

## Build-To-Suit Industrial property For lease

201 Spaniel Lane, Summerville, SC 29483



## Ideal space for service provider within Eastport Industrial Park

### Offering Summary

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	6,600 – 20,000 SF
Lot Size:	2.41 Acres
Zoning:	Light industrial
Clear Height	22'

### Overview

Located in Summerville, SC in Eastport Industrial Park, just off Highway 78 with good access to I-26. Prime location with proximity to 30,000+ residential homes, making it ideal location for local service provider.

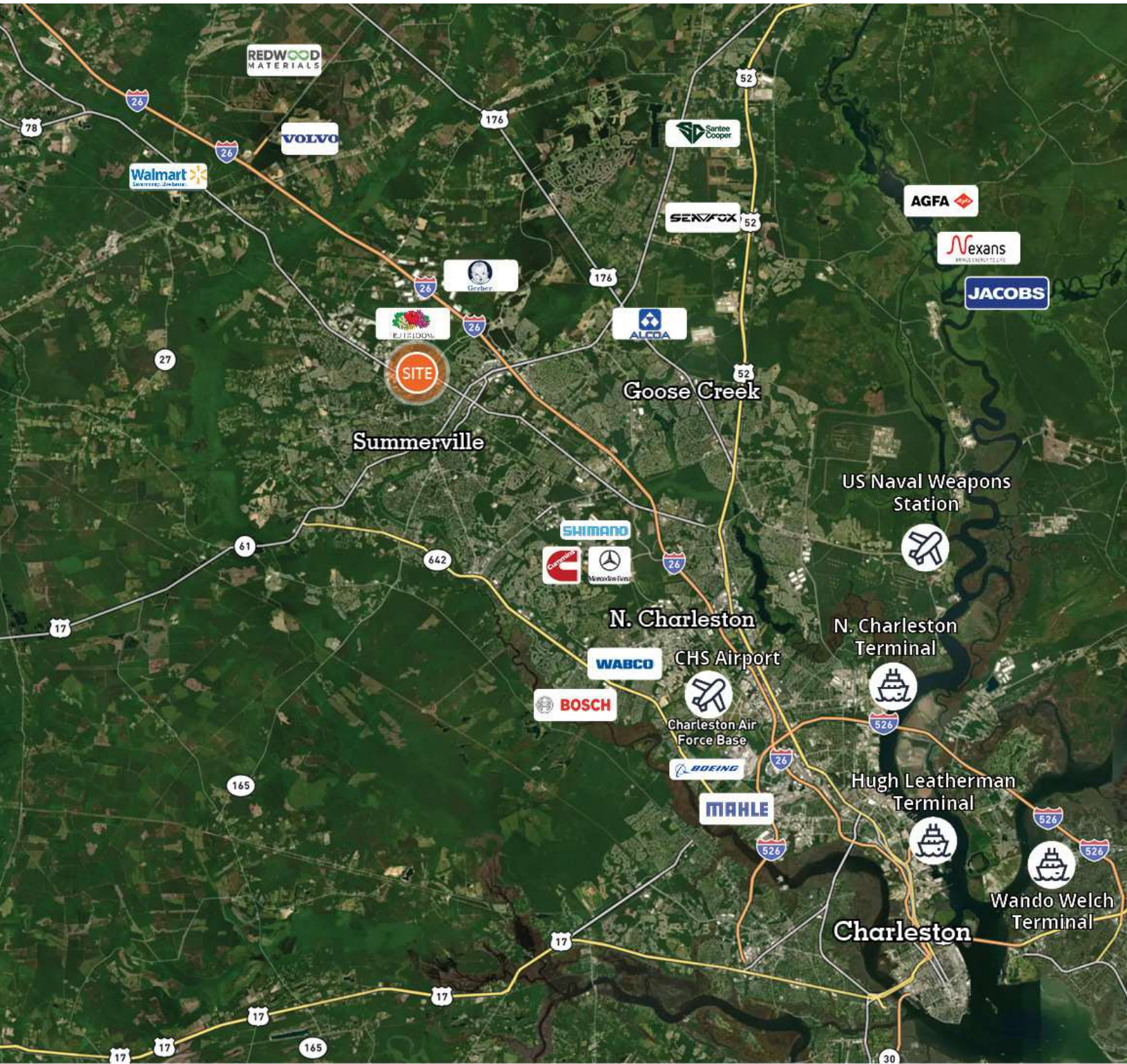
## Get more information

### Alex Irwin

Senior Vice President, Industrial Services  
C 843 637 5013  
alex.irwin@avisonyoung.com

### Don Lewis

Associate, Industrial Services  
C 901 626 7943  
don.lewis@avisonyoung.com



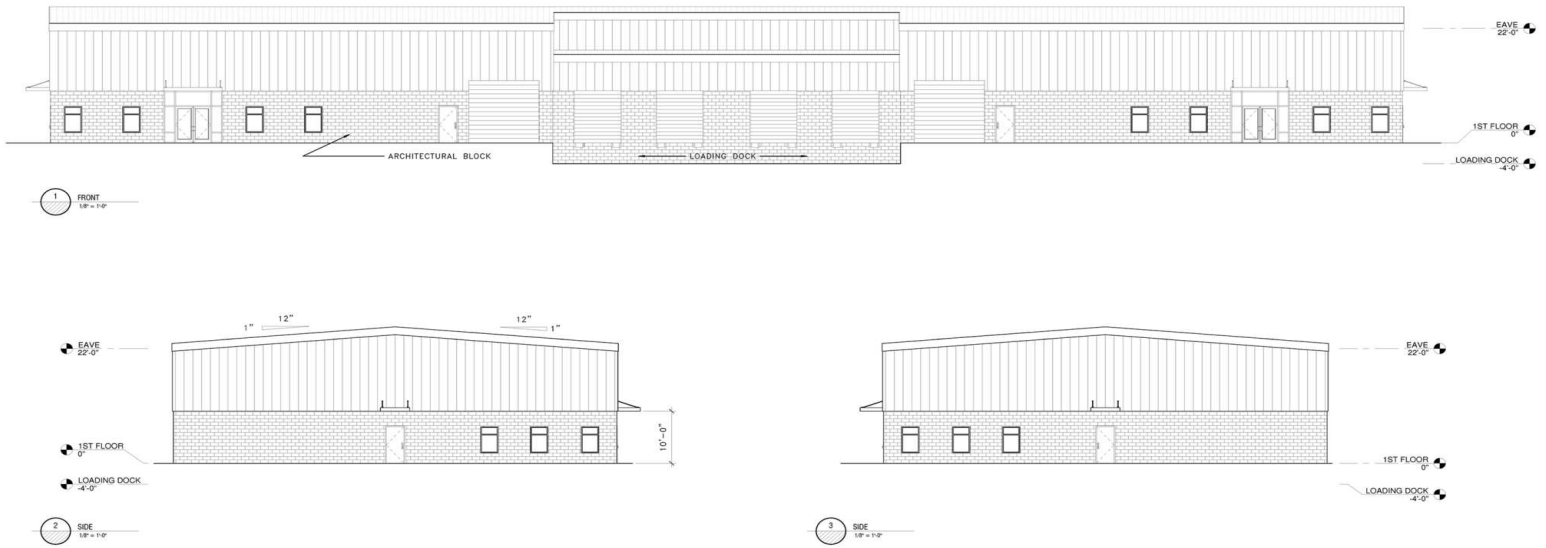
**AVISON  
YOUNG**

**Alex Irwin**  
Senior Vice President, Industrial Services  
C 843 637 5013  
alex.irwin@avisonyoung.com

**Don Lewis**  
Associate, Industrial Services  
C 901 626 7943  
don.lewis@avisonyoung.com

Avison Young - South Carolina, Inc. | 40 Calhoun Street, Suite 350 | Charleston, SC 29401 | 843 725 7200

© 2024. Avison Young - South Carolina, Inc. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - South Carolina, Inc. does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Exterior elevation



Exterior rendering

**AVISON  
YOUNG**

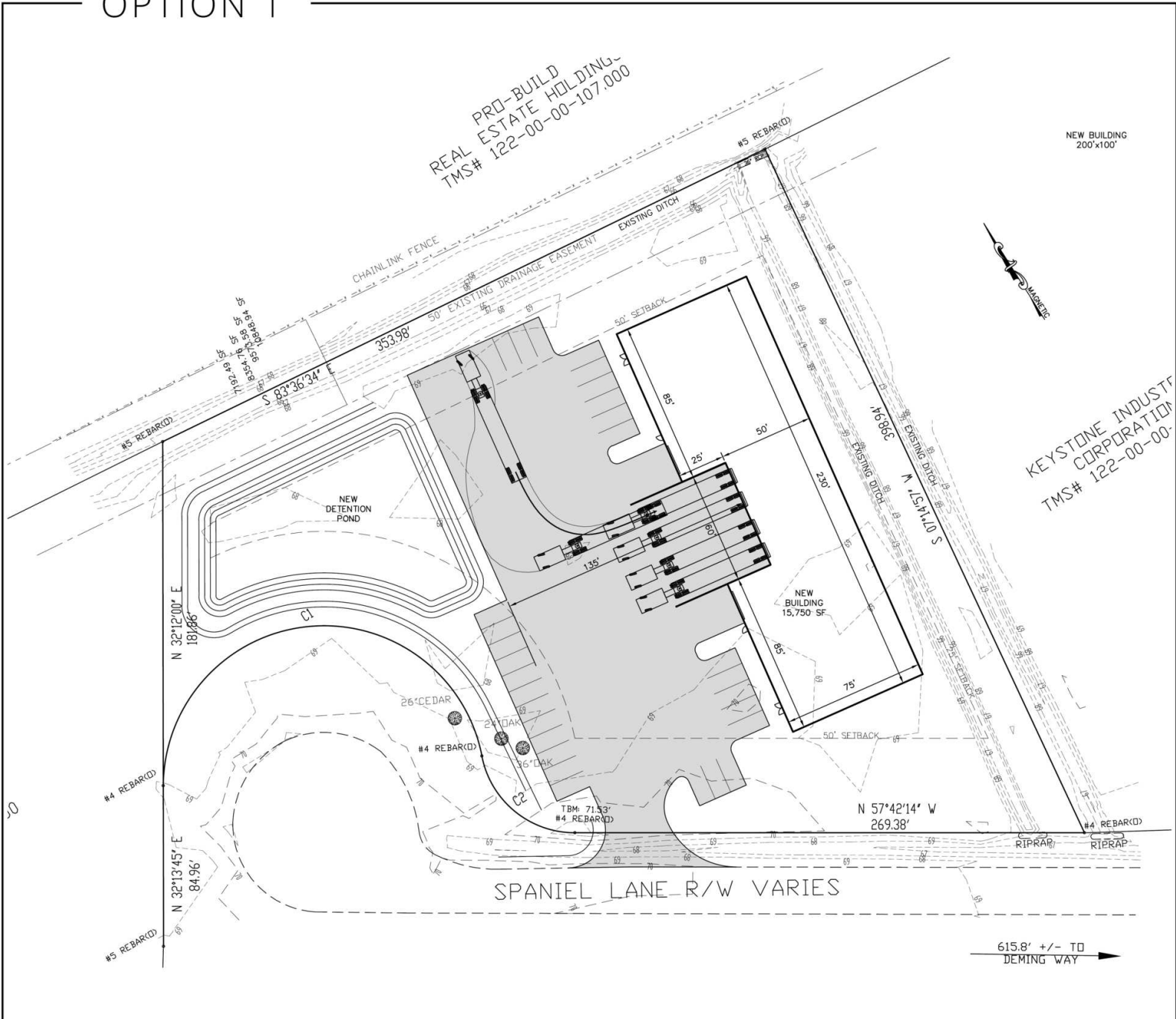
**Alex Irwin**  
Senior Vice President, Industrial Services  
C 843 637 5013  
alex.irwin@avisonyoung.com

**Don Lewis**  
Associate, Industrial Services  
C 901 626 7943  
don.lewis@avisonyoung.com

Avison Young - South Carolina, Inc. | 40 Calhoun Street, Suite 350 | Charleston, SC 29401 | 843 725 7200

© 2024. Avison Young - South Carolina, Inc.. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - South Carolina, Inc. does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

OPTION 1



**Alex Irwin**  
 Senior Vice President, Industrial Services  
 C 843 637 5013  
 alex.irwin@avisonyoung.com

**Don Lewis**  
 Associate, Industrial Services  
 C 901 626 7943  
 don.lewis@avisonyoung.com

OPTION 2

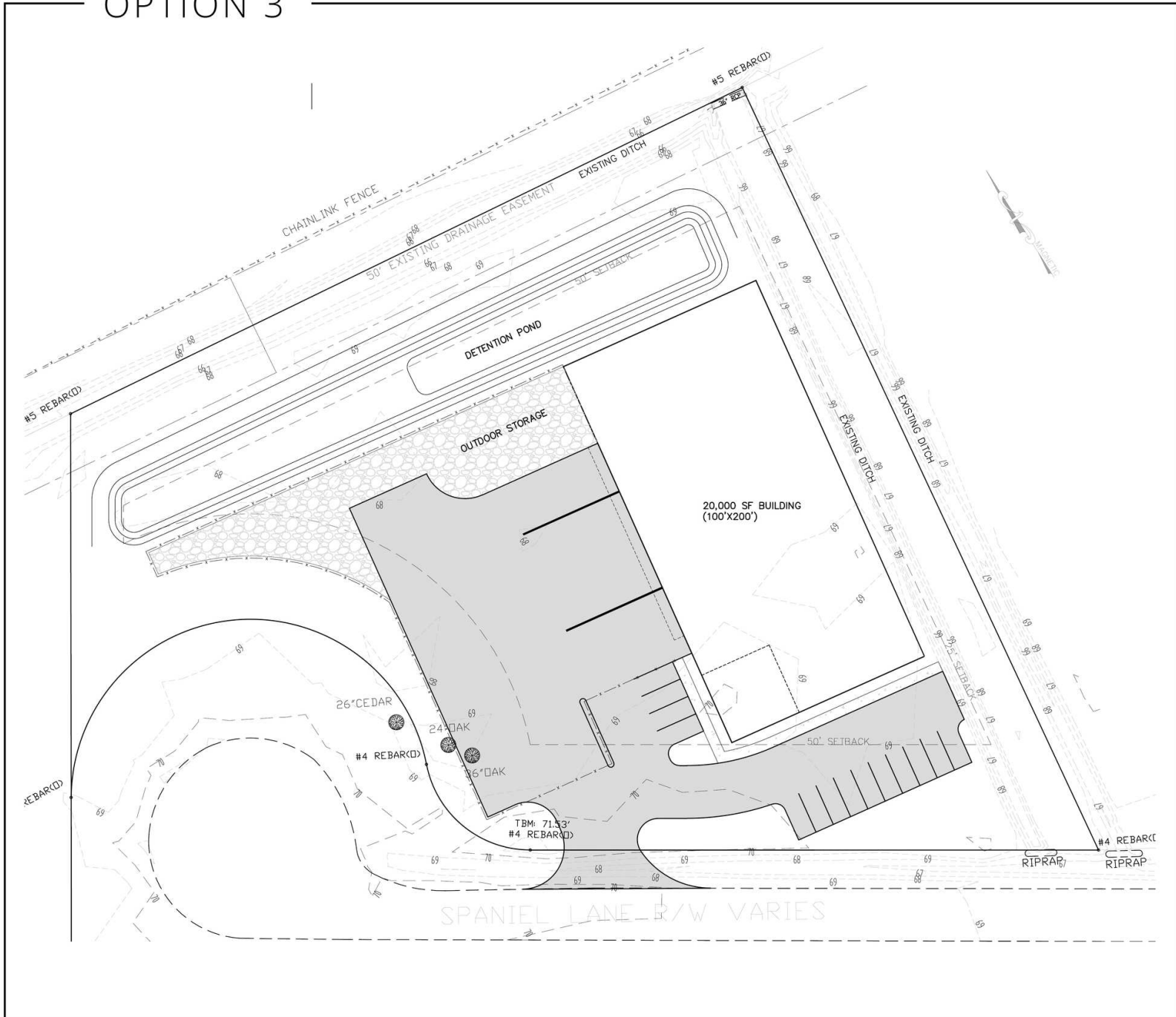
TAX MAP 122-00-00-110.000



**Alex Irwin**  
Senior Vice President, Industrial Services  
C 843 637 5013  
alex.irwin@avisonyoung.com

**Don Lewis**  
Associate, Industrial Services  
C 901 626 7943  
don.lewis@avisonyoung.com

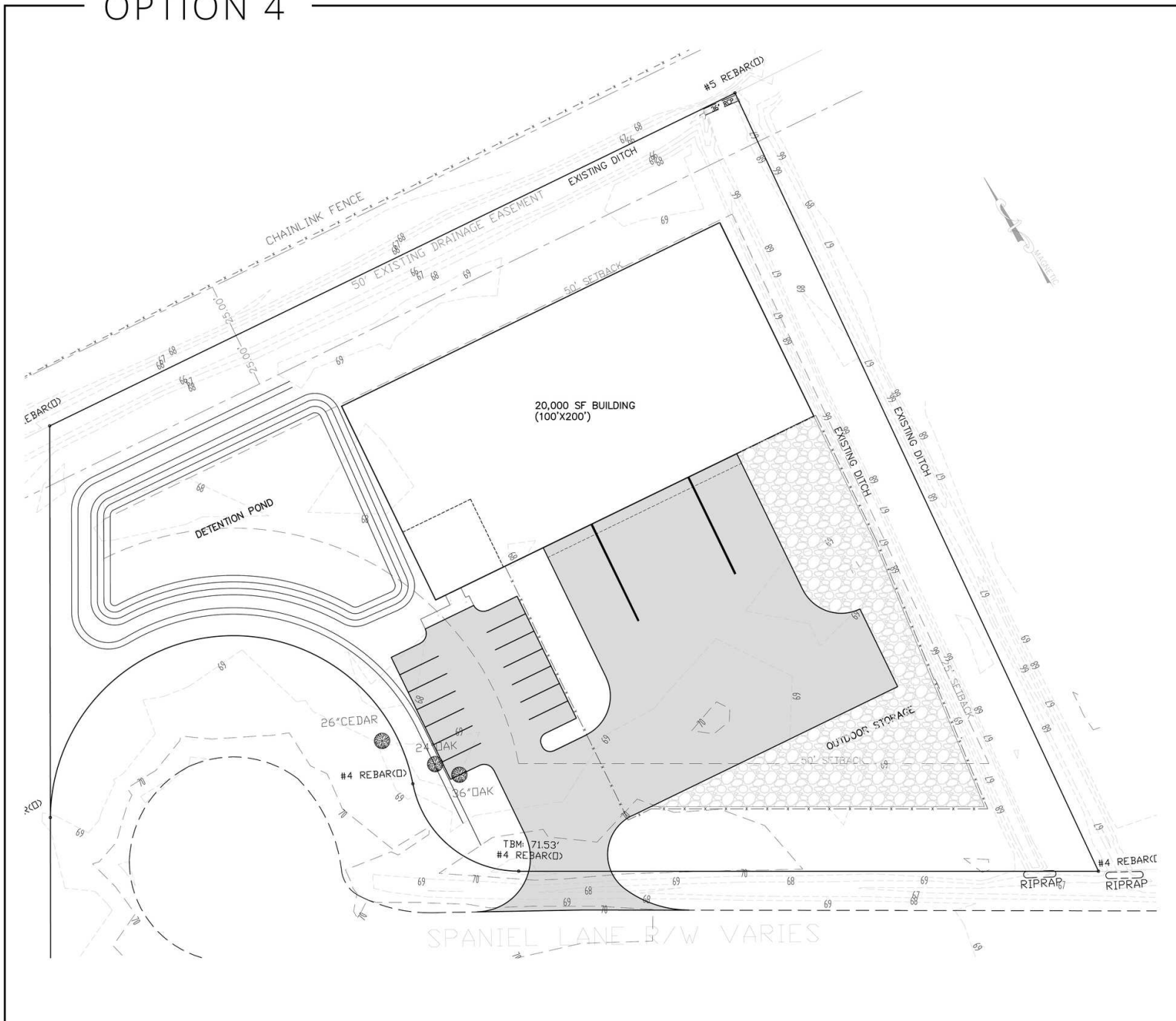
OPTION 3



**Alex Irwin**  
Senior Vice President, Industrial Services  
C 843 637 5013  
alex.irwin@avisonyoung.com

**Don Lewis**  
Associate, Industrial Services  
C 901 626 7943  
don.lewis@avisonyoung.com

OPTION 4



**Alex Irwin**  
Senior Vice President, Industrial Services  
C 843 637 5013  
alex.irwin@avisonyoung.com

**Don Lewis**  
Associate, Industrial Services  
C 901 626 7943  
don.lewis@avisonyoung.com