

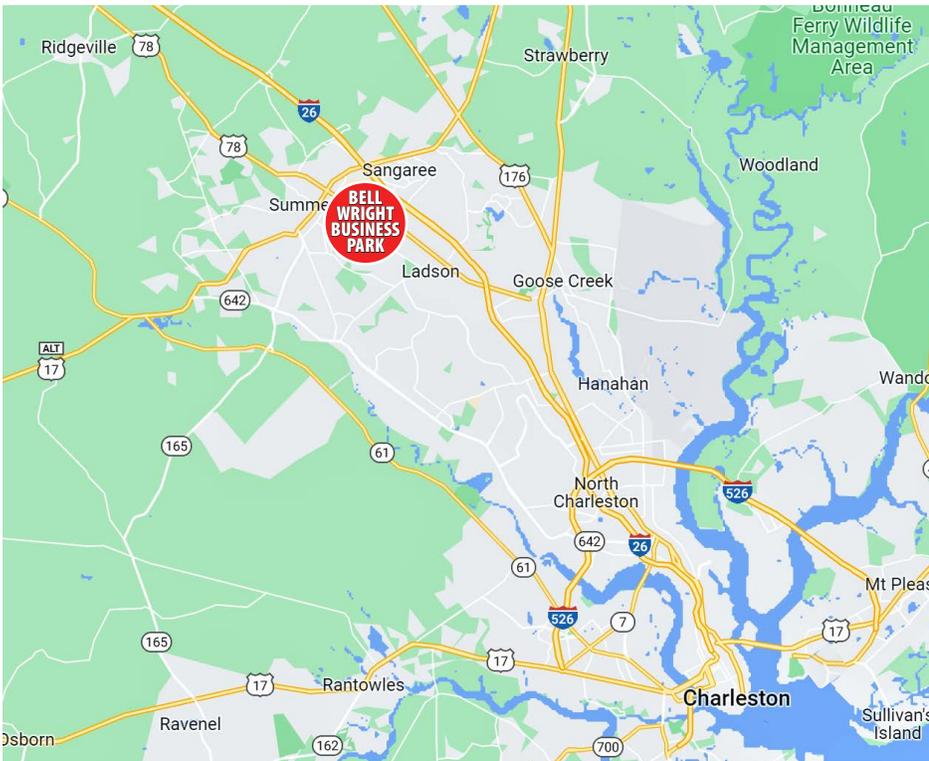
INDUSTRIAL SPACE FOR LEASE

**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



OFFERING SUMMARY

Address	Cember & Elliana Way Summerville, SC 29483
Zoning	Light Industrial
County	Berkeley County
Municipality	North Charleston
Lease Type	NNN
Available SF	131 Elliana: Unit D - 2,652 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.

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.

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.

Additional laydown area is available for lease.

LOCATION



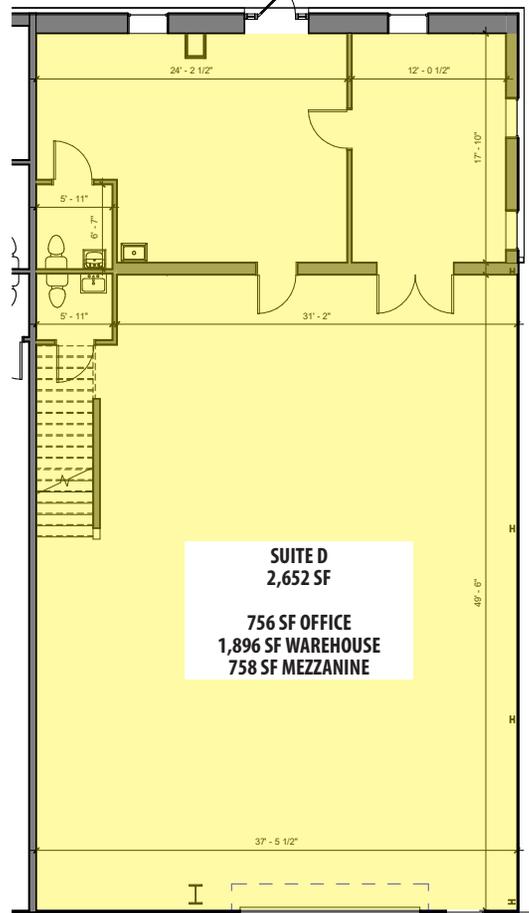
BELL WRIGHT BUSINESS PARK



CEMBER & ELLIANA WAY

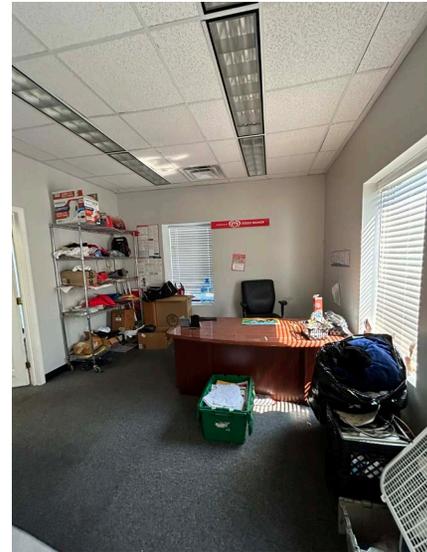


131 ELLIANA WAY - UNIT D



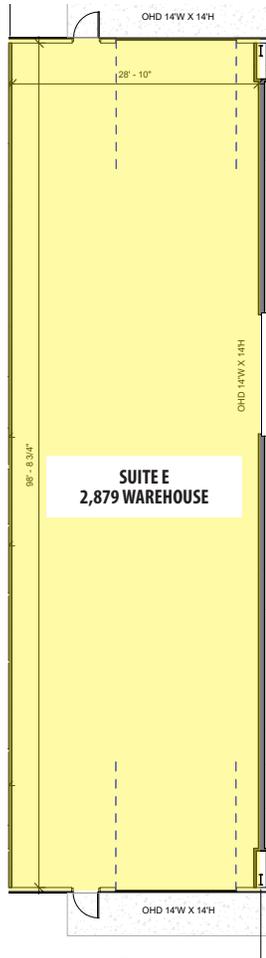
① First Floor Plan
1/8" = 1'-0"

Lease Rate: \$18/SF, NNN
Drive-in Door: (1) 14' x 14'
Space Available: 3/1/2026

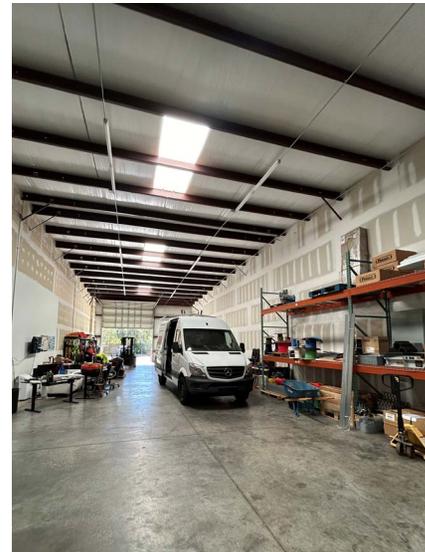
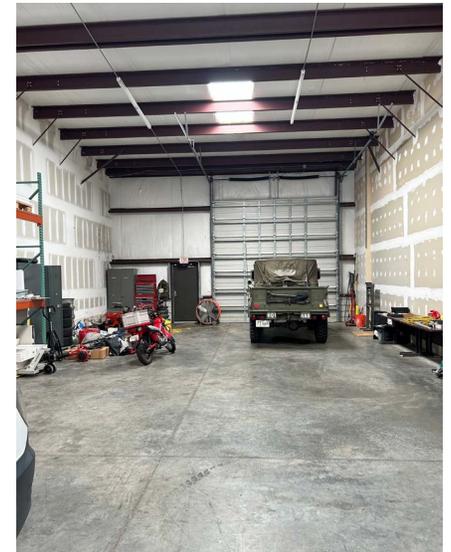


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217 CEMBER WAY - UNIT E

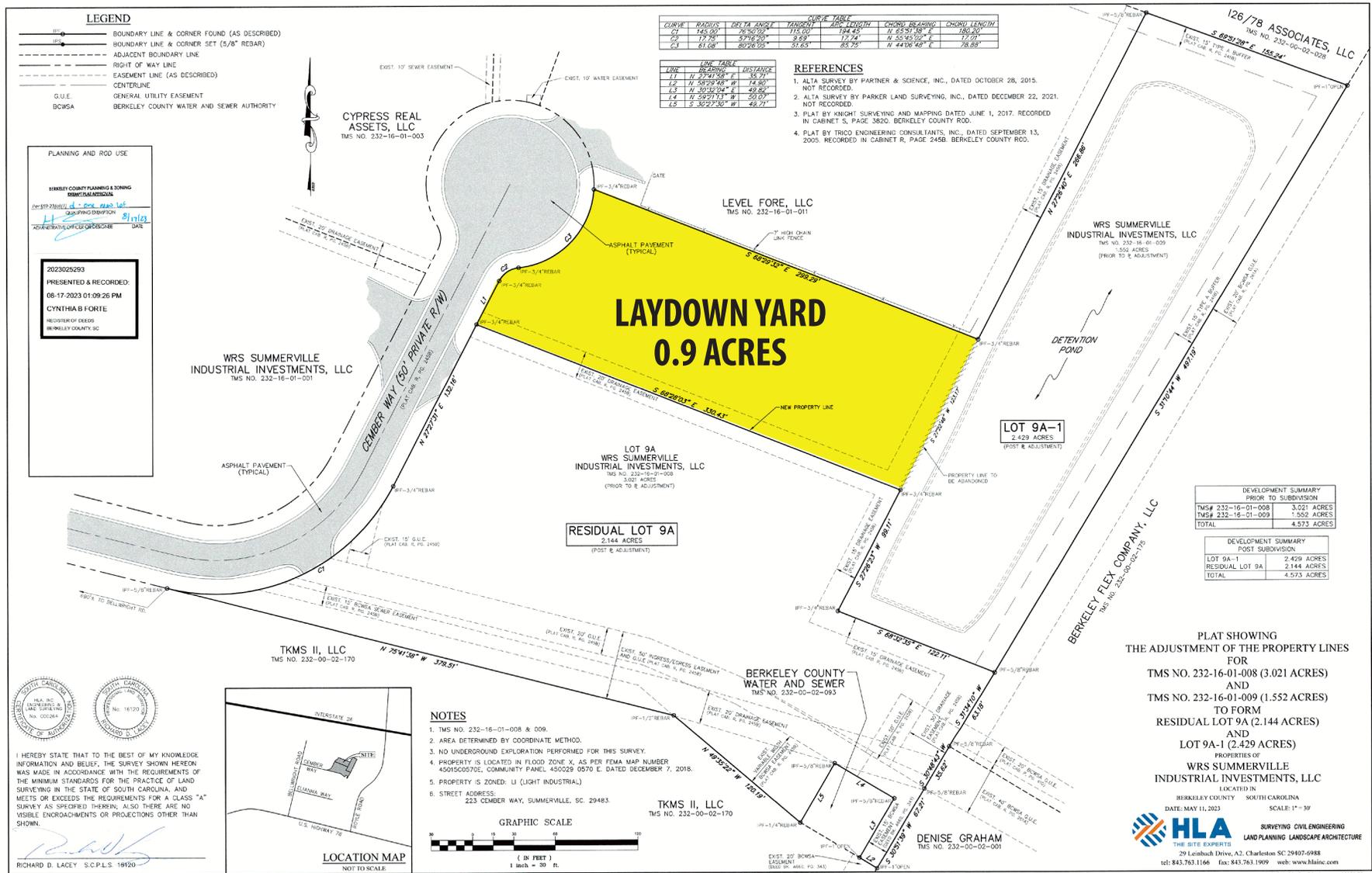


Lease Rate: \$17/SF, NNN
Drive-in Door: (2) 14' x 14'
Space Available: 1/1/2026



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CEMBER WAY - LAYDOWN YARD



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CEMBER WAY - LAYDOWN YARD





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