



**For Lease**

INDUSTRIAL PROPERTY

# 103 ARDIS STREET

SUMMERVILLE, SC 29483

for more information, please contact:

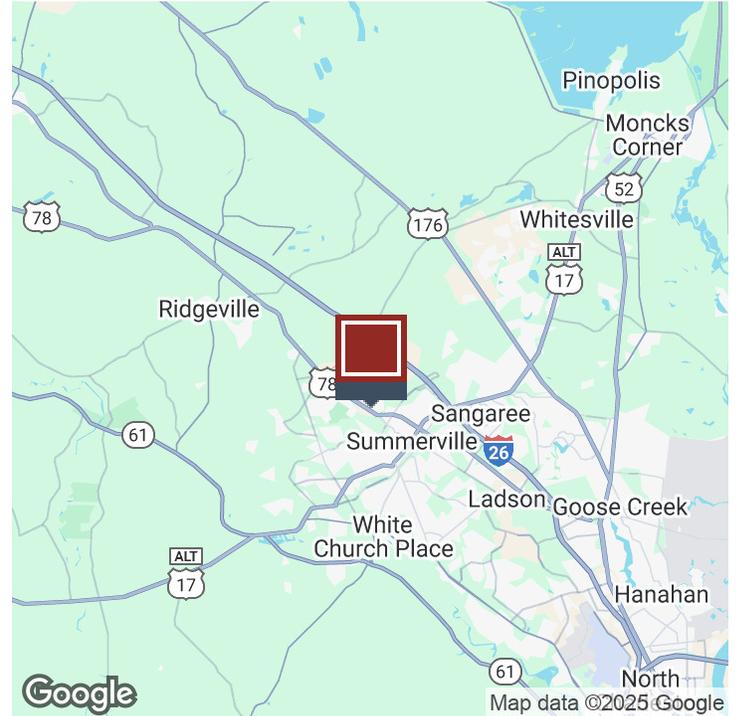
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11 Cunnington Avenue 843.577.6722 [HTTPS://CCTRE.COM](https://cctre.com)



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## OFFERING SUMMARY

Lease Rate:	\$14.50 SF/yr (NNN)
Building Size:	15,818 SF
Available SF:	5,331-10,392 sf
Number of Units:	3
Renovated:	2024
Market:	Summerville

## PROPERTY OVERVIEW

Located in the growing sub-market of Summerville, SC, 103 Ardis St. offers flexible options for tenants and is surrounded by multiple manufacturers such as KION North America, Voith US, Scout, Key West, and Sportsman Boats.

Freshly renovated in 2024, the main warehouse is split into three units, Units A, B, and C. 5,331 SF is available in Unit B. Units A & C are currently leased. Units B & C are currently configured as one unit, but will be built out into two once a new tenant is secured.

Unit B will have a drive-in door (14x14 ft), a Ceiling height of 22 ft, a Clear Height of 15 ft, and a Rear Addition Eave Height of 12 ft. Additional parking and laydown area is available to tenants. Listing agents have an ownership interest in the building. Call for additional information. NNN Expenses are estimated at \$3.73\*\*\*.

## PROPERTY HIGHLIGHTS

- 2.3 miles West from Downtown Summerville, SC
- 2.5 miles from I-26 and 20 miles from Charleston Intl Airport (CHS)
- Additional Parking / Laydown Area Available

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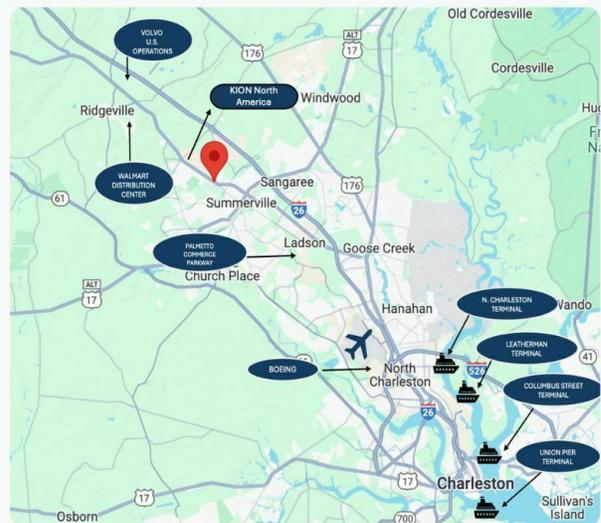
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## LOCATION

<b>Interstate 26:</b>	<b>2.5 miles</b>
<b>Downtown Summerville</b>	<b>2.3 miles</b>
<b>Charleston Intl Airport:</b>	<b>~20 miles</b>
<b>Walmart Distribution Center</b>	<b>9.7 miles</b>
<b>Palmetto Commerce Pkwy</b>	<b>10.6 miles</b>

- **Proximity to Highway:** Minutes from I-26 and Downtown Summerville for seamless regional and interstate connectivity
- **Industrial Hub:** Located in Summerville's growing sub-market, surrounded by major manufacturers and distributors, including Volvo US Operations, Walmart Distributions, and KION North America.



Add text here...

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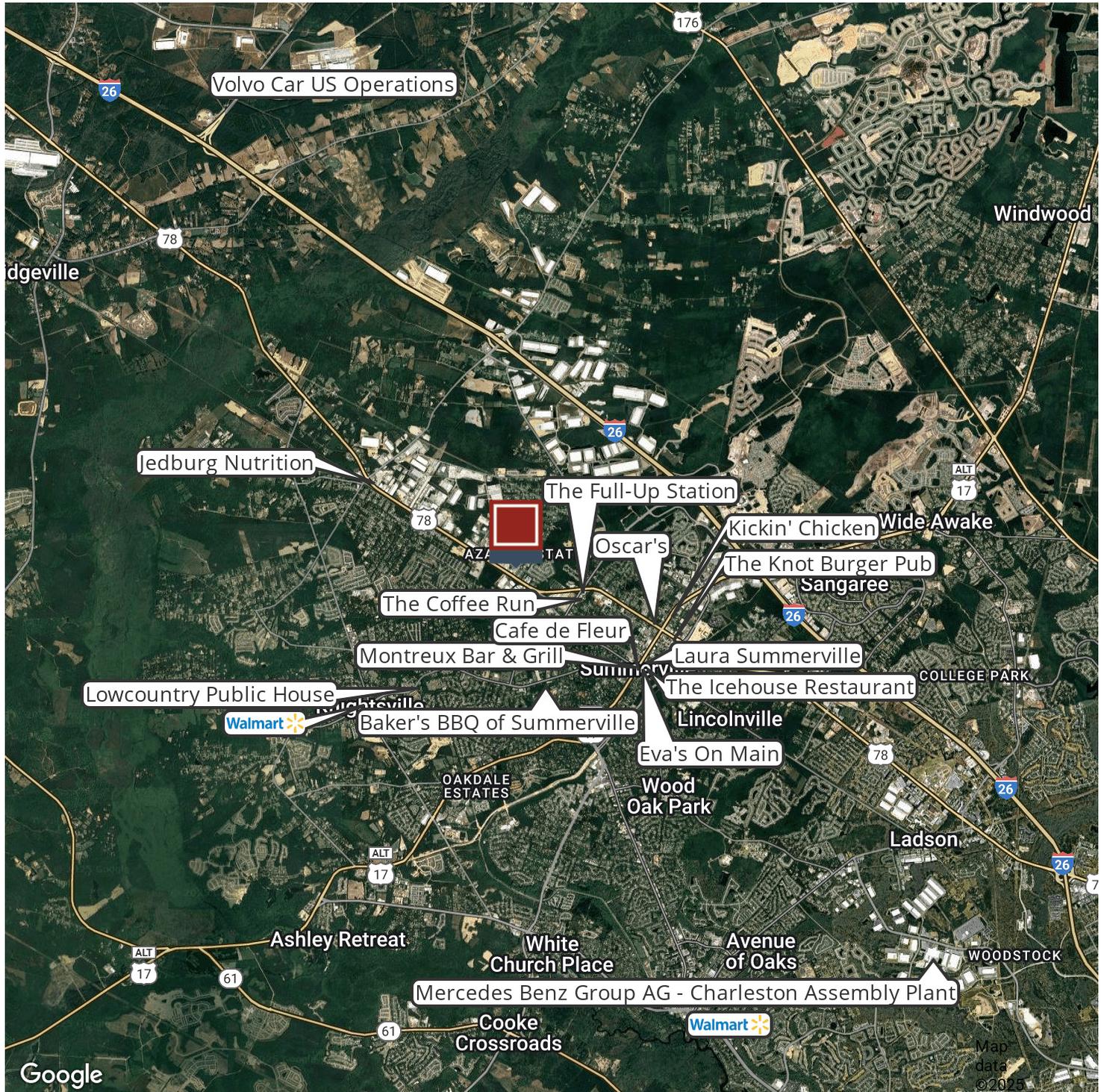


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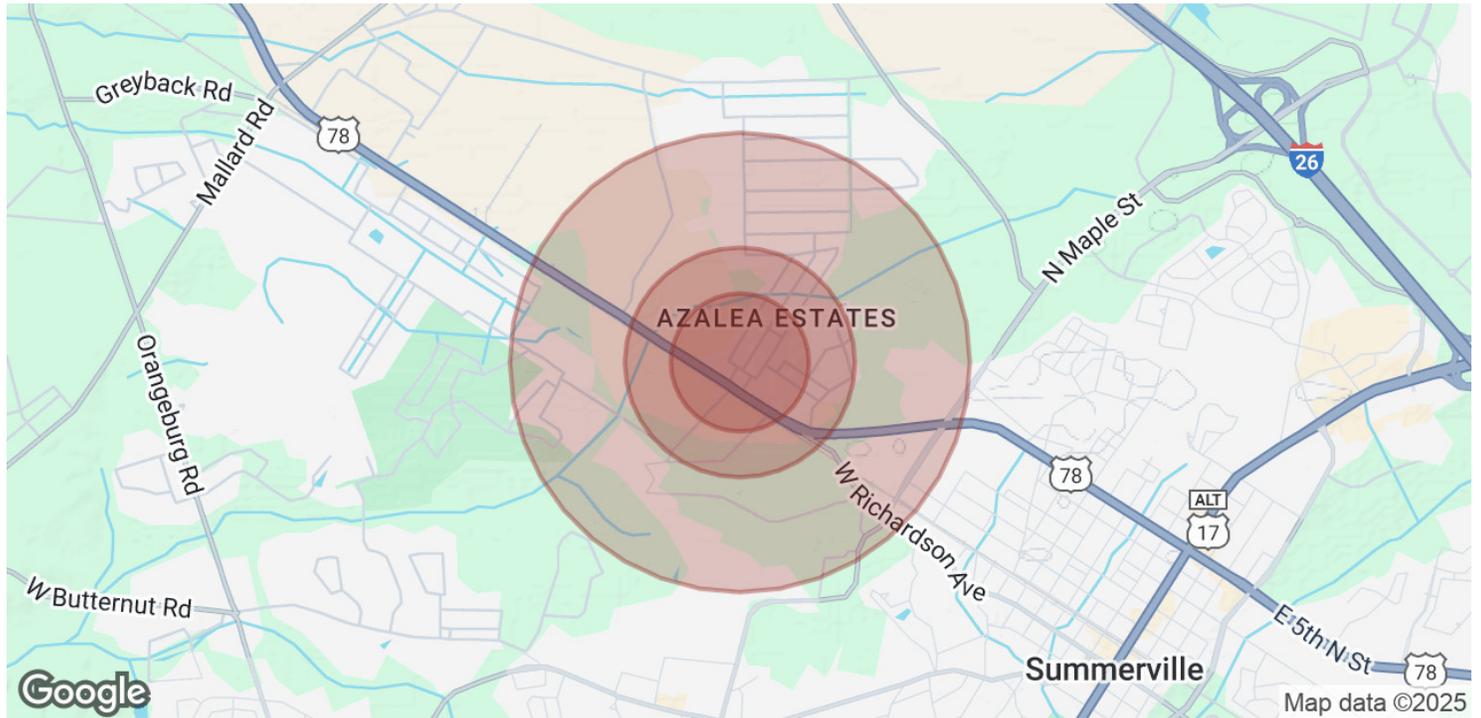
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	246	1,156	3,996
Average Age	36	36	39
Average Age (Male)	35	36	38
Average Age (Female)	36	37	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	84	393	1,384
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$97,716	\$100,195	\$116,684
Average House Value	\$320,902	\$336,632	\$371,909

Demographics data derived from AlphaMap

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