



FLEX WAREHOUSE FOR SALE

1268 STATE RD, SUMMERVILLE, SC 29486

Christi Copenhaver
843.513.0595
ccopenhaver@naicharleston.com

SUMMARY

NAI Charleston is pleased to offer the listing of **1268 State Road**, a flex warehouse for sale in Summerville, SC between Carnes Crossroads (1.7 miles) and Cane Bay (2.2 miles) and near the new Roper Hospital (1.2 miles). The property contains a $\pm 3,000$ SF building comprised of $\pm 1,000$ SF of office space and $\pm 2,000$ SF of raw warehouse space. The warehouse has 18' eaves, two 10' x 12' bay doors, and a mezzanine storage area above the office space consisting of an additional $\pm 1,000$ SF. Upon sale, the building will be vacant.

The property has 315' of frontage on State Road (Hwy 176) with great access. The seller also has a quit claim deed for half of the adjacent parcel (.107 acres, TMS #: 209-00-01-084), which will convey with sale. Value is found in the improvements and prime location.



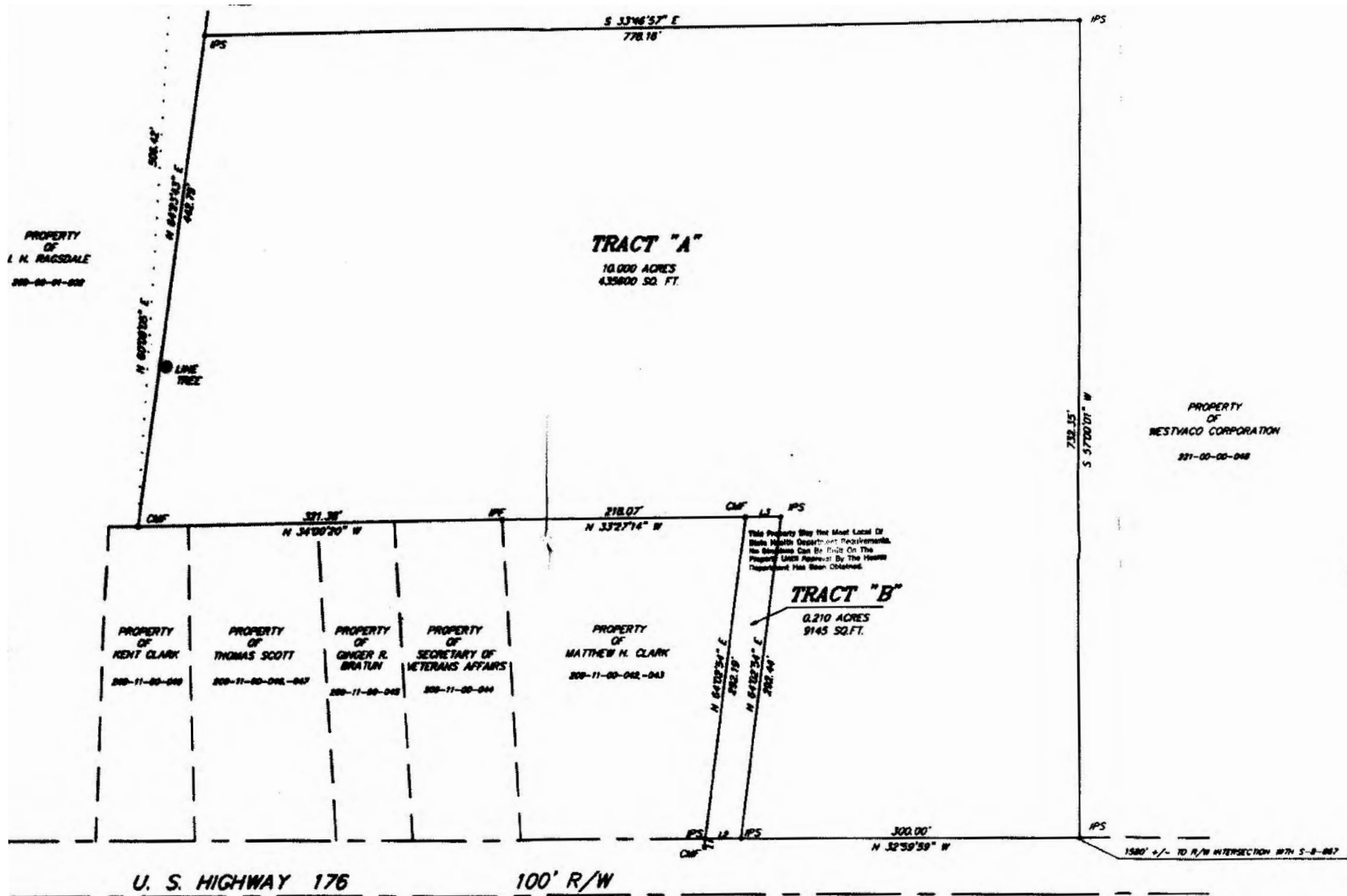
Offering Summary

Sale Price:	\$1,750,000
Building Size:	$\pm 3,000$ SF ($\pm 1,000$ SF office & $\pm 2,000$ warehouse)
Parcel Size:	± 10 AC
Parking:	On-site parking
Power:	Single-phase power
Zoning:	General Commercial
County:	Berkeley County
TMS #:	209-00-01-061
Available:	Immediately

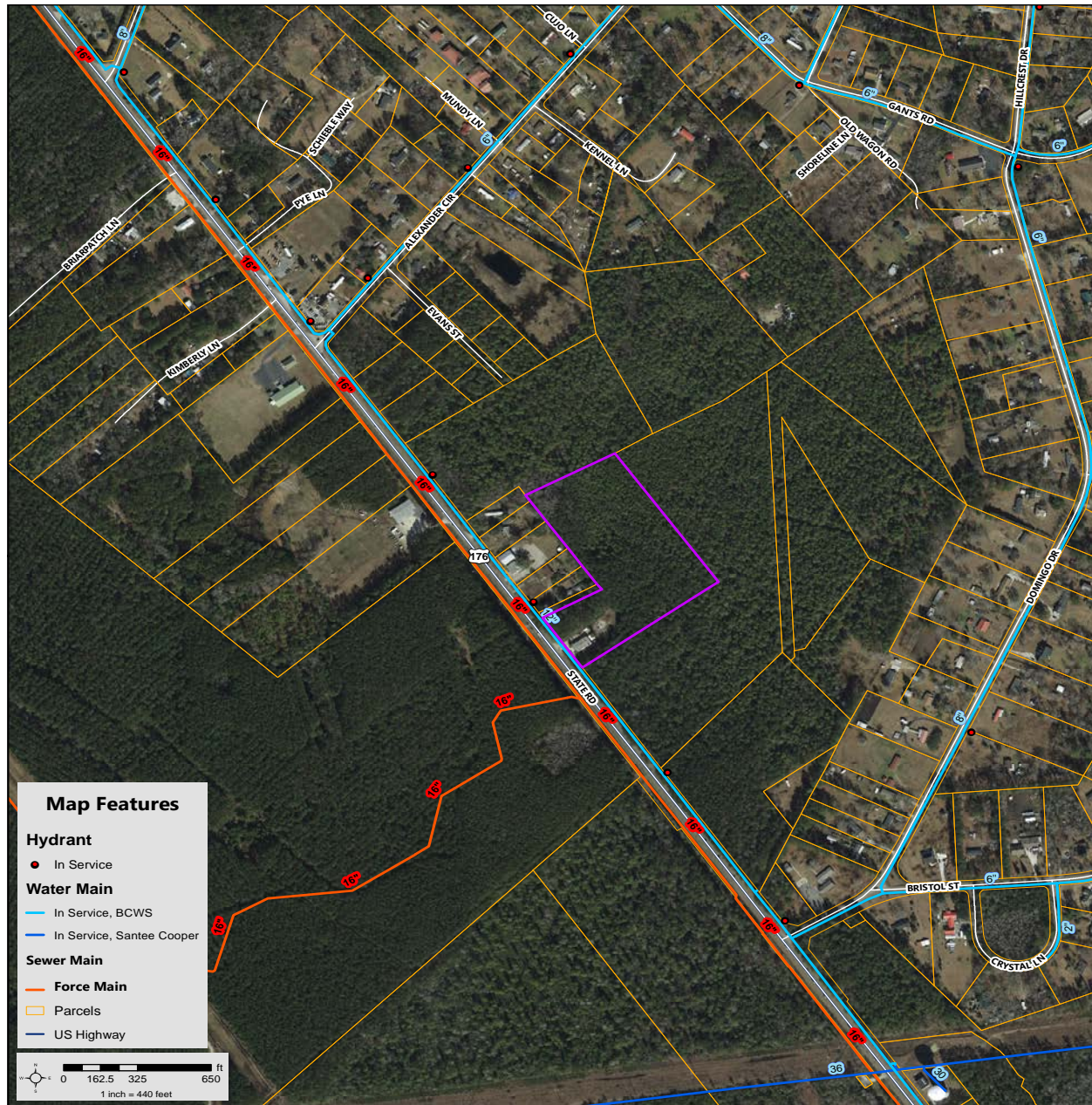
ADDITIONAL PHOTOS



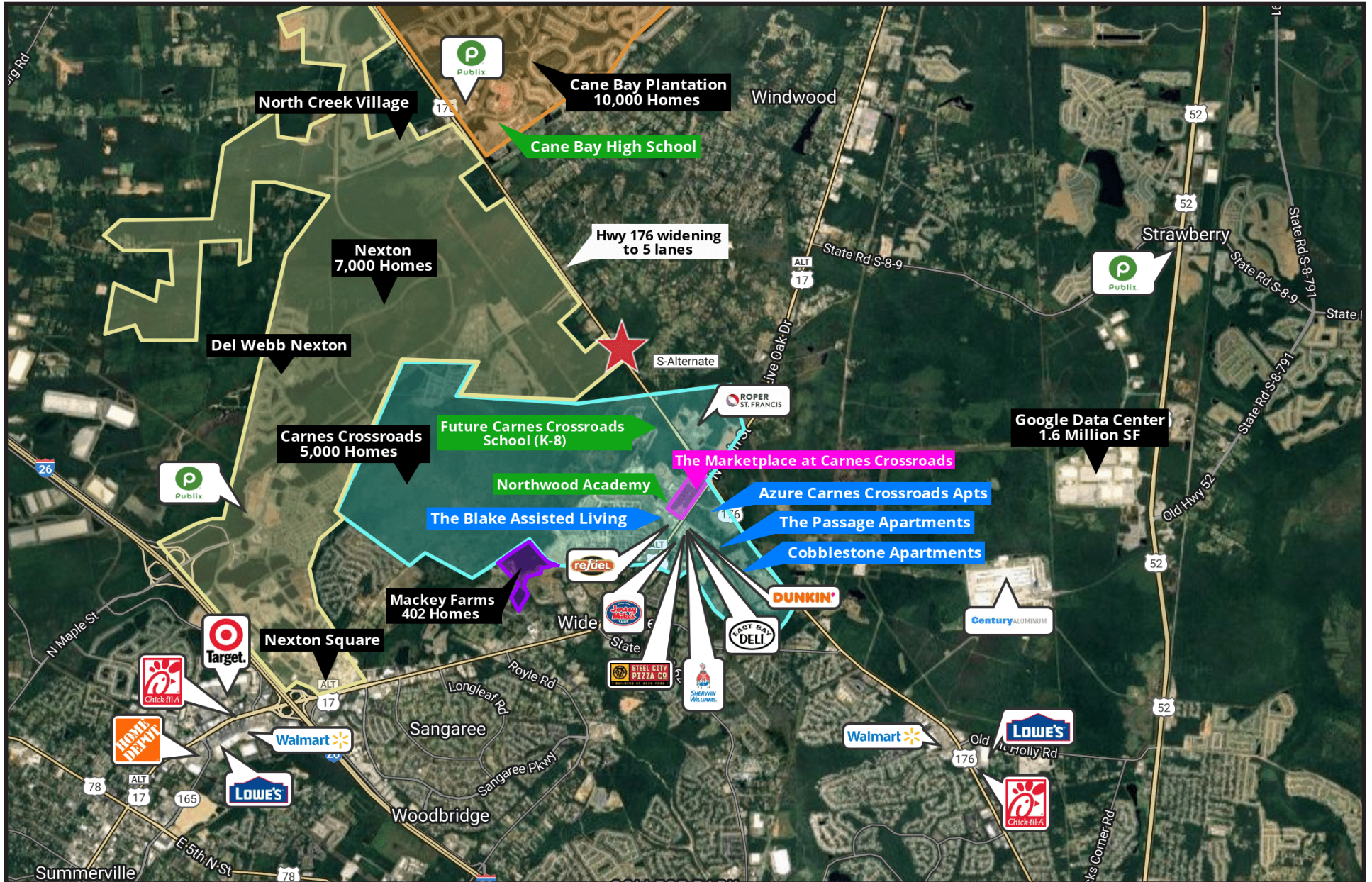
PLAT



UTILITIES MAP



AREA MAP





CONTACT:

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DISCLAIMER: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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