

# FOR LEASE

FLEX/RETAIL SUITES



622 OLD TROLLEY RD, SUMMERVILLE, SC 29485

**Harbor**  
COMMERCIAL PARTNERS

622 OLD TROLLEY RD, SUMMERVILLE, SC 29485

## PROPERTY DESCRIPTION

Multiple 2,000 SF of flex spaces available within the Irongate Business Center, an 18-unit business park off Old Trolley Road. The spaces feature heated and cooled offices/showrooms area in the front, along with open storage/warehouse space in the rear. The warehouses include a 12x12' drive-in door in the back, as well as separate entrance doors at both the front and rear. Also has single-phase power with 150 amps, and clear heights range from 14ft to 16ft. The front showroom spaces include one restroom. The property offers shared parking and an on-site dumpster. CAM fees cover water/sewer, insurance, landscaping maintenance, and trash service.

## THE OFFERING

SUITE	SIZE	LEASE RATE	NNN	AVAILABLE DATE
120	2,000 SF	\$16 PSF NNN	\$6.86 PSF	6/1/26
128	2,000 SF	\$16 PSF NNN	\$5.86 PSF	6/1/26
132/134	2,000 - 4,000 SF	\$16 PSF NNN	\$5.86 PSF	6/1/26

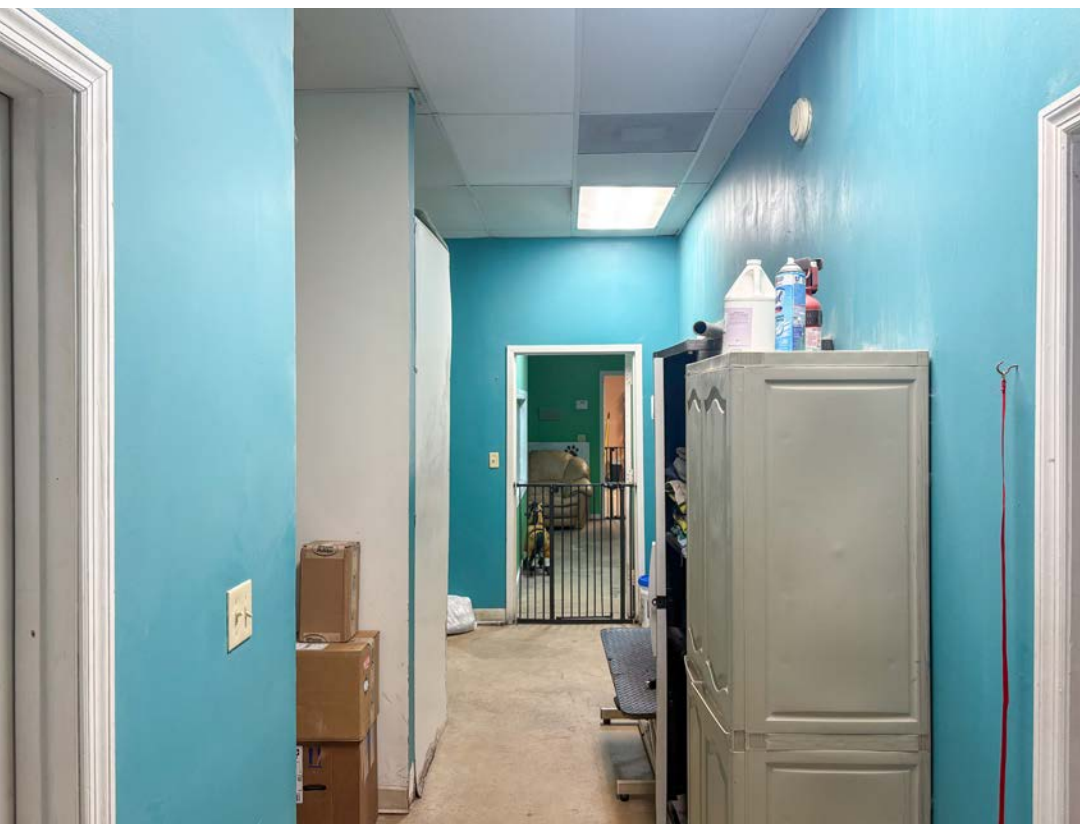
## PROPERTY SPECS

TAX ID/APN	153-03-03-027; 153-03-03-028; 153-03-03-032; 153-03-03-034
SPACE AVAILABLE	(4) 2,000 SF Suites
COUNTY	Dorchester
MUNICIPALITY	City of Summerville
ZONING	Dorchester- UC-MX
CLEARANCE HEIGHT	14'-16'
EAVE HEIGHT	14'
CENTER HEIGHT	14' -16'
FENCED YARD	No
HEATING/COOLING	Office only
LIGHTING	LED
POWER	Single Phase
DRIVE-IN DOOR	(1) 12'x12'/Suite
COLUMNS	Clear Span

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SUITE 120



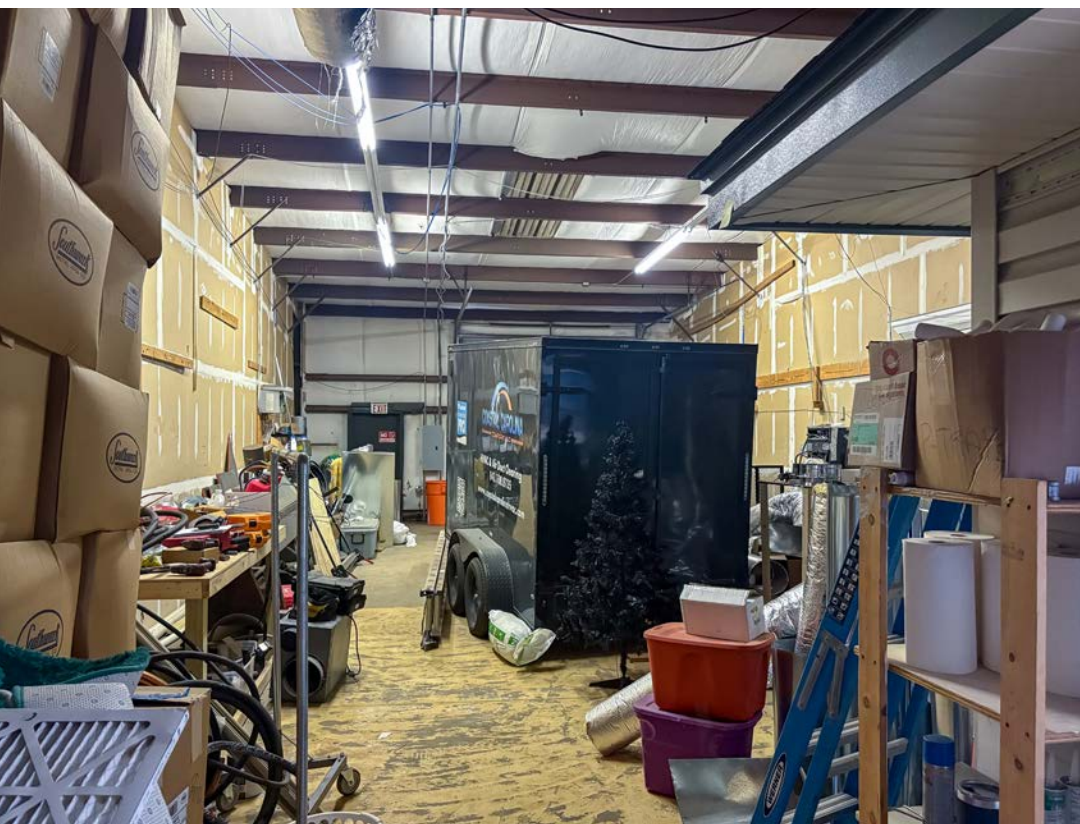
## UNIT 120: RETAIL

2,000 SF flex space available located within the Irongate Business Center, an 18-unit business park off Old Trolley Road. The space features 2,000 SF of several conditioned offices and includes a 12x12' drive-in door in the back, as well as separate entrance doors at both the front and rear. Also has single-phase power with 150 amps. Suite 120 includes two restrooms.

## SUITE 128



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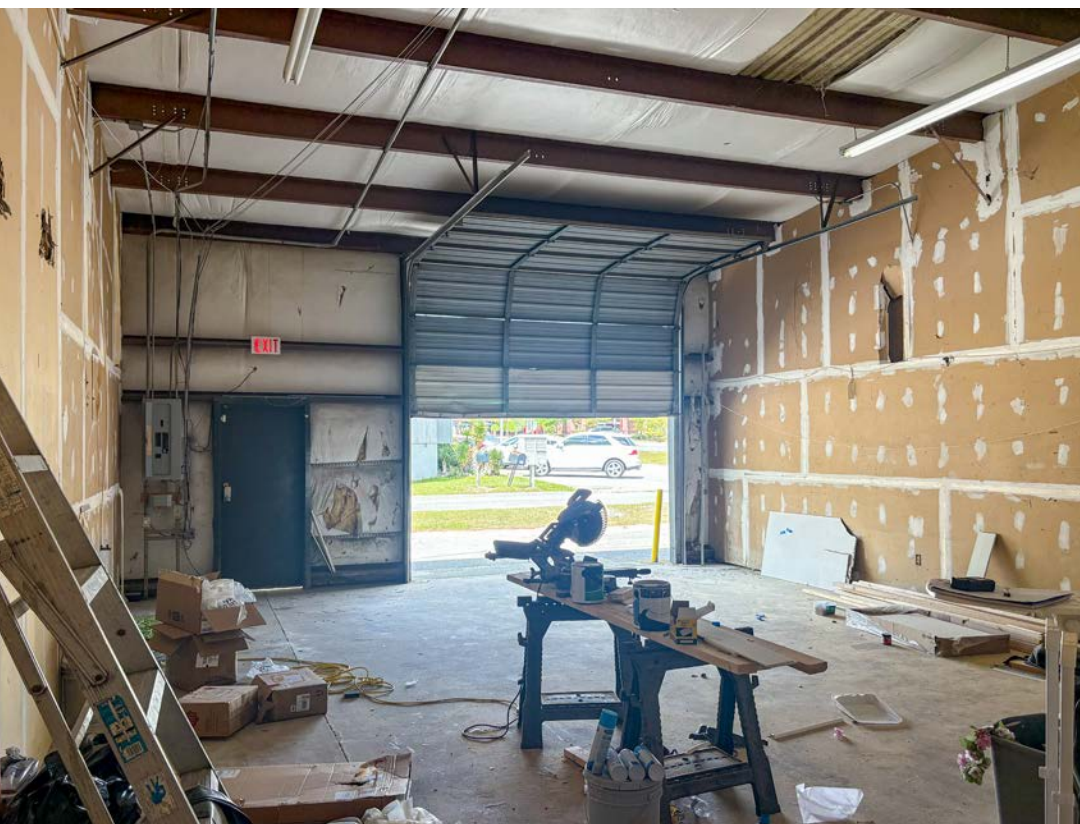
## UNIT 128: INDUSTRIAL

2,000 SF flex space available located within the Irongate Business Center, an 18-unit business park off Old Trolley Road. The space features 600 SF of heated and cooled office/showroom area in the front, along with roughly 1,400 sq ft of open storage/warehouse space in the rear. The warehouse includes a 12x12' drive-in door in the back, as well as separate entrance doors at both the front and rear. Also has single-phase power with 150 amps, and clear heights range from 14ft to 16ft. The front showroom space includes two restrooms and a private conference room.

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SUITE 132



## UNIT 132: RETAIL

2,000 SF flex space available located within the Irongate Business Center, an 18-unit business park off Old Trolley Road. The space features 1,150 SF of heated and cooled office/showroom area in the front, along with roughly 850 sq ft of open storage/warehouse space in the rear. The warehouse includes a 12x12' drive-in door in the back, as well as separate entrance doors at both the front and rear. Includes single-phase power with 150 amps, and clear heights range from 14ft to 16ft. The front showroom space includes one restroom.

## SUITE 134



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## UNIT 134: RETAIL

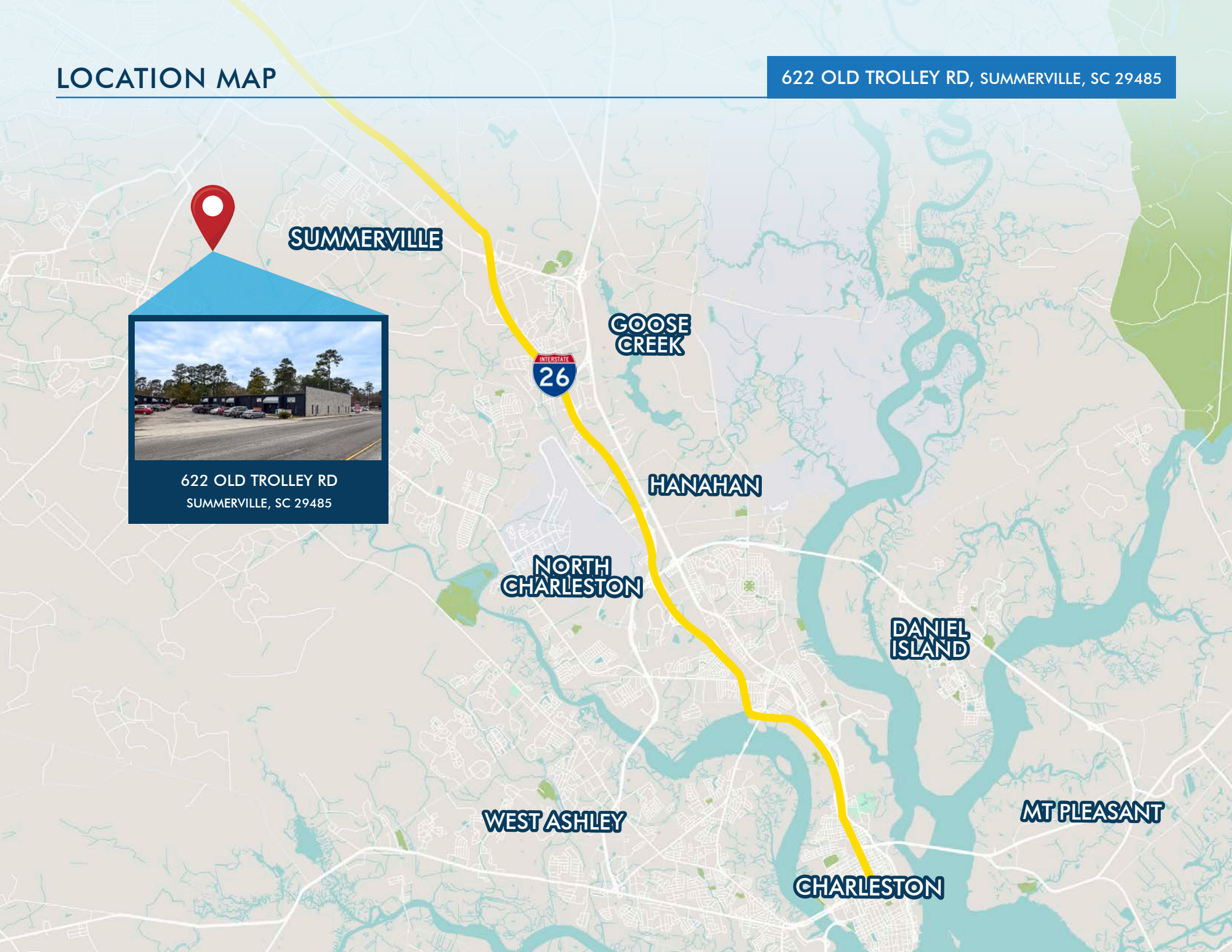
2,000 SF flex space available located within the Irongate Business Center, an 18-unit business park off Old Trolley Road. The space features 1,050 SF of heated and cooled office/showroom area in the front, along with roughly 850 sq ft of open storage/warehouse space in the rear. The warehouse includes a 12x12' drive-in door in the back, as well as separate entrance doors at both the front and rear. Also has single-phase power with 150 amps, and clear heights range from 14ft to 16ft. The front showroom space includes one restroom.

# LOCATION MAP

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## CONTACTS:

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