

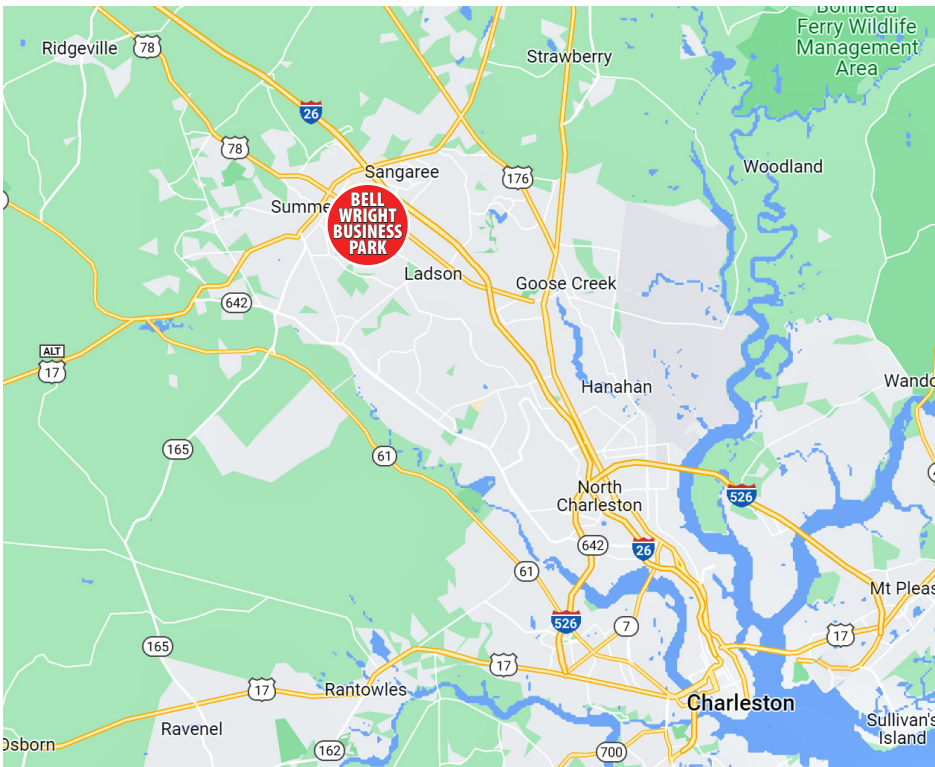
INDUSTRIAL SPACE FOR LEASE

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

LAYDOWN YARD
ALSO AVAILABLE



Culler Bennett, Leasing
843.654.7879
cbennett@wrsrealty.com



OFFERING SUMMARY

Address	Cember & Elliana Way Summerville, SC 29483
Zoning	Light Industrial
County	Berkeley County
Municipality	North Charleston
Lease Rate	\$12.50 - \$13.50 SF/YR
Lease Type	NNN
Available SF	131 Elliana: Units A - 2,642 SF 131 Elliana: Units B & C - 5,218 SF

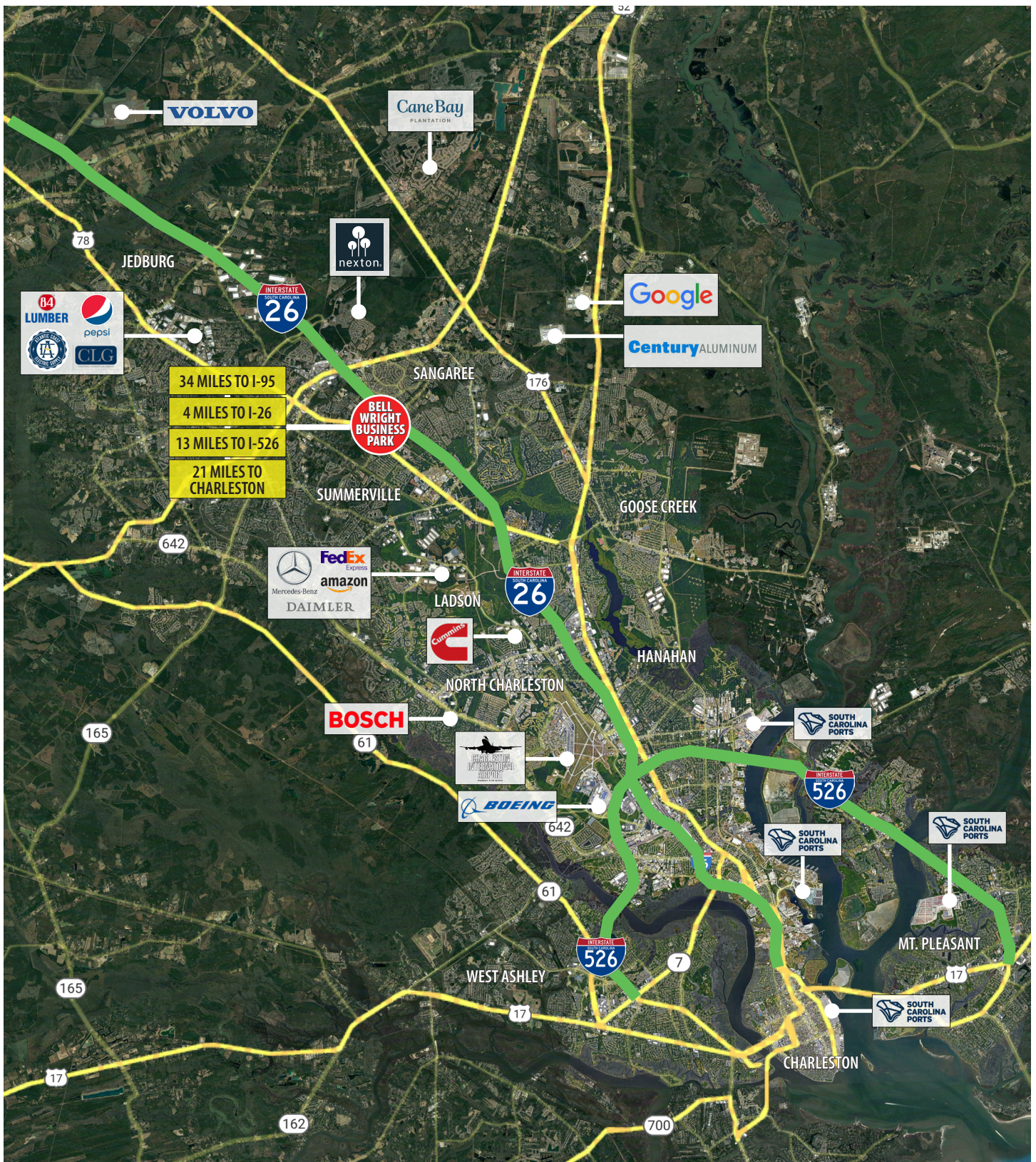
THE PROPERTY

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.

Current available spaces range from 2,642 SF to 5,218 SF. Building units can be combined to accommodate various users. All units have drive in doors and office space. The buildings are surrounded by established businesses and offer excellent street front visibility within the industrial park. See individual floor plans for space specifications.

An additional 0.9 acre laydown yard is available on Cember Way for \$6,300/month, NNN.

LOCATION



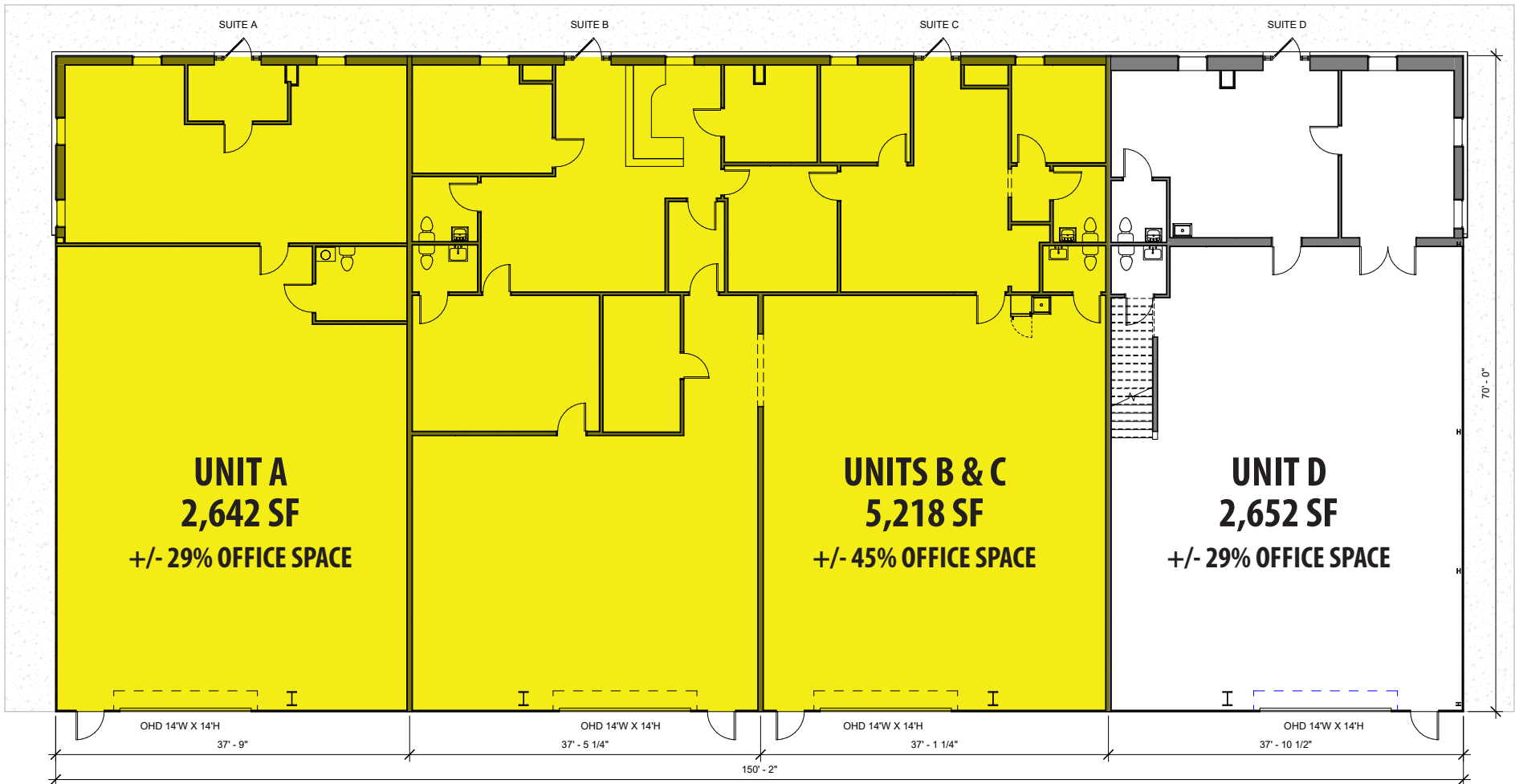
BELL WRIGHT BUSINESS PARK



CEMBER & ELLIANA WAY



131 ELLIANA WAY - UNITS A, B & C



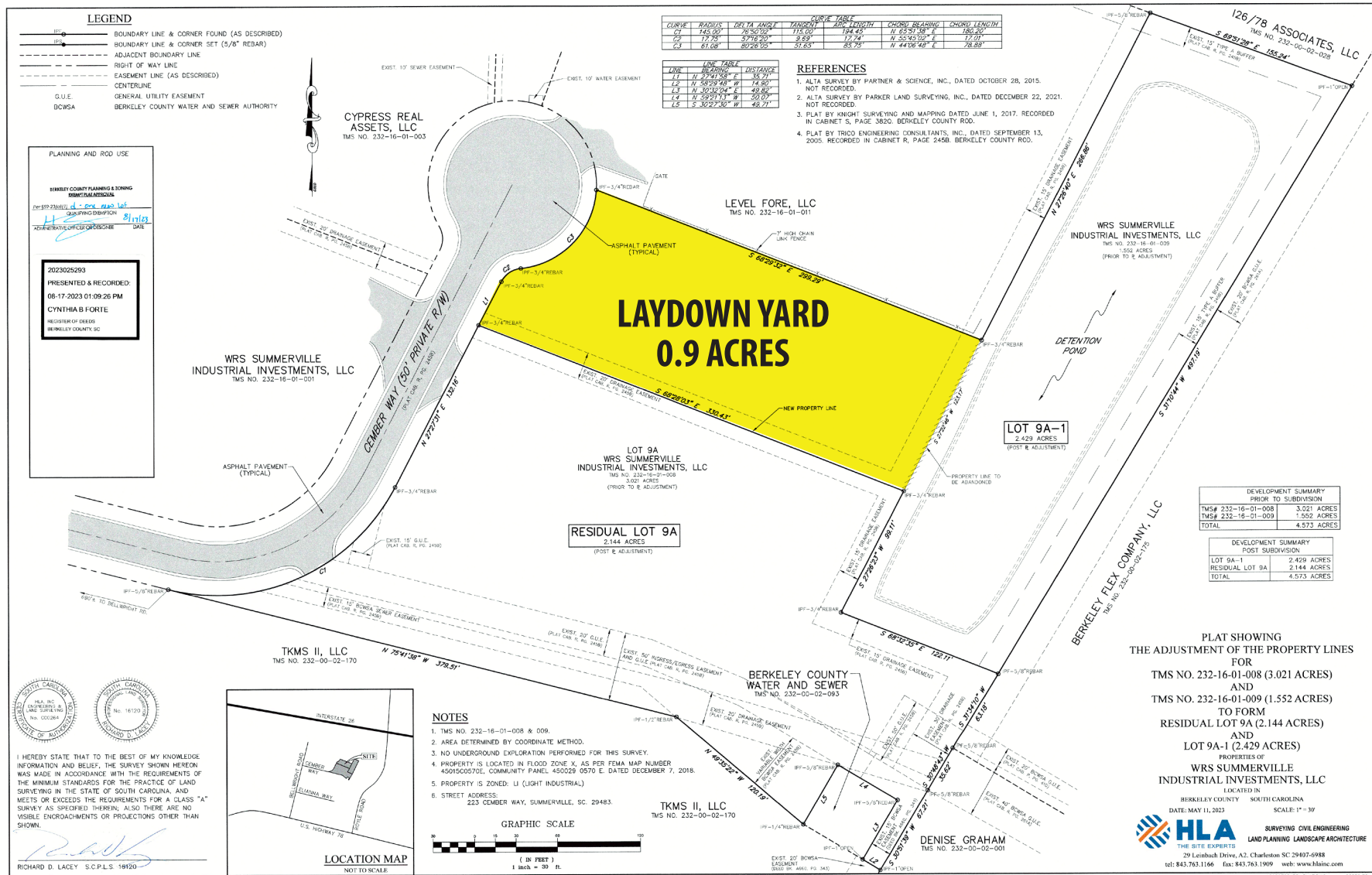
① Floor Plan - 131 Elliana Way
1/8" = 1'-0"

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WRS Inc. | 410 Mill Street, Bldg. 1, Suite 200 | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889

131 ELLIANA WAY PHOTOS



CEMBER WAY - LAYDOWN YARD



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CEMBER WAY - LAYDOWN YARD





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