

1056 BUSINESS PARK RD

7.08 ACRES | SUMMERVILLE, SC

FOR LEASE



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PROPERTY OVERVIEW



1056 Business Park Road, Summerville, SC 29483



7.08
Acres



17,974
Available SF



NNN
Lease



HI
Zoning



\$10.00
Lease Rent PSF



24'-29'
Ceiling Heights



Berkeley
County

PROPERTY DESCRIPTION

The property sits on 7.08 Acres of Heavy Industrial zoned land, which makes this an ideal location for any industrial, warehousing, or distribution use. The building is divided into 4 units with Unit 300 being the largest at 17,974 SF. Unit 300 has ceiling heights that range from 24 to 29 feet along with 2 drive-in doors. The space also features 25ft x 50ft column spacing providing plenty of room to maneuver equipment through.

PROPERTY HIGHLIGHTS

- High Ceilings with Loading Dock Capabilities
- 1 Mile From I-26 On Ramp
- 20 Miles From Charleston International Airport
- 32 Miles From South Carolina Port Authority
- 3.31 Miles From Mount Pleasant

BUILDING DETAILS

Address	1056 Business Park Road
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Market	Charleston
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County	Berkeley
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Lot Size	7.08 acres
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Zoning	Heavy Industrial (HI)
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Total Building Size	14,640 SF
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Ceiling Heights	24ft to 29ft
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Column Spacing	25ft x 50ft
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Drive In Doors	5 (12ft x 14ft)
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Loading Docks	Capability For Loading Docks
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Property Photos



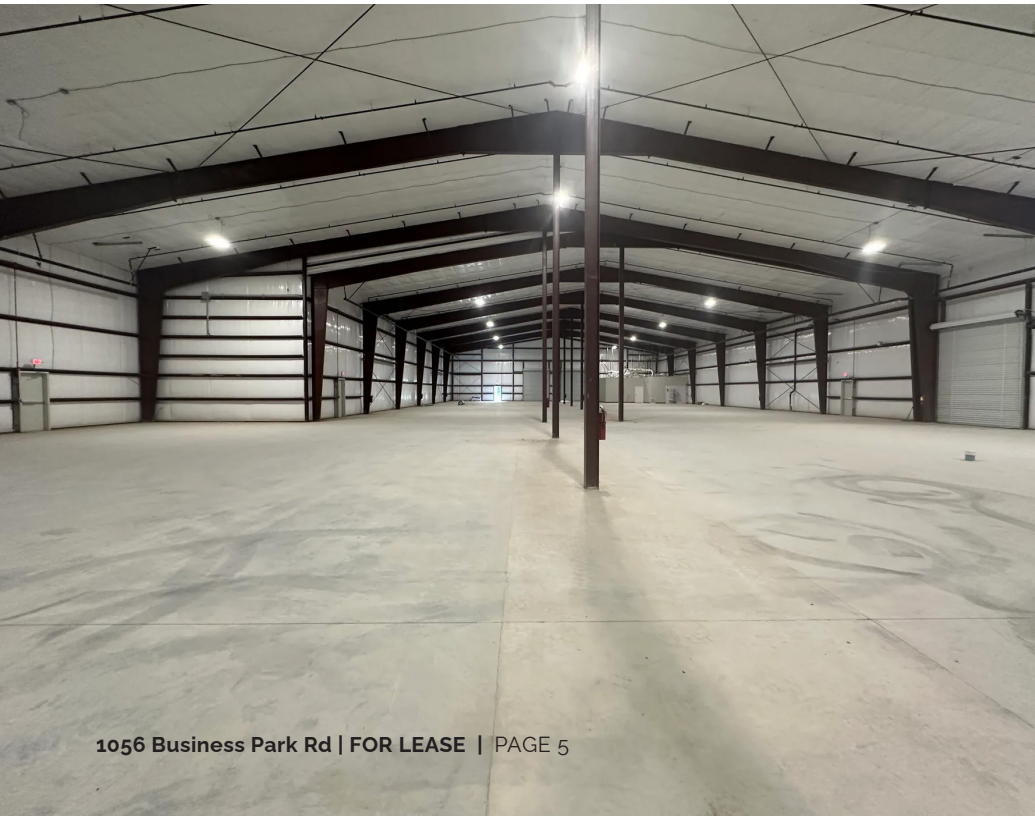
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Property Photos



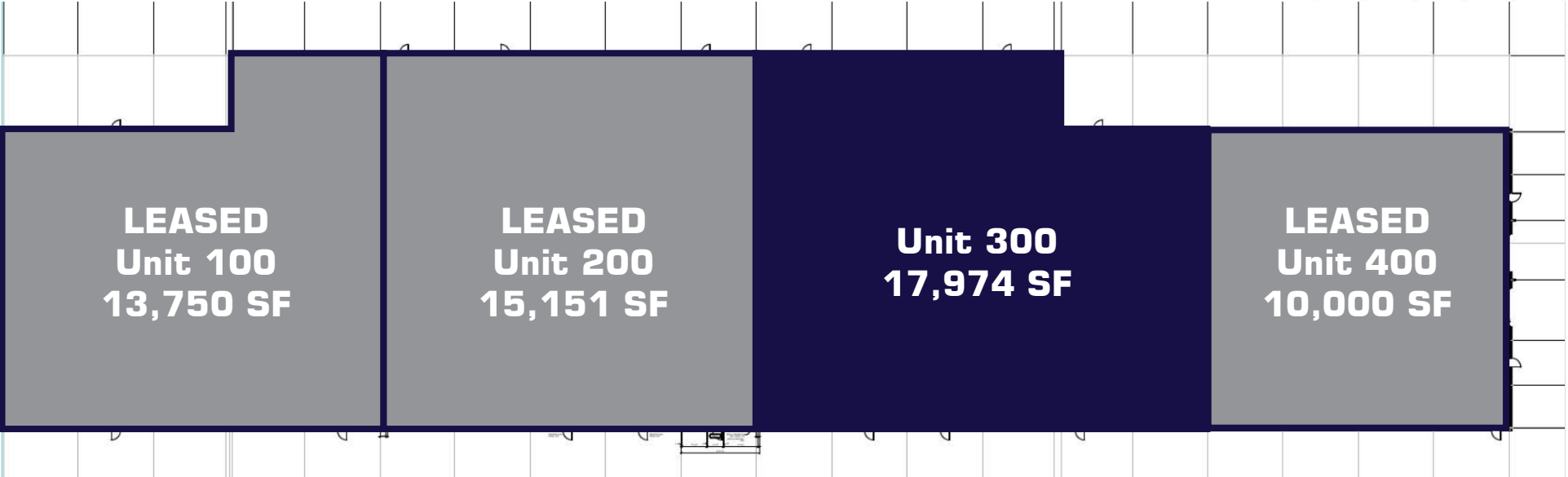
Property Photos



Property Photos

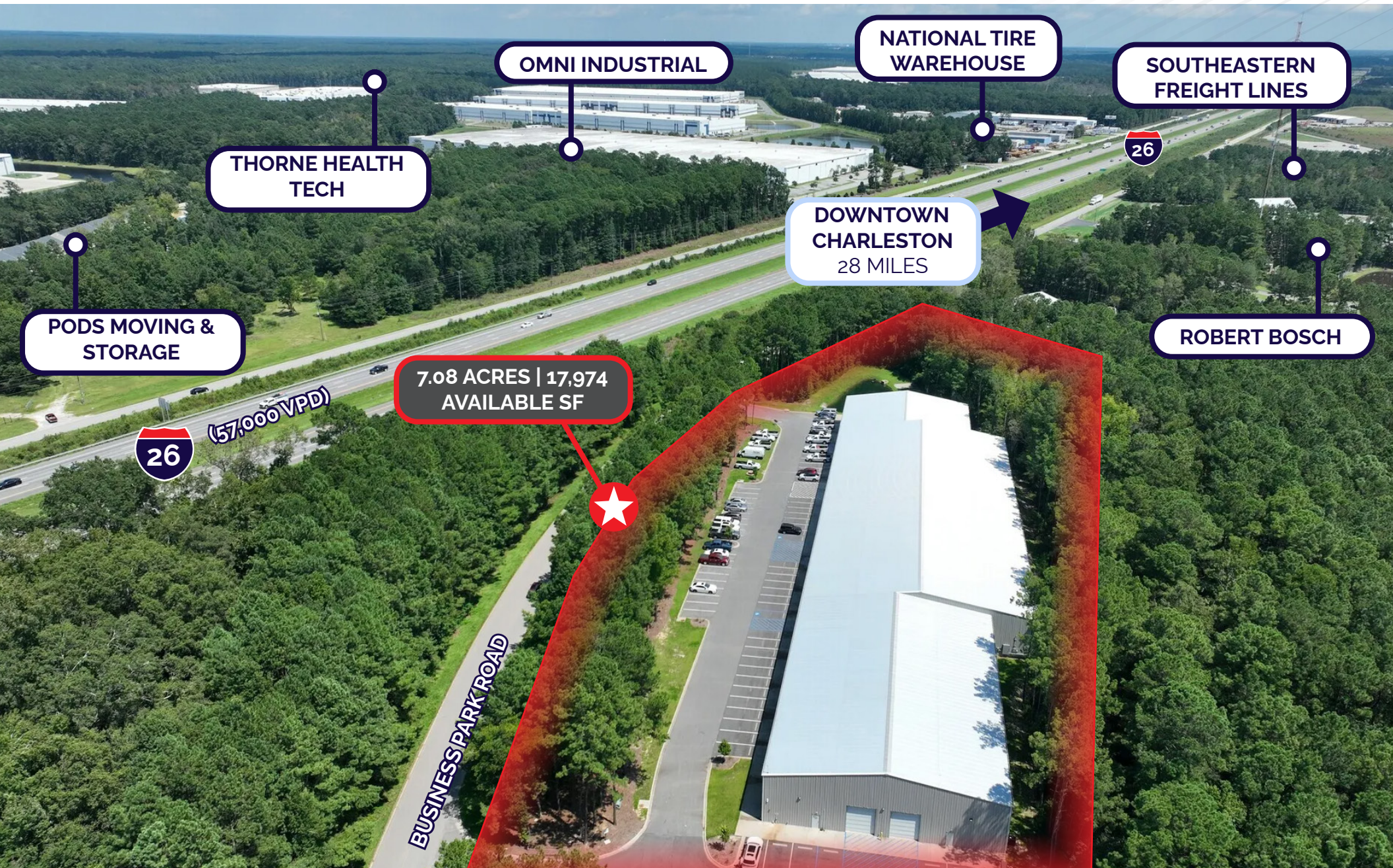


Floor Plan



Unit #	SF
100	13,750 SF
200	15,151 SF
300	17,974 SF
400	10,000 SF

Industrial Corridor in Summerville



Market Overview | Summerville, SC



24 Miles Northwest of Charleston



245K
Residents



\$102K
Avg. Household Income



\$331K
Avg. Home Value

Figures based on 10-mile radius; Source: ERSI

Summerville, SC, stands as a dynamic and rapidly expanding industrial hub, located just 24 miles northwest of Charleston. Its prime position offers unrivaled connectivity to major transportation corridors, including I-26 and I-95, as well as direct access to the Port of Charleston and Charleston International Airport.

This strategic location empowers businesses with seamless connections to regional, national, and global markets. Renowned for its business-friendly environment, Summerville boasts a skilled and diverse workforce, a robust industrial ecosystem, and competitive operating costs.

These attributes make it an ideal destination for industries such as manufacturing, warehousing, and distribution. Ongoing investments in infrastructure and economic development further enhance the region's appeal, solidifying its status as a premier location for growth-oriented businesses.

For companies aiming to optimize logistics, expand operations, or capitalize on the Southeast's vibrant economy, Summerville offers an unmatched combination of opportunity, accessibility, and value.

Area Demographics

Summerville, SC



Summerville Demographics

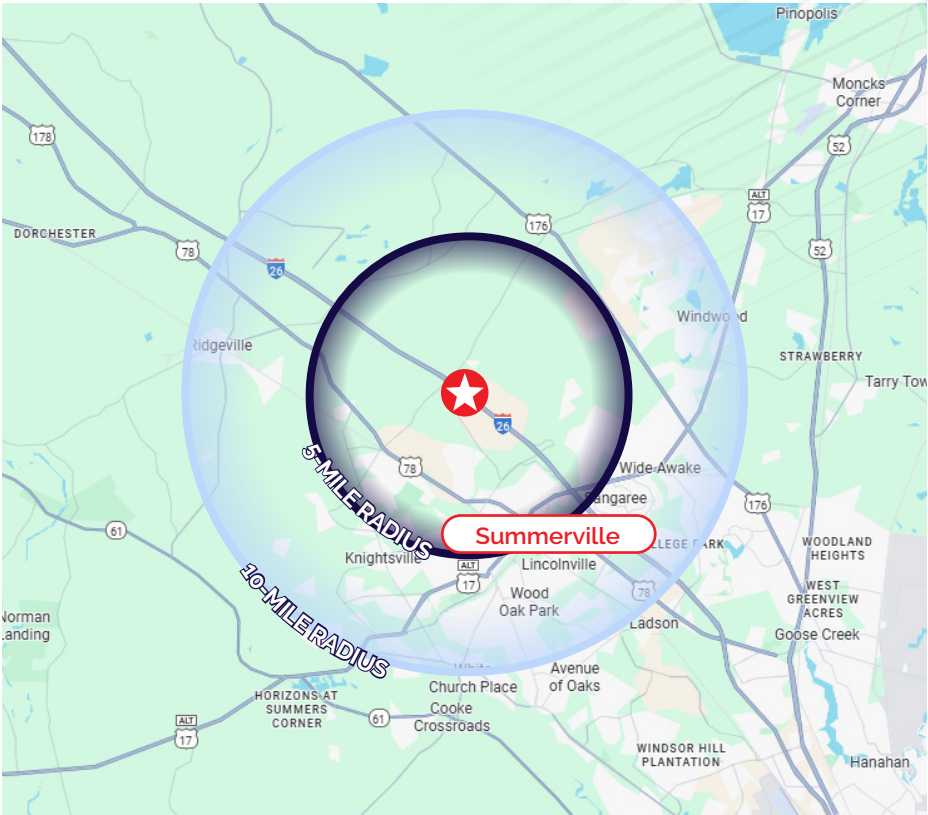
 **245K**
Total Population

 **38**
Median Age

 **92K**
Total Households

 **\$102K**
Avg. Household Income

 **\$331K**
Avg. Home Value



Population

	5 Mile Radius	10 Mile Radius
Total Population	57,178	244,822
Median Age	38.3	37.7

Households & Income

	5 Mile Radius	10 Mile Radius
Total Households	21,811	91,616
# of Persons per HH	2.59	2.64
Average HH Income	\$103,794	\$101,699
Average Home Value	\$362,909	\$331,300

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