

326 DEMING WAY

LEASED

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**FRONT LOADED WAREHOUSE WITH DOCK
HIGH AND DRIVE IN DOORS | 110,000 SF |
EASTPORT INDUSTRIAL PARK**

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WAREHOUSE FOR LEASE

326 DEMING WAY | SUMMERVILLE

- SIZE - 110,000 SF
- LEASE RATE - \$5.75 PSF MODIFIED GROSS
- AVAILABILITY - SEPTEMBER 1, 2024

35

MINUTE DRIVE TO THE PORT TO CHARLESTON

30

MILES TO CHARLESTON INTERNATIONAL AIRPORT

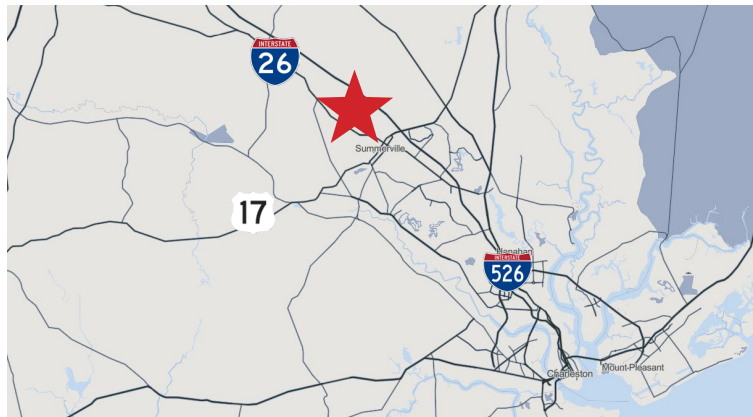
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LOCATED WITHIN A 5 MINUTE DRIVE TO I-26



PROPERTY SUMMARY

Office	1,174 SF
Warehouse Office	719 SF
Building Depth	200'
Column Spacing	25' x 50'
Clear Height	21'-8"
Dock Doors	8 (Equipped with edge of dock levelers)
Drive In Doors	1 (20' x 14')
Warehouse Lighting	LED & Skylights
Sprinkler System	Wet
Power	Single Phase System
Zoning	I-Industrial



COMMENTS

- Experienced, industrial focused landlord.
- Well located off the interstate in Dorchester County's most active industrial park.
- Property is a short drive to Volvo's North American manufacturing plant in Ridgeville.
- Rent includes property tax, insurance, water and sewer, landscaping, and truck court maintenance.

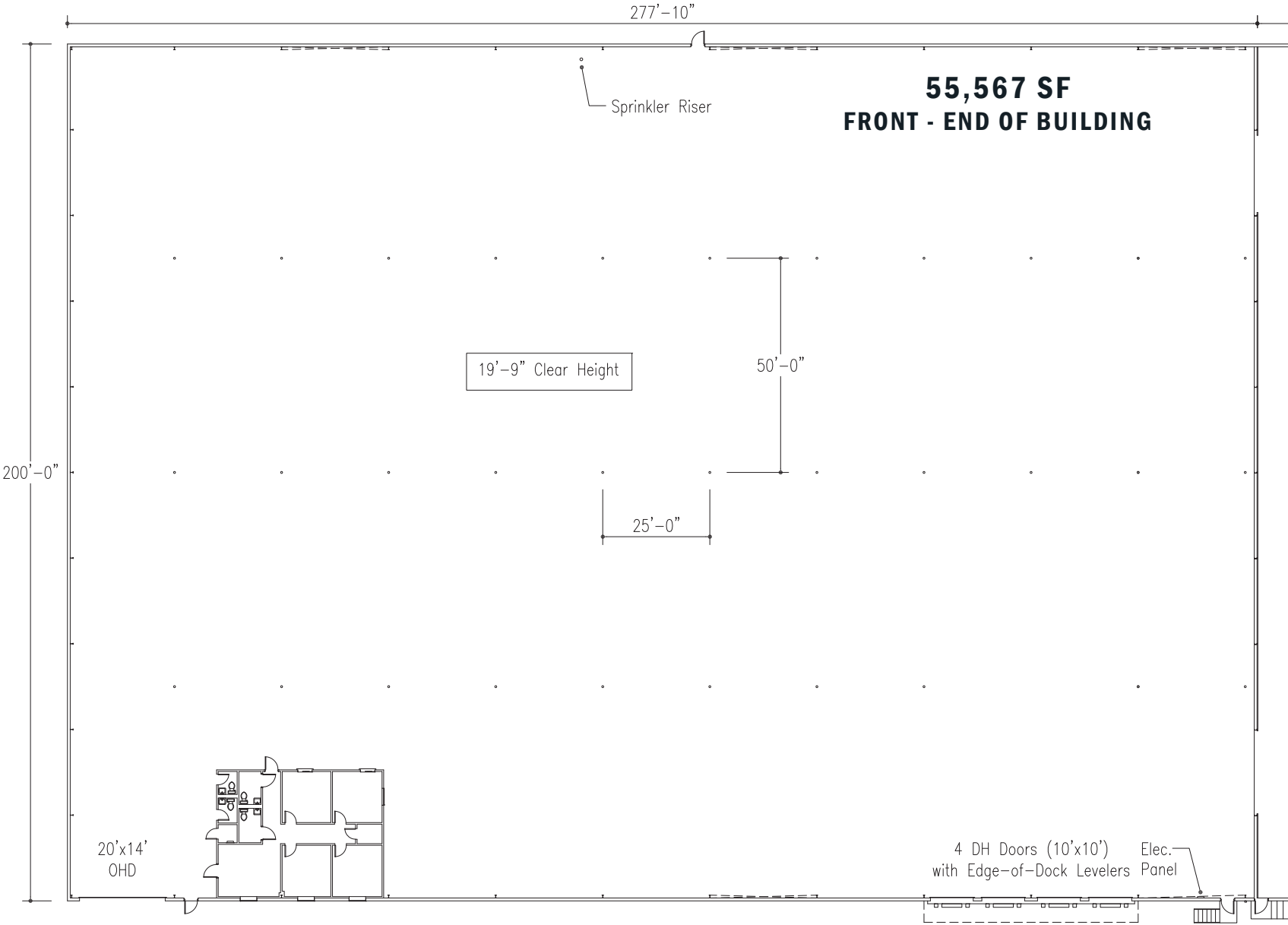


*Photo of 324 Deming Way

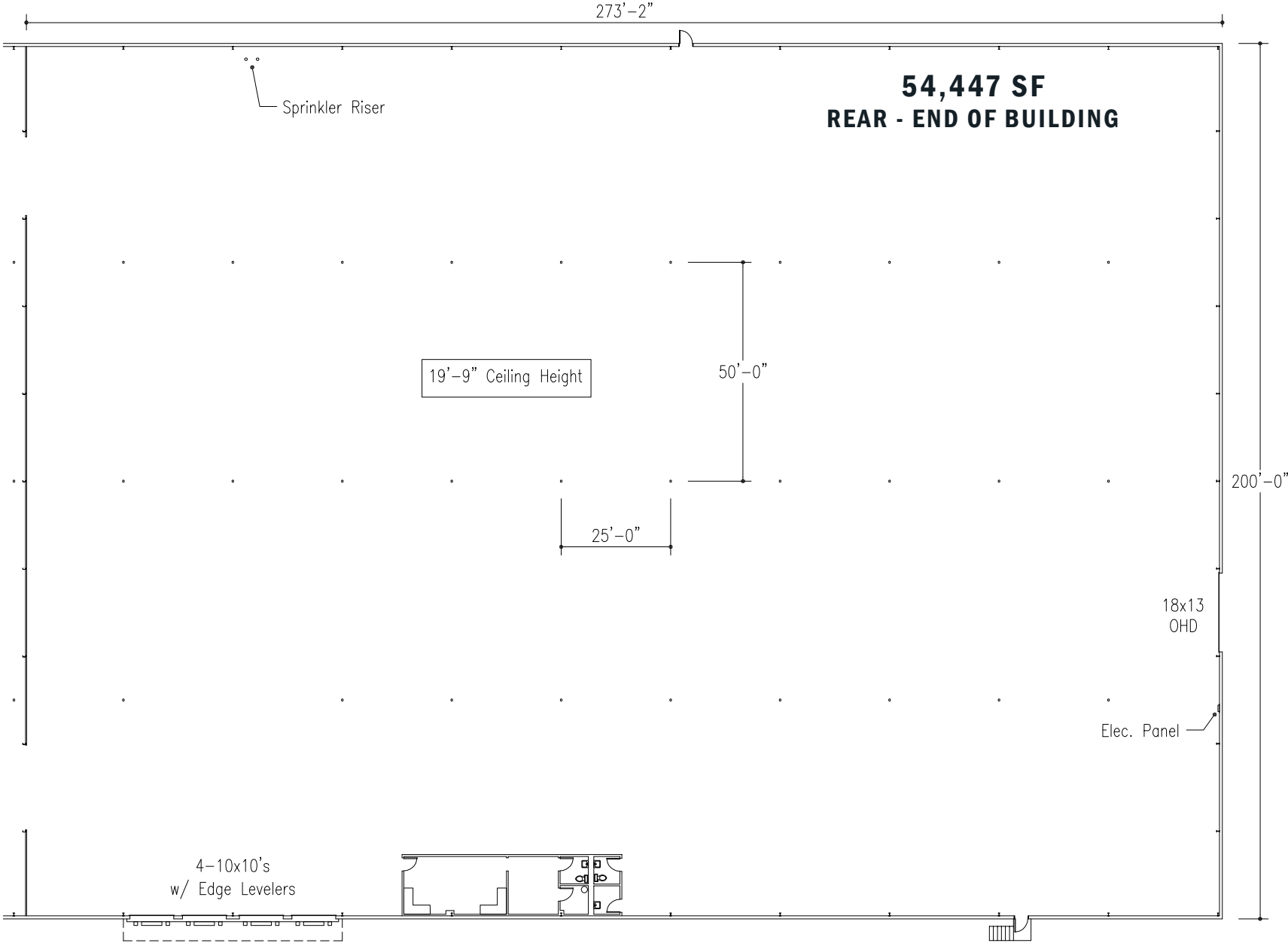


*Photo of 324 Deming Way

326 DEMING WAY - FLOOR PLAN



326 DEMING WAY - FLOOR PLAN CONTINUED





FOR MORE INFORMATION:

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