



EXIT
194

INTERSTATE
26

STRATHMORE COMMERCE CENTER

153 STRATHMORE RD, SUMMERVILLE, SC 29486
15,000 SF AND ±1.5 ACRE FENCED LAYDOWN YARD FOR LEASE
UNDER CONSTRUCTION

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15,000 SF FOR LEASE

STRATHMORE COMMERCE CENTER

DELIVERY: Q1 2027



15,000 SF
For Lease



25 miles to
Charleston Ports



0.1 miles to
I-26



Class A
Industrial Building



±1.5 Acre of Fenced
Laydown Yard



HIGHLIGHTS

Strathmore Commerce Center is a true Class A warehouse development under construction in Summerville, South Carolina. Strathmore Commerce center is located on over 400' of interstate frontage.

MUNICIPALITY: SUMMERVILLE, SC

COUNTY: BERKELEY COUNTY

ZONING: PD-RC (REGIONAL COMMERCIAL)

TYPE: CLASS A INDUSTRIAL

ACCESS: VIA STRATHMORE RD

CONSTRUCTION: PRE-ENGINEERED METAL

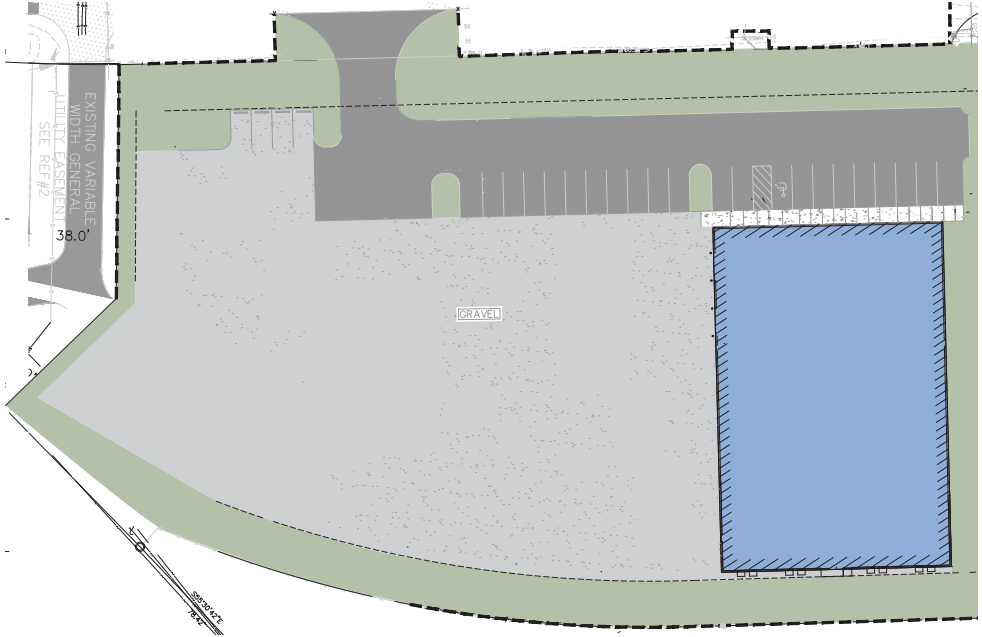
STRATHMORE COMMERCE CENTER SPECS + PLANS



EXAMPLE BUILDING:



SITE PLAN:



BUILDING SPECS

BUILDING SIZE:	15,000 SF	DRIVE-IN DOOR:	One (1) 12' x 14' One (1) 14' x 16'	LIGHTING:	Motion-sensored LED
CONSTRUCTION:	PE Metal	EMPLOYEE PARKING:	Ample	POWER:	3-Phase/400 amp
SF:	15,000 SF	CLEAR HEIGHT:	28'	LAYDOWN YARD:	±1.5 Acres (Fenced and Graveled)
OFFICE SF:	To-Suit	SPRINKLER:	ESFR		
DOCK HIGH DOORS:	To-Suit				

STRATHMORE COMMERCE CENTER LOCATION

- Located in Summerville, South Carolina off I-26 with close proximity to the North Charleston and Hugh K. Leatherman Terminals
- Easily accessed from I-26
- Amenities close by including restaurants, gas stations, convenience stores

DISTANCE TO INTERSTATES

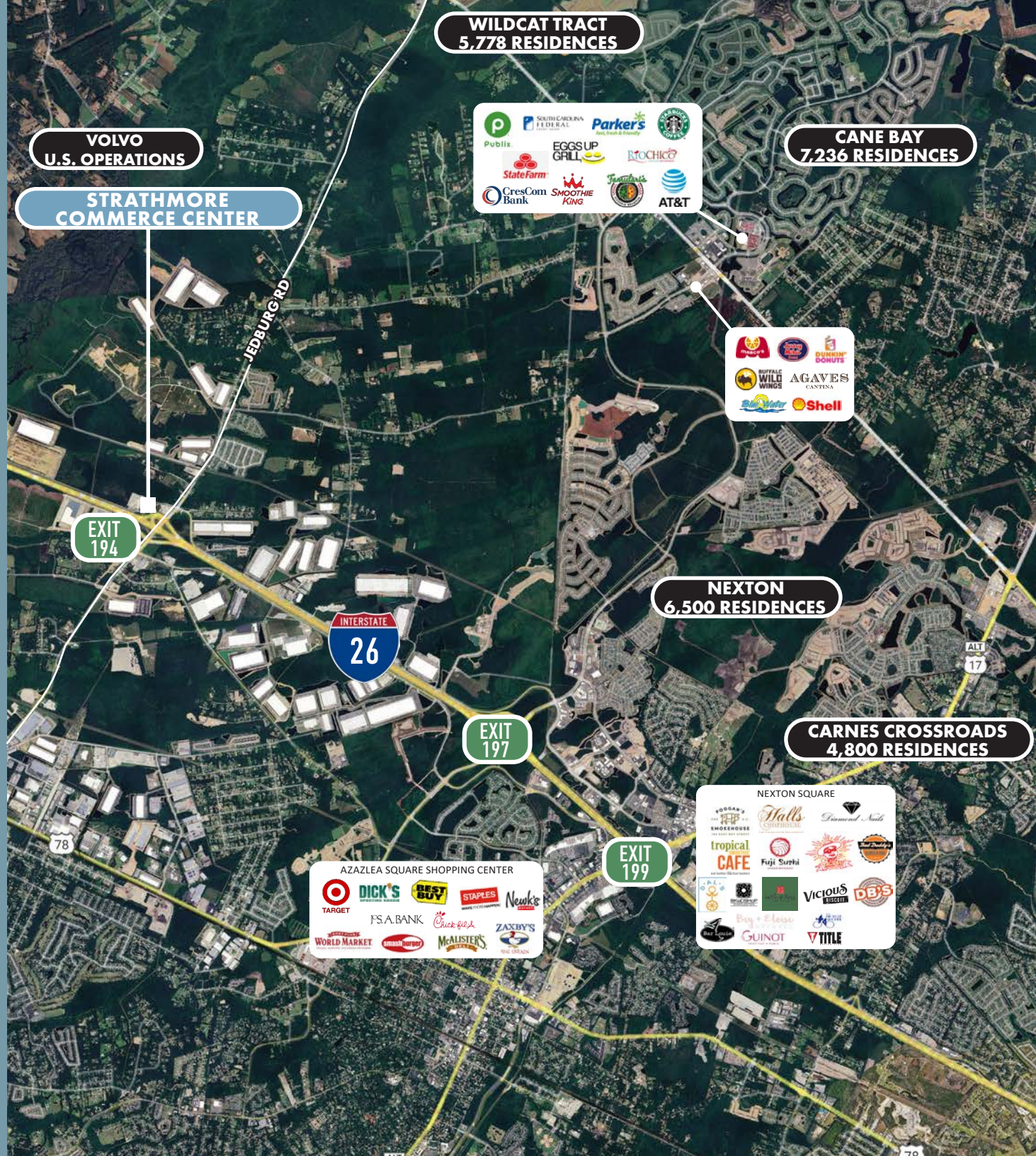
I-26:	0.1 miles
I-526:	19.3 miles
I-95:	30.5 miles

DISTANCE TO PORTS

North Charleston Terminal:	23.8 miles
Hugh K. Leatherman Terminal:	25.4 miles
Wando Welch Terminal:	31.7 miles

NEARBY TRANSPORTATION

Charleston Intl. Airport:	21.1 miles
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**VOLVO
U.S. OPERATIONS**

**STRATHMORE
COMMERCE CENTER**

**WILDCAT TRACT
5,778 RESIDENCES**

**CANE BAY
7,236 RESIDENCES**

**NEXTON
6,500 RESIDENCES**

**CARNES CROSSROADS
4,800 RESIDENCES**

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**EXIT
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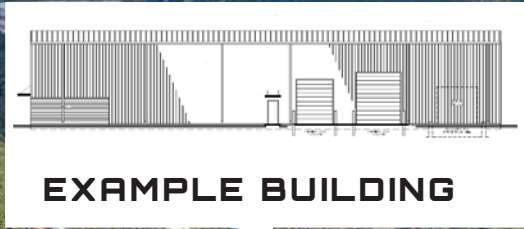
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**ALT
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