

# INDUSTRIAL SPACE FOR LEASE

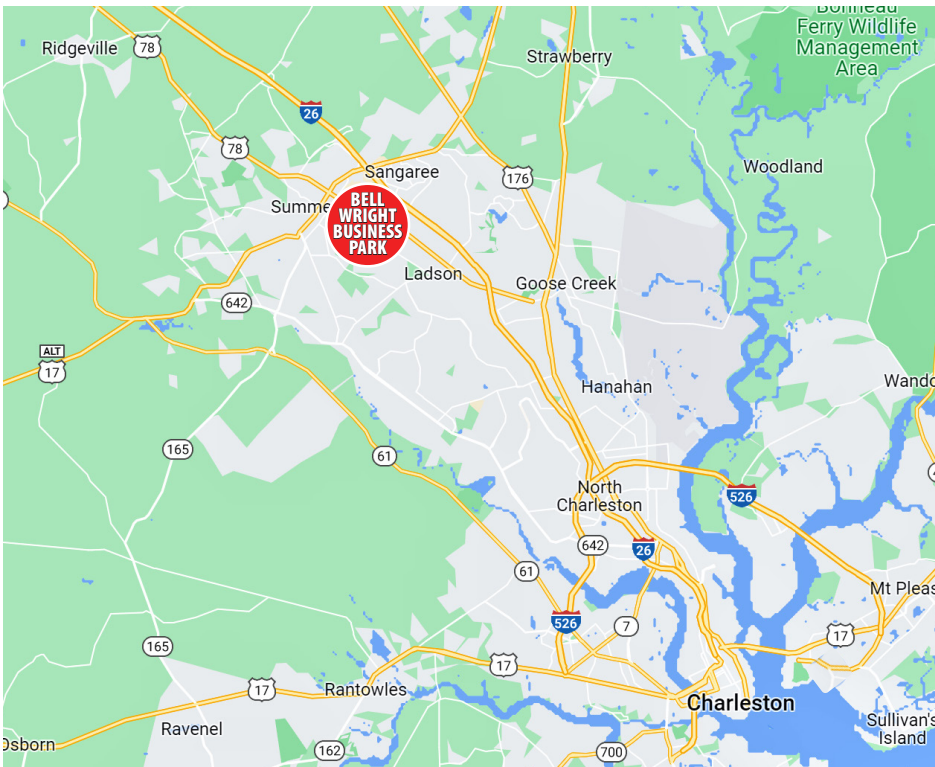
## BELL WRIGHT BUSINESS PARK

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

LAYDOWN YARD  
ALSO AVAILABLE



**Grace Moring**, Leasing  
843.518.6808  
[gmoring@wrsrealty.com](mailto:gmoring@wrsrealty.com)



## OFFERING SUMMARY

<b>Address</b>	Cember & Elliana Way Summerville, SC 29483
<b>Zoning</b>	Light Industrial
<b>County</b>	Berkeley County
<b>Municipality</b>	North Charleston
<b>Lease Type</b>	NNN
<b>Available SF</b>	131 Elliana: Unit D - 2,652 SF 133 Elliana: Unit B-1 - 1,171 SF 217 Cember: Unit E - 2,879 SF

## THE PROPERTY

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.

217 Cember Unit E features 18' clear height and two 14' X 14' drive-in doors on opposite sides of the building for convenient drive-through access. Space available 1/1/2025.

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' X 14' drive-in roll-up door. Space available 3/1/2026.

Additional laydown area is available for lease.

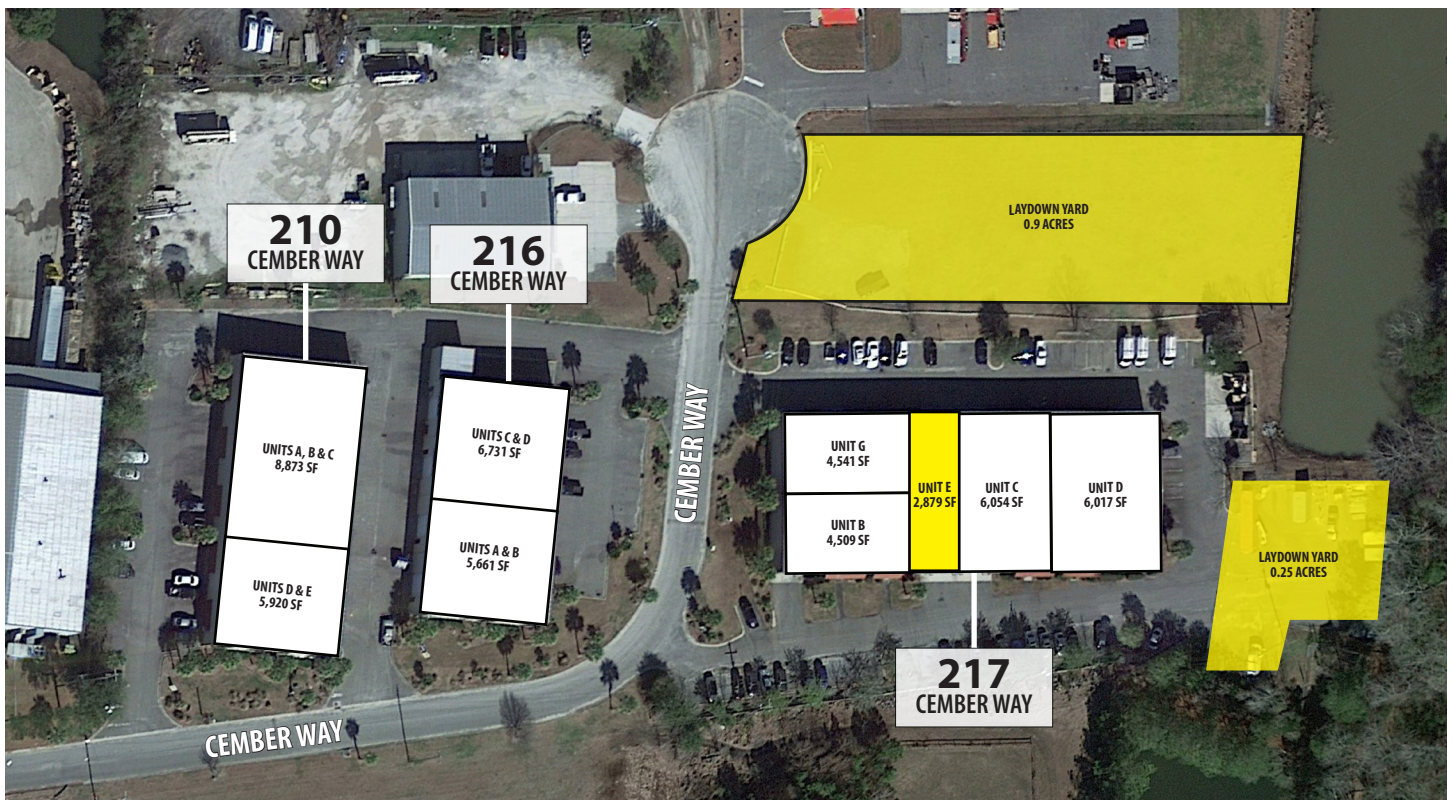
# LOCATION



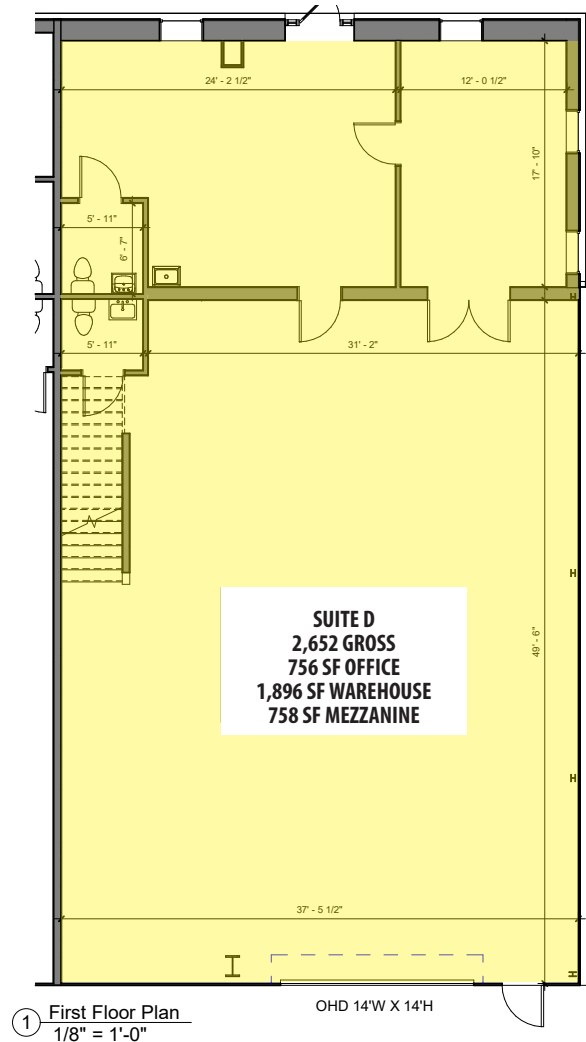
# BELL WRIGHT BUSINESS PARK



# CEMBER & ELLIANA WAY

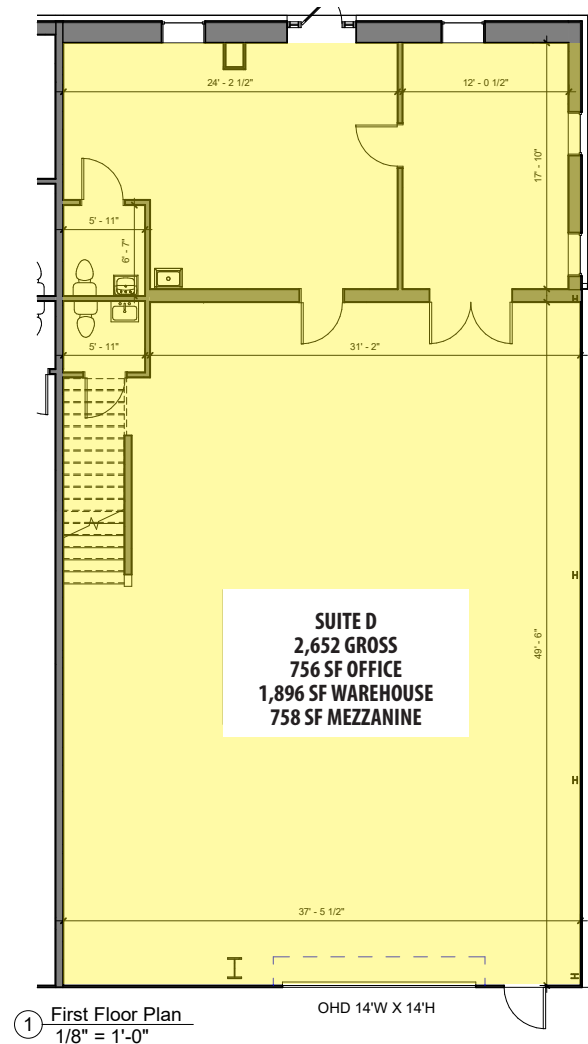


# 131 ELLIANA WAY - UNIT D



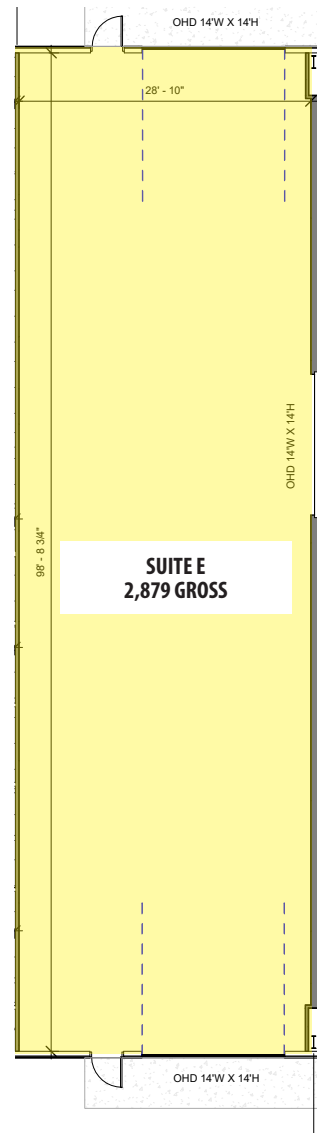
The information contained herein was obtained from sources believed reliable, however, WRS Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.  
The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions 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



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

# 217 CEMBER - UNIT E



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

# CEMBER WAY - LAYDOWN YARD



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

# CEMBER WAY - LAYDOWN YARD





**WRS**INC  
REAL ESTATE INVESTMENTS

410 Mill Street, Bldg. 1, Suite 200  
Mount Pleasant, SC 29464  
843.654.7888 Office  
843.654.7889 Fax  
[www.wrsrealstate.com](http://www.wrsrealstate.com)