

For Lease

1430 Business Park Rd

Summerville, SC 29483

11.96 AC

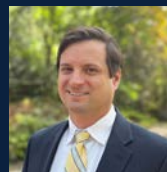


INTERSTATE COMMERCE TRAILER YARD

LEASE RATE: Contact Broker



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843.408.8846



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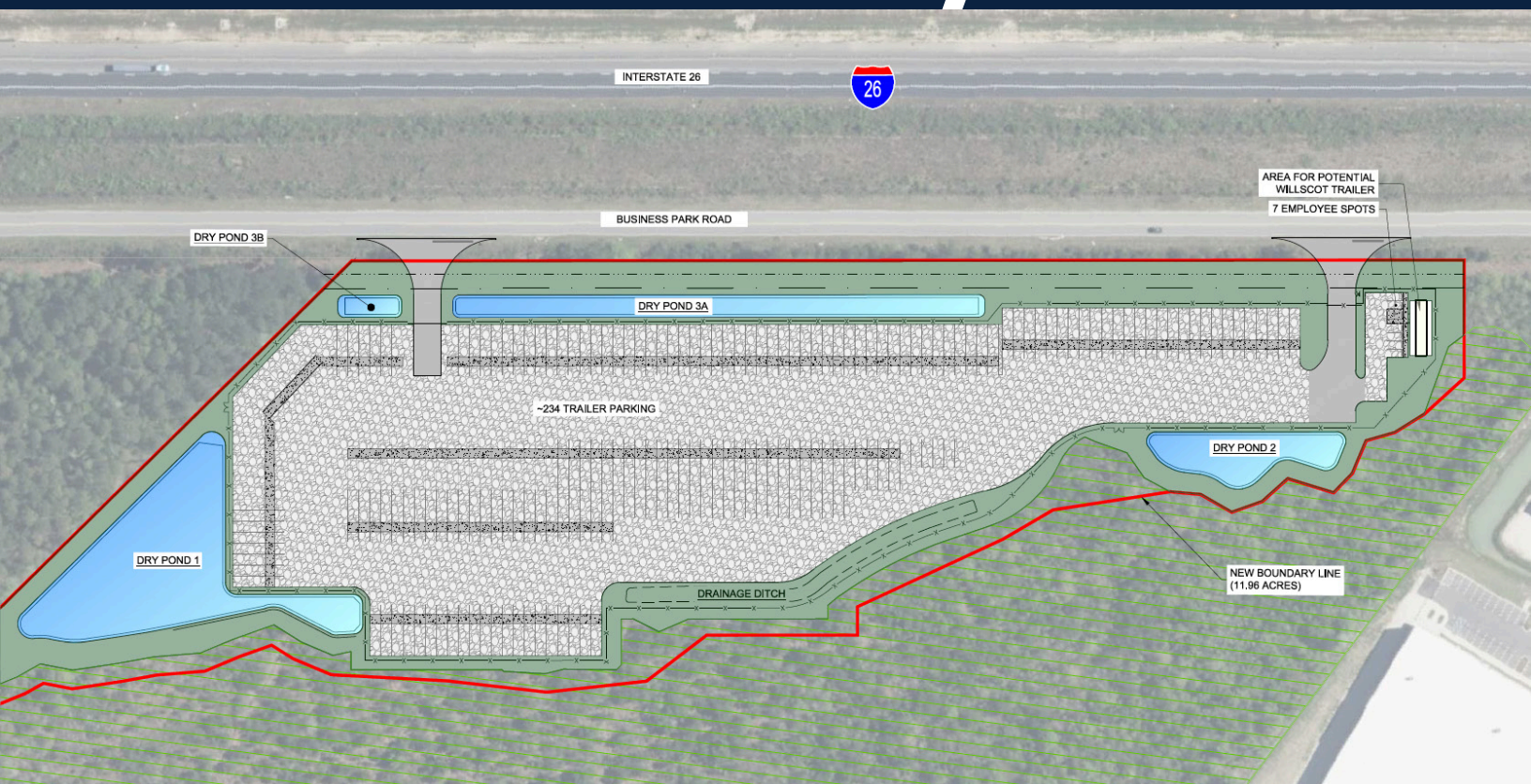
CRAWFORD RIDDLE
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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.

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PROPERTY HIGHLIGHTS

- 11.96 AC Trailer Yard
- 234 Trailer Parking Spaces
- New construction, estimated completion date Q4 2024
- Heavy Industrial Zoning
- 1,200 ft of Frontage along I-26
- Fenced, Lighted, and Gated Facility with 24/7 keypad access
- Ability to subdivide into a multi-tenant facility
- Pad site for Trailer with utilities stubbed
- Concrete Dolly Pads

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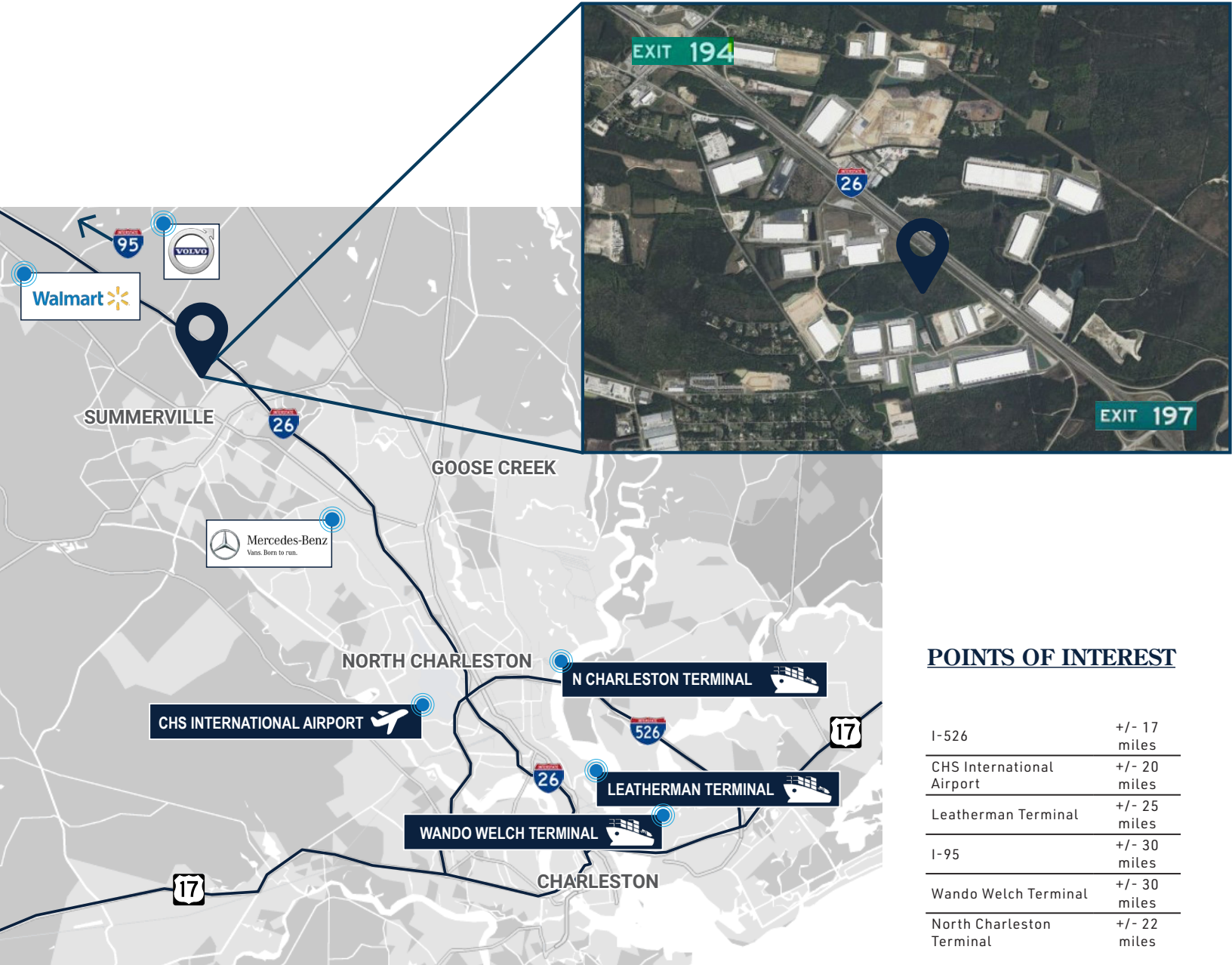
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LOCATION

- 2 miles from multiple I-26 access points (exits 197 & 194)



POINTS OF INTEREST

I-526	+/- 17 miles
CHS International Airport	+/- 20 miles
Leatherman Terminal	+/- 25 miles
I-95	+/- 30 miles
Wando Welch Terminal	+/- 30 miles
North Charleston Terminal	+/- 22 miles

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CONSTRUCTION PROGRESS



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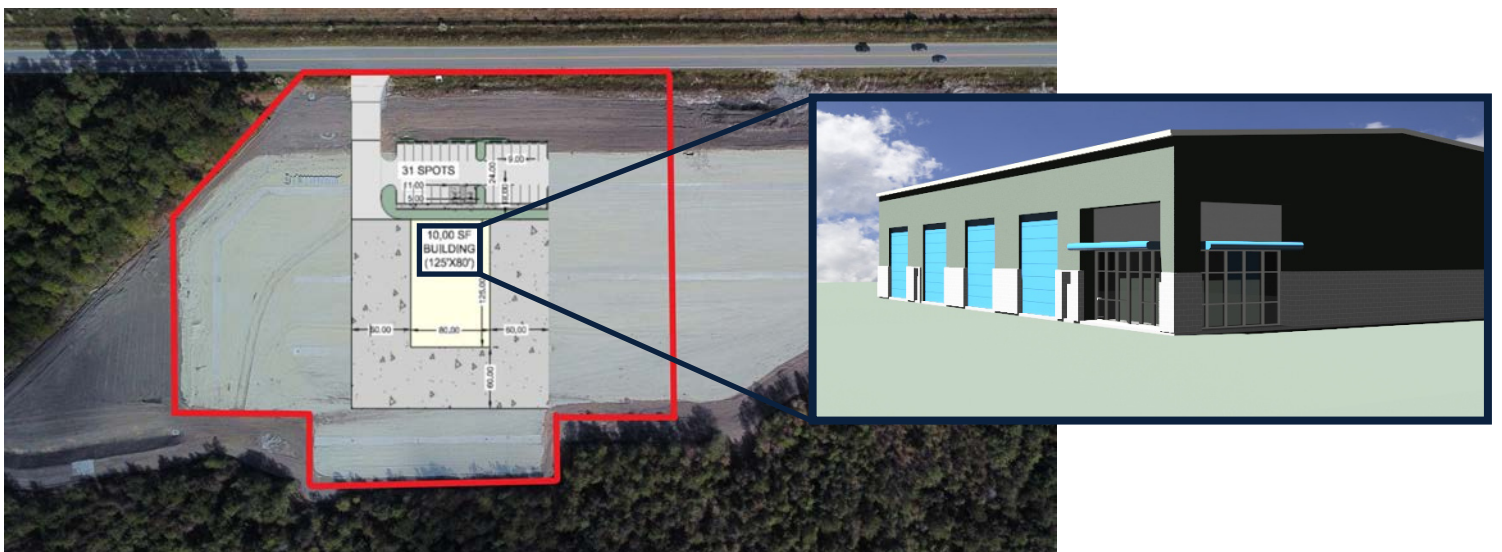
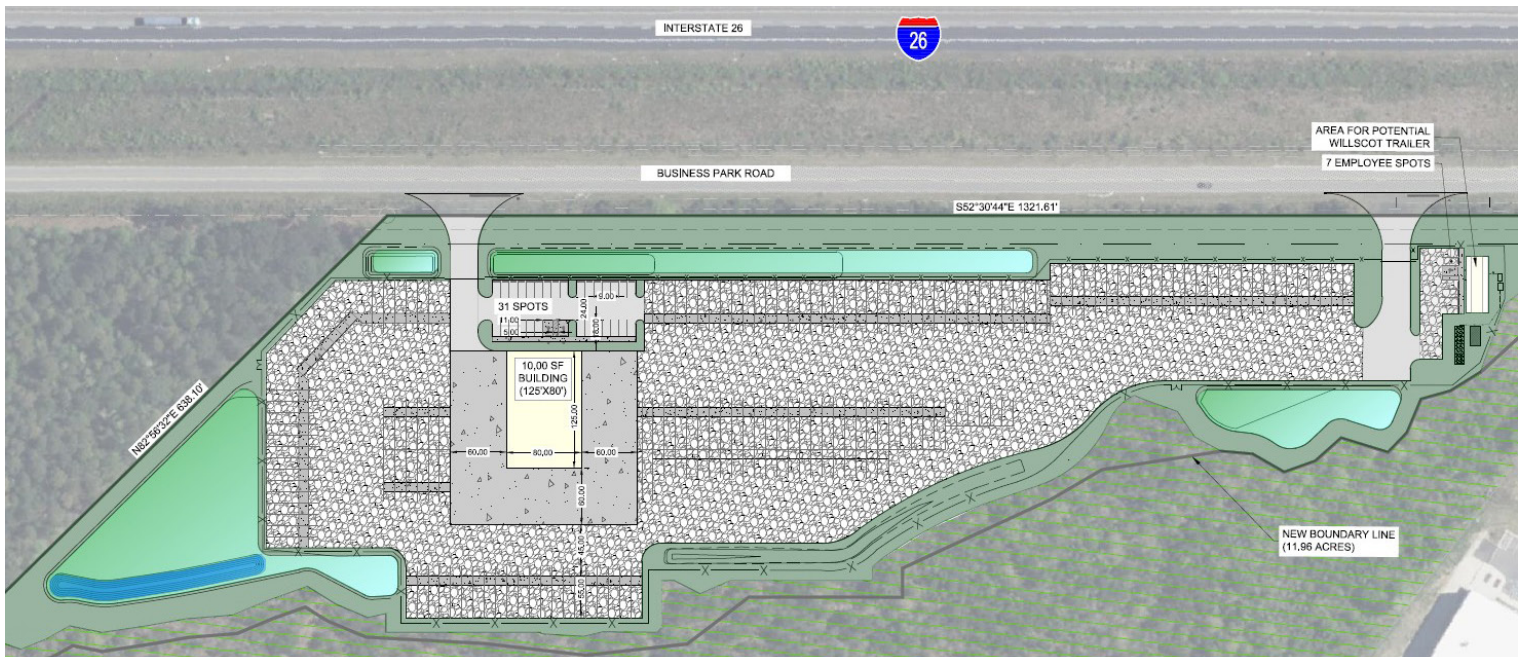
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Built-to-Suit Option

Brennan Investment Group has a long track record of completing Build-To-Suits nationwide. Our team has laid out conceptual plans for a 10,000 SF Service and Shop facility which will be situated on the western end of our Interstate Commerce Site. The proposed facility will be aimed at tenants who require a combination of service bays and shop space and an attractive storefront entrance for customers, and 3-8 acres of secured outside storage space.



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