

INDUSTRIAL SPACE FOR LEASE

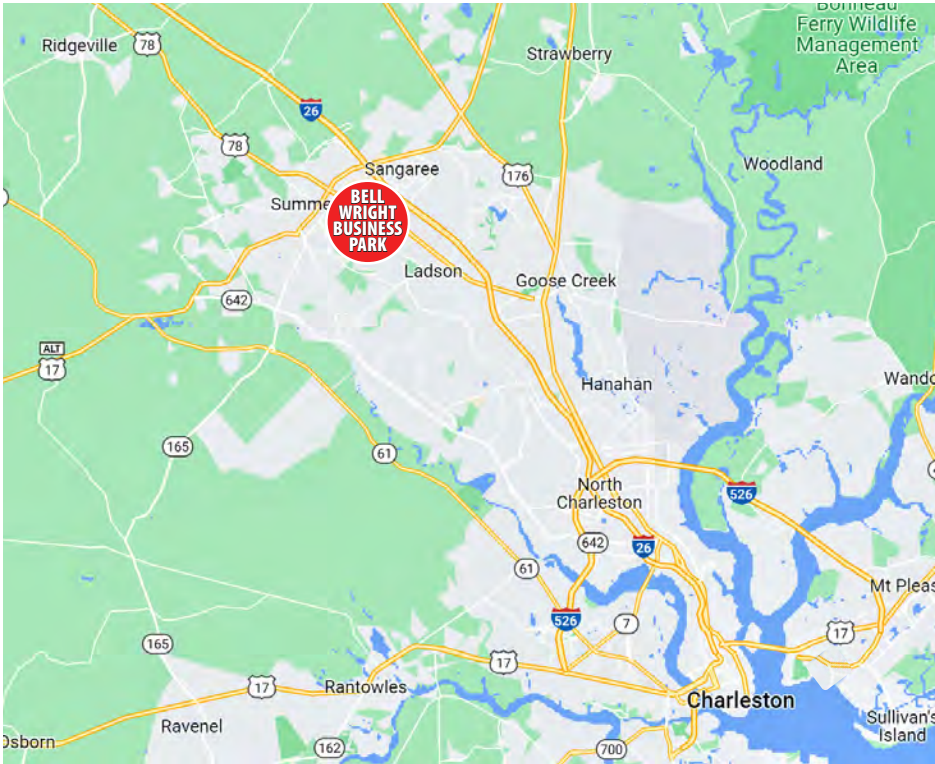
BELL WRIGHT BUSINESS PARK

BELL WRIGHT ROAD, ELLIANA &
CEMBER WAY
SUMMERVILLE, SC 29483

LAYDOWN YARD
ALSO AVAILABLE



Grace Moring, Leasing
843.518.6808
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OFFERING SUMMARY

THE PROPERTY

Address	Cember & Elliana Way Summerville, SC 29483
Zoning	Light Industrial
County	Berkeley County
Municipality	North Charleston
Lease Type	NNN
Available SF	210 Cember Unit D&E - 5,920 SF 131 Elliana Unit D - 2,652 SF 0.9ac Laydown Yard

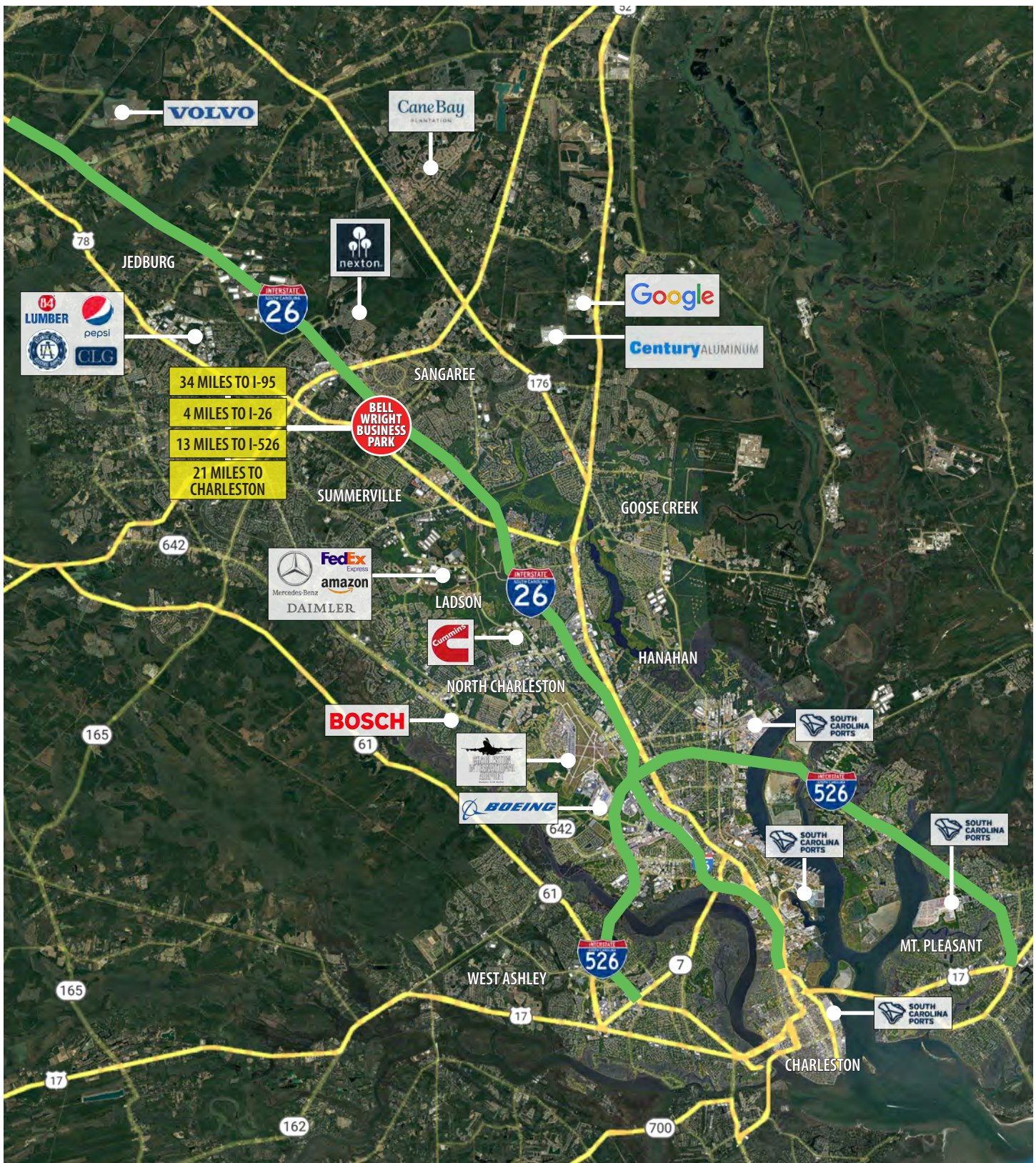
Bell Wright Business Park is located just off of Highway 78 in Summerville, 4 miles South of Exit 199 on I-26. The industrial park is in close proximity to I-26 connecting it to The Charleston Port Terminals, The Charleston International Airport and local manufacturers, Mercedes, Boeing, Volvo and Bosch.

210 Cember Units D & E are combined, offering connected office and warehouse spaces. The layout includes five offices, a break area, restrooms, and two 14'W x 14'H drive-in roll-up doors. Space available 3/1/2026.

131 Elliana Unit D includes a private office, an open office area, and an additional 758 SF of mezzanine storage within the warehouse. Warehouse equipped with a 14'W X 14'H drive-in roll-up door. Space available 3/1/2026.

An additional 0.9 acre laydown yard is available on Cember Way for \$5,000/month.

LOCATION



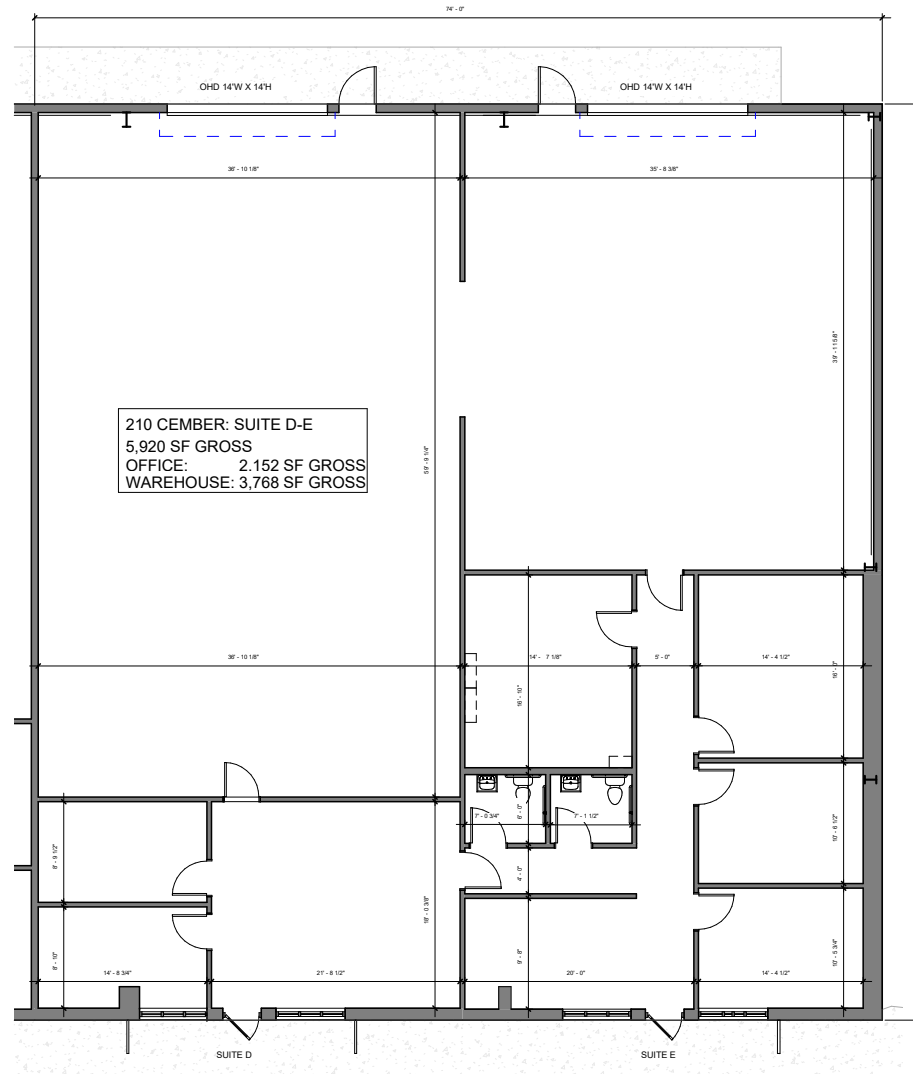
BELL WRIGHT BUSINESS PARK



CEMBER & ELLIANA WAY



210 CEMBER WAY - UNIT D&E



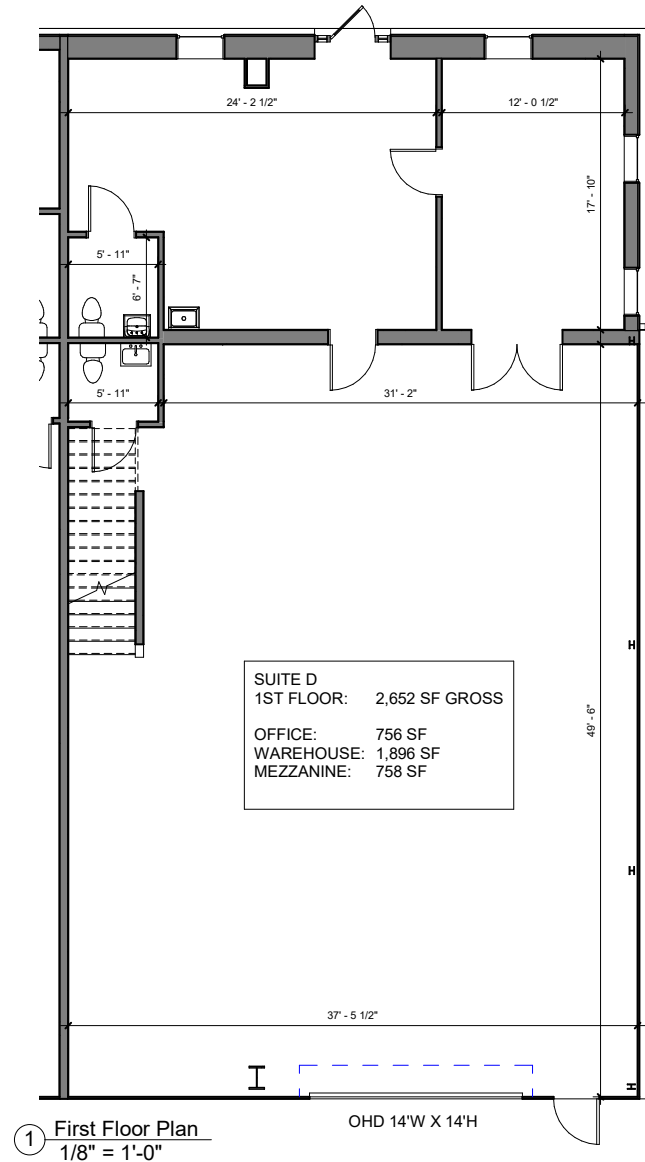
210 Cember Way - Suite D-E
1/8" = 1'-0"

The information contained herein was obtained from sources believed reliable, however, WRS Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions prior to sale or lease, or withdrawal without notice.

WRS Inc. | 410 Mill Street, Bldg. 1, Suite 200 | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889

131 ELLIANA WAY - UNIT D



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CEMBER WAY - LAYDOWN YARD



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CEMBER WAY - LAYDOWN YARD





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