



For Sale

INDUSTRIAL PROPERTY

103 ARDIS STREET

SUMMERVILLE, SC 29483

for more information, please contact:

- **BRADLEY BAKER** PRINCIPAL 843.414.4070 bradley@cctre.com
- **JOSEPH TECKLENBURG** PRINCIPAL 843.343.2268 joseph@cctre.com

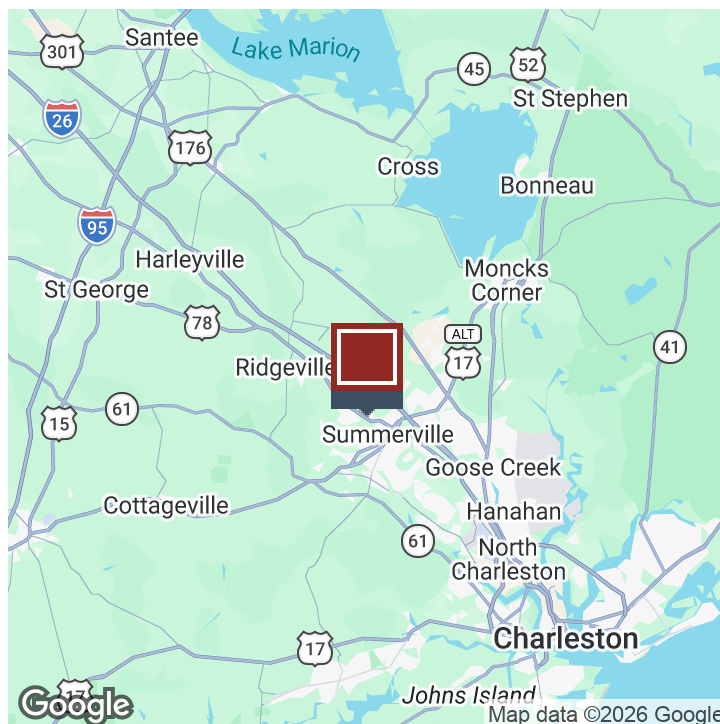
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Sale Price

\$3,200,000

OFFERING SUMMARY

Building Size:	15,818 SF
Lot Size:	1.4 Acres
Number of Units:	3
Price / SF:	\$202.30
Renovated:	2024
Zoning:	Light Industrial
Market:	Summerville

PROPERTY OVERVIEW

103 Ardis Street presents the opportunity to acquire a fully leased 15,818 square foot multi-tenant industrial asset in one of the Charleston region's fastest growing industrial corridors. Situated on 1.40 acres, the property consists of three warehouse units and is anchored by a strong tenant roster that includes two national tenants, providing immediate and stable cash flow. The three units are leased to DEW HVAC school (Unit A), Empire Auto (Unit B) and Ion Solar (Unit C).

The asset underwent extensive renovations in 2024-2025, including a recoated roof with a transferable warranty, new electrical, plumbing, and mechanical systems, newly constructed office space, and successful rezoning to Light Industrial. The property also features approximately 0.46 acres of laydown yard and parking, offering additional value and functionality for tenants.

Conveniently located near major employers including KION North America, Voith US, Scout Motors, Key West Boats, and Sportsman Boats, 103 Ardis Street offers investors a stabilized industrial asset in one of the Charleston region's fastest-growing manufacturing markets.

PROPERTY HIGHLIGHTS

- 100% Leased Industrial Asset
- Two National Credit Tenants
- 0.46 acres of Laydown Yard/Parking

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RENT ROLL

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RENT ROLL

SUITE	TENANT NAME	SQUARE FOOTAGE	BASE RENT / SF	ANNUAL RENT	LEASE END
Unit A	DEW HVAC	5,120 SF	\$14.42 psf	\$73,830	6/30/30
Unit B	Empire Auto	5,331 SF	\$12.50 psf	\$67,088	8/31/31
Unit C	Ion Solar	5,367 SF	\$14.42 psf	\$77,392	5/31/28
TOTALS		15,818 SF		\$218,310	

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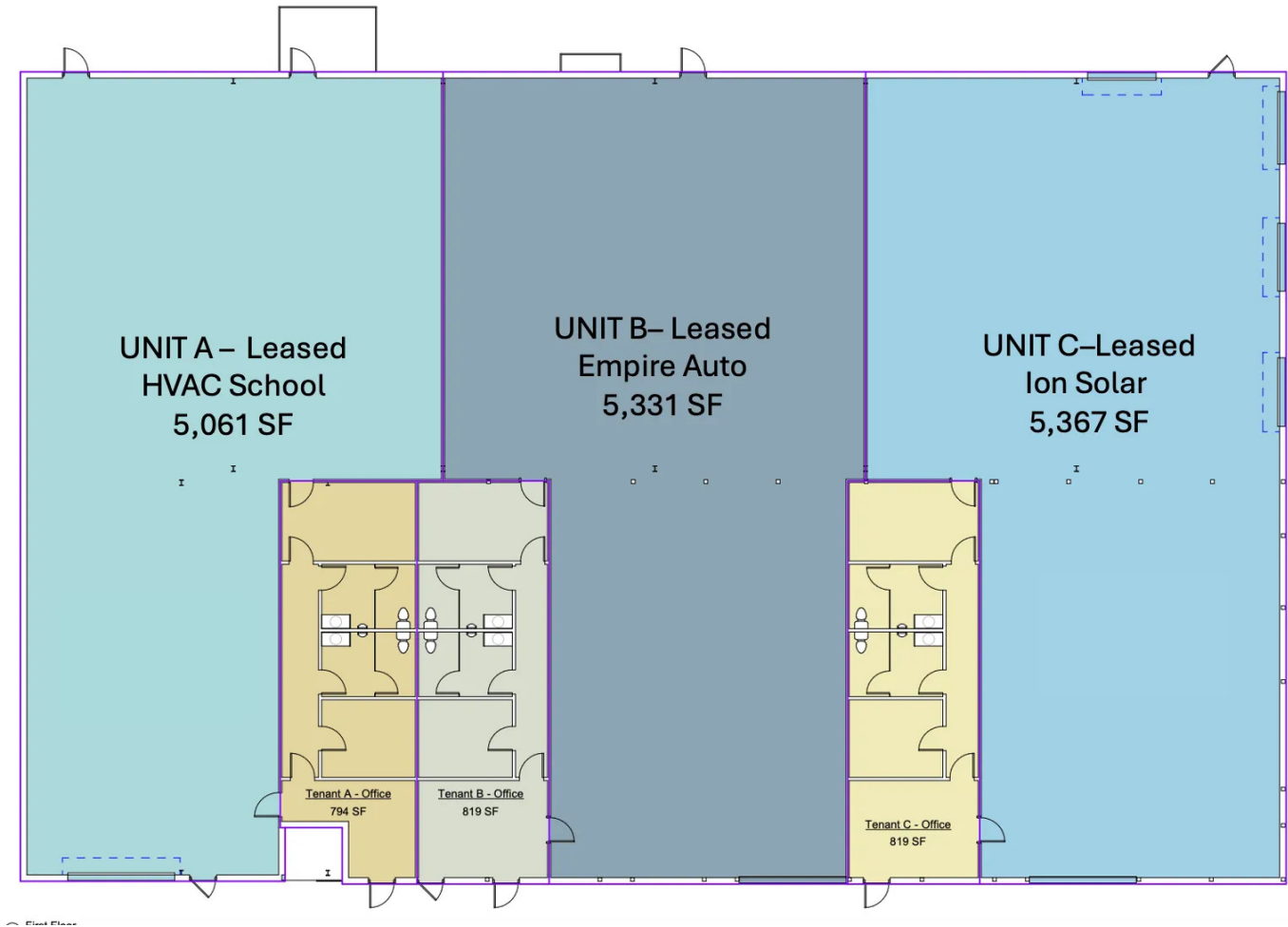
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FLOOR PLAN

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AERIAL PHOTO

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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LOCATION MAP

A map of the Charleston, South Carolina area. A red square marker is placed on the map, indicating a specific location. The marker is situated near the intersection of US-78 and I-95, just north of the city of Charleston. The map shows various roads, including US-78, US-17, US-15, US-176, and I-95. It also shows several cities and towns, such as Charleston, North Charleston, Goose Creek, Ladson, White Church Place, Summerville, Sangaree, Ridgeville, Harleyville, and St. George. Water bodies like Lake Moultrie and the Charleston Harbor are visible. The map is credited to Google and has a copyright notice for 2026.



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