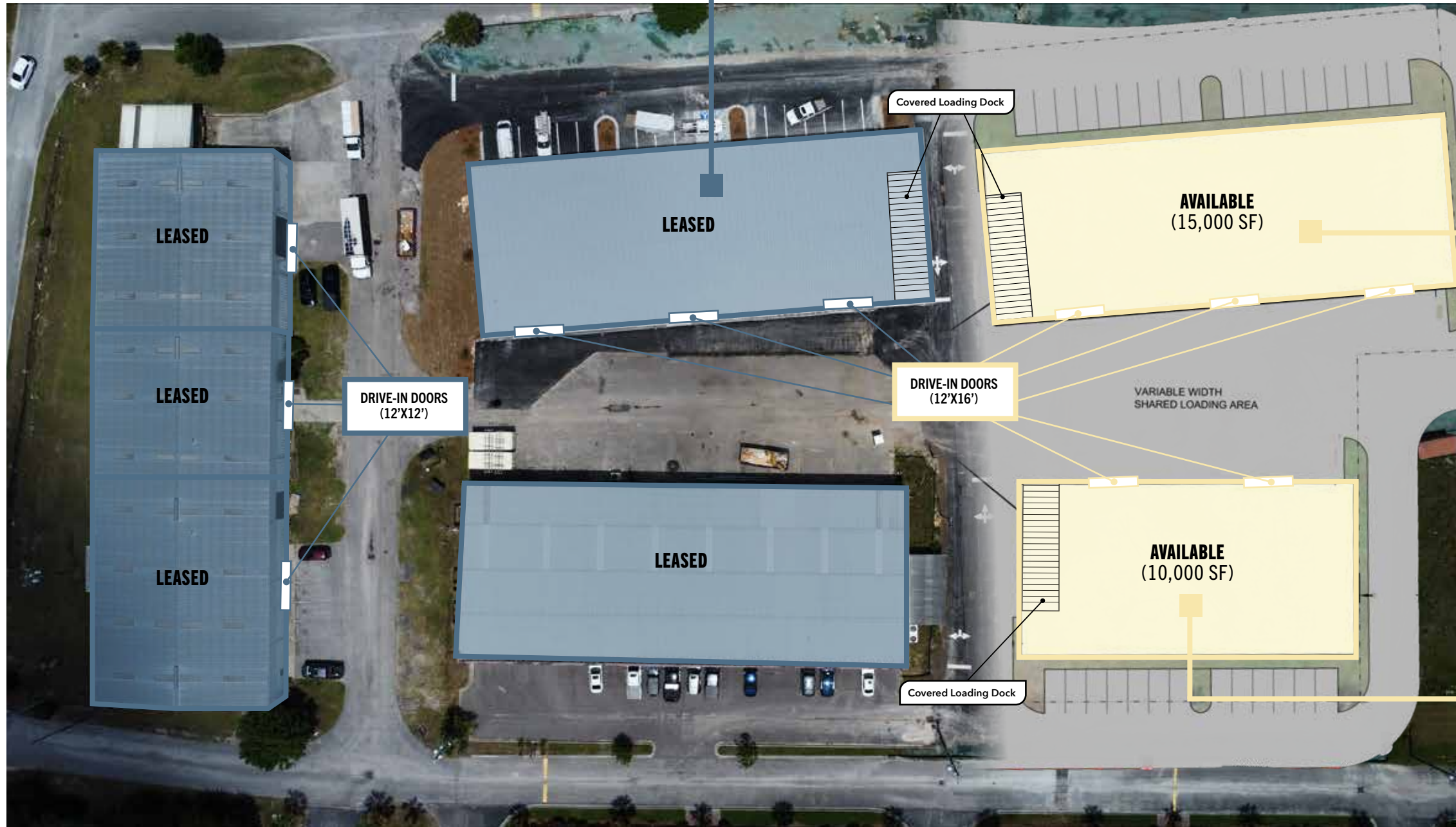
BUILDING #1
10170 BELLWRIGHT ROAD,
SUMMERVILLE, SC
Status Fully Leased

BUILDING #2
130 ELIANA WAY,
SUMMERVILLE, SC
Status Fully Leased



*NNN Passthrough Estimated at \$2.50/SF

SITE PLAN



BUILDING #3

203 CEMBER WAY,
SUMMERVILLE, SC

Status Fully Leased

BUILDING #4 (5,000-15,000 SF)

205 CEMBER WAY,
SUMMERVILLE, SC

Lease Rate \$14/SF, NNN
Office per Suite 1,310 SF
Eave Height 24'-28'
Clear Height 22'6"
Loading Dock Covered
Drive in Doors (3) 12' x 16'
Sprinkler Fully Sprinkled
Power 3 Phase
Status Under Construction
Parking 18 Spaces

BUILDING #5 (5,000-10,000 SF)

132 ELIANA WAY,
SUMMERVILLE, SC

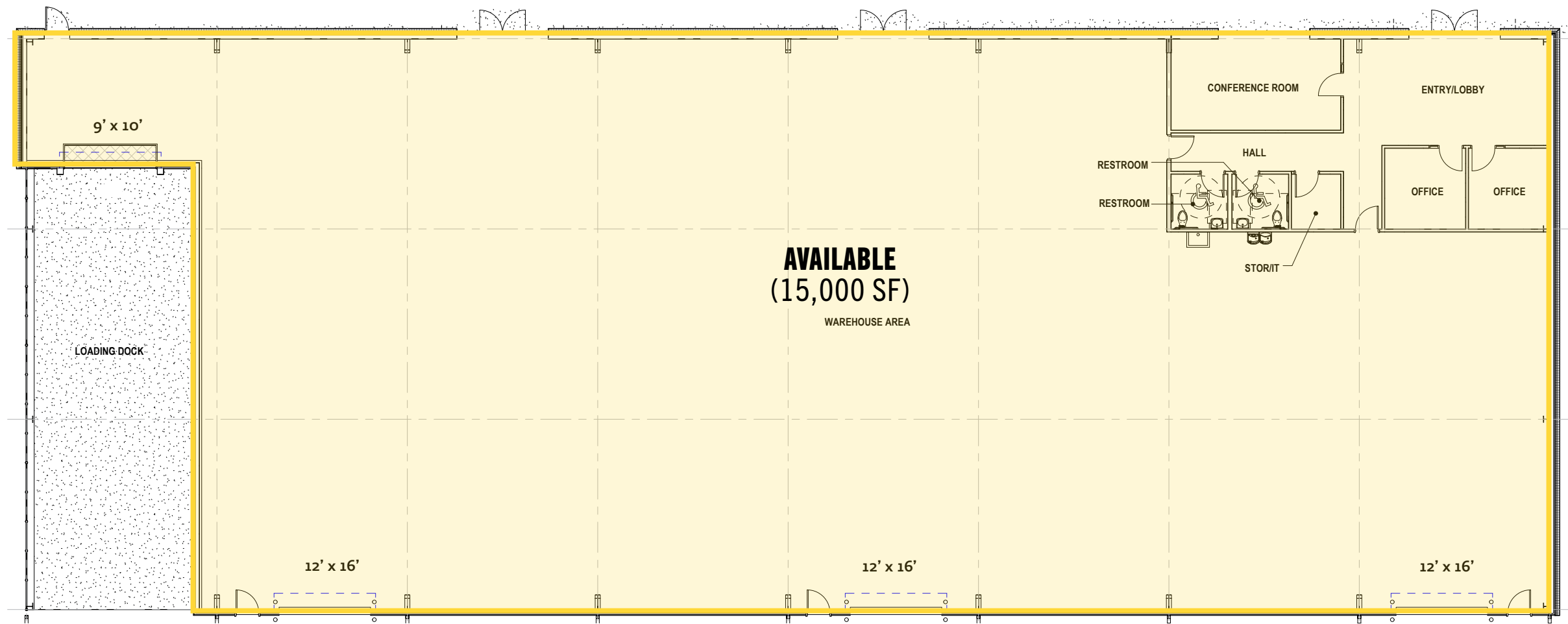
Lease Rate \$14/SF, NNN
Office per Suite 1,310 SF
Eave Height 24'-28'
Clear Height 22'6"
Drive in Doors (3) 12' x 16'
Power 3 Phase
Status Under Construction
Parking 13 Spaces

*NNN Passthrough Estimated at \$2.50/SF

FLOOR PLAN

Building 4 (5,000 - 15,000 SF)

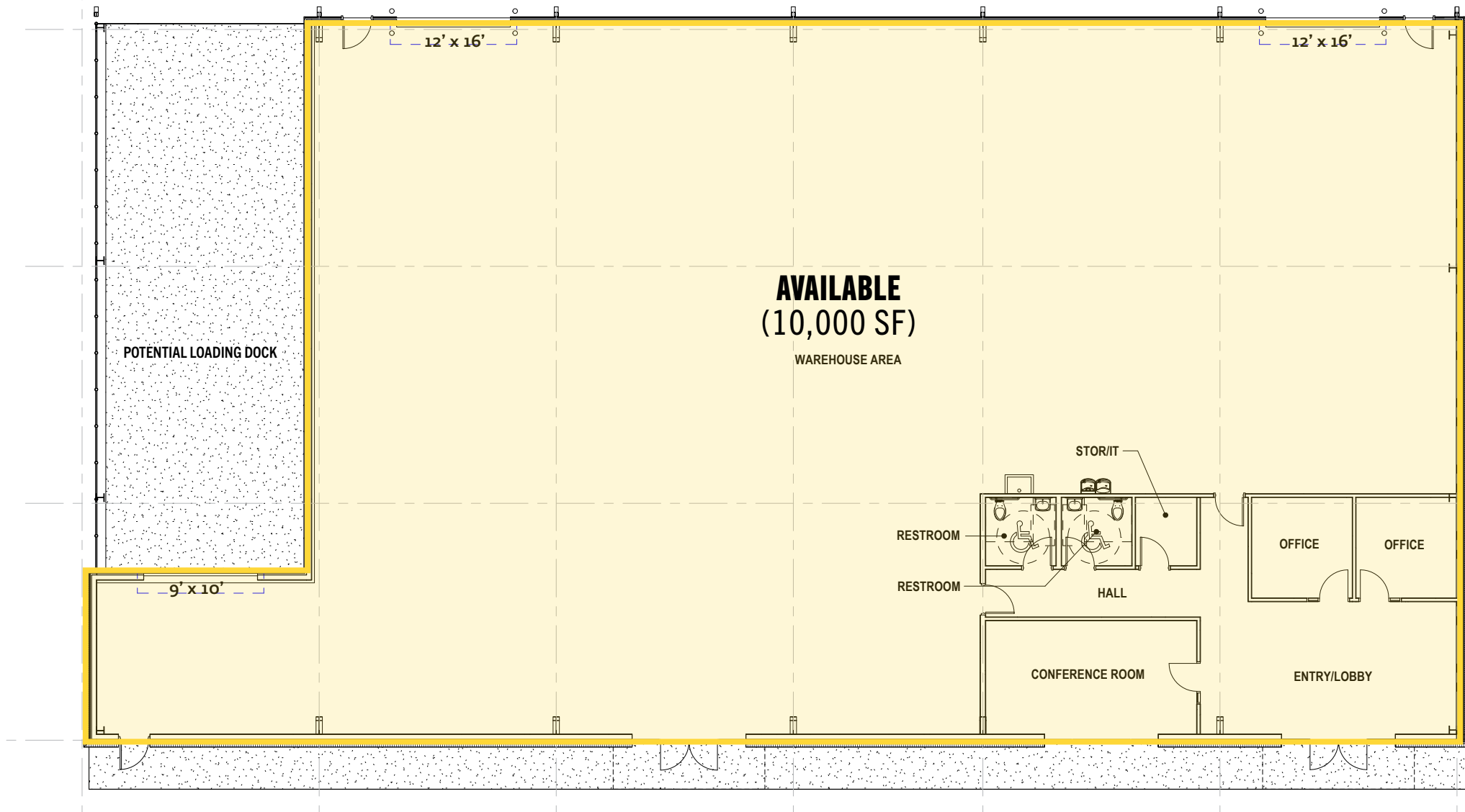
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FLOOR PLAN

Building 5 (5,000 - 10,000 SF)

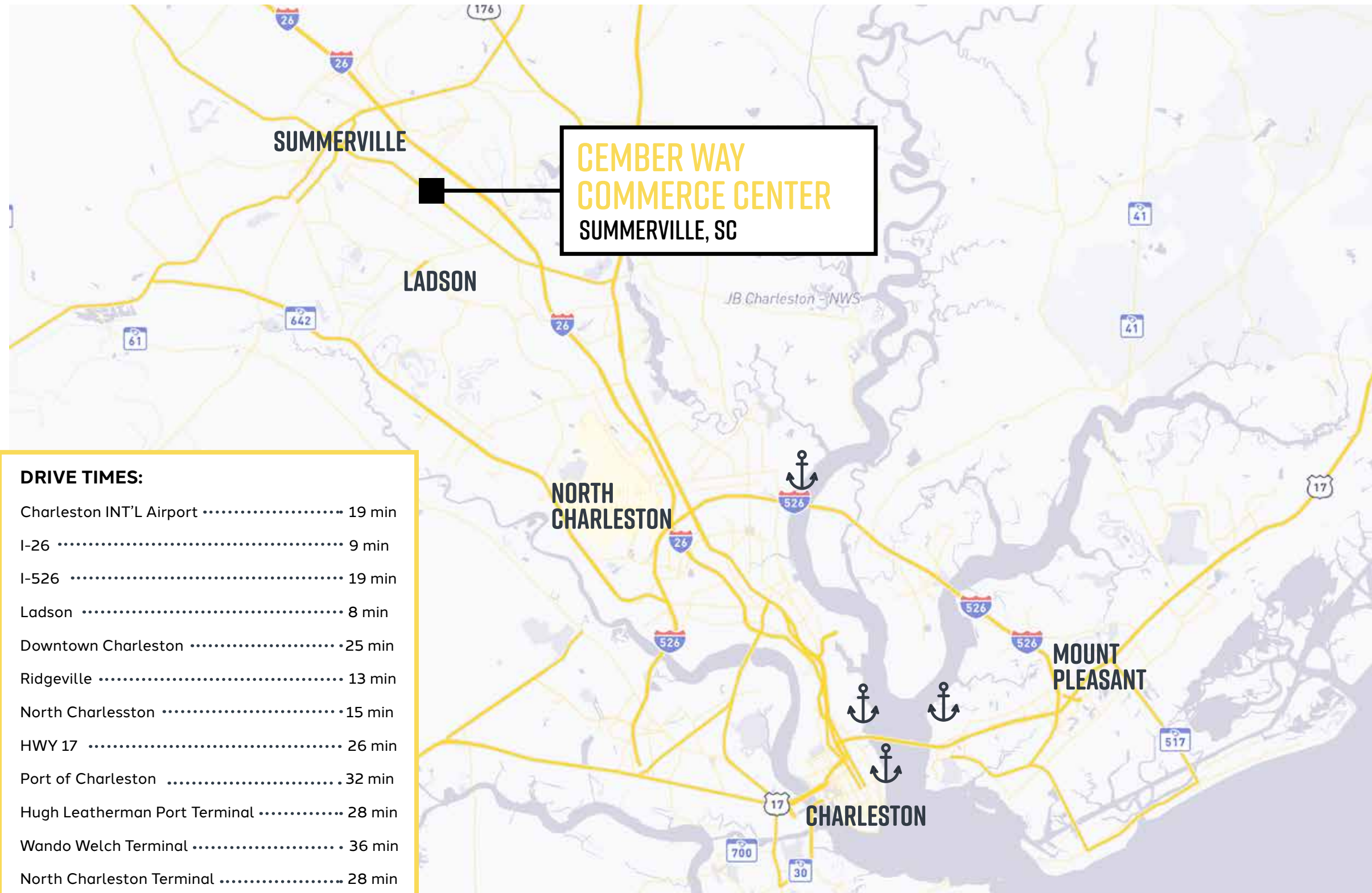
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LOCATION OVERVIEW



MARKET OVERVIEW



**CEMBER WAY
COMMERCE CENTER**
SUMMERVILLE, SC

DRIVE TIMES:

Charleston INT'L Airport	19 min
I-26	9 min
I-526	19 min
Ladson	8 min
Downtown Charleston	25 min
Ridgeville	13 min
North Charleston	15 min
HWY 17	26 min
Port of Charleston	32 min
Hugh Leatherman Port Terminal	28 min
Wando Welch Terminal	36 min
North Charleston Terminal	28 min

- DEMOGRAPHICS:**
*WITHIN A 5-MILE RADIUS
- 113,962**
TOTAL POPULATION
 - 42,216**
TOTAL HOUSEHOLDS
 - 37.5**
MEDIAN AGE
 - \$66,449**
MEDIAN HOUSEHOLD INCOME
 - \$83,742**
AVERAGE HOUSEHOLD INCOME
 - 100,420**
TOTAL DAYTIME POPULATION
 - 2,755**
TOTAL BUSINESSES

CEMBER WAY COMMERCE CENTER

SUMMERVILLE, SC 29483

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