

INDUSTRIAL SPACE FOR LEASE

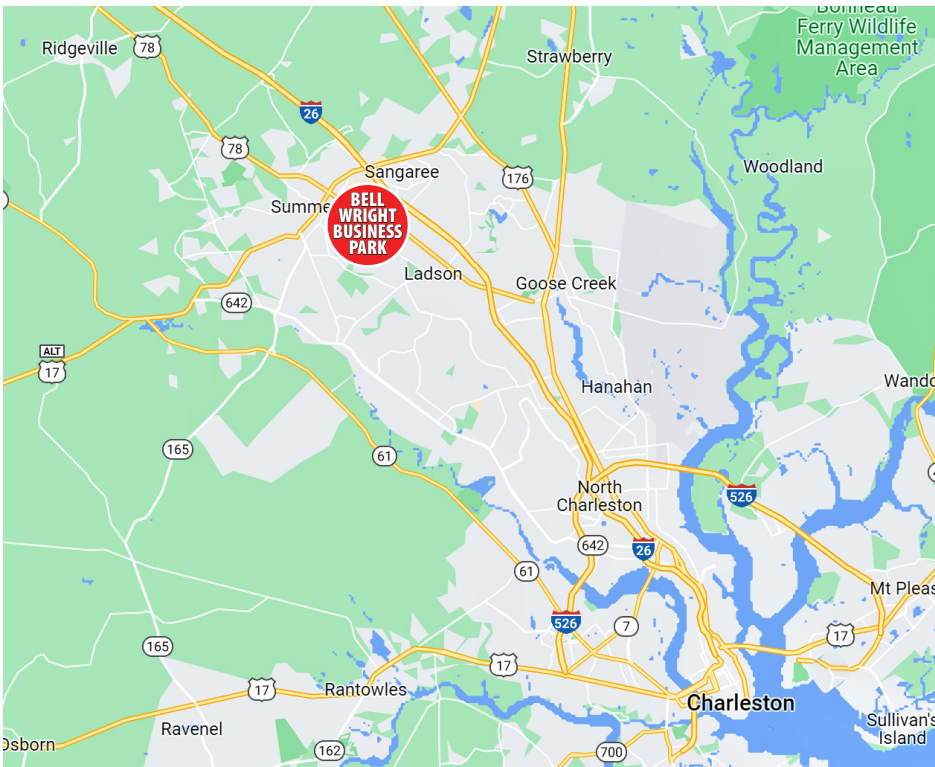
BELL WRIGHT BUSINESS PARK

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

LAYDOWN YARD
ALSO AVAILABLE



Grace Moring, Leasing
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OFFERING SUMMARY

Address	Cember & Elliana Way Summerville, SC 29483
Zoning	Light Industrial
County	Berkeley County
Municipality	North Charleston
Lease Type	NNN
Available SF	133 Elliana: Unit B-1 - 1,171 SF 217 Cember: Unit D - 6,017 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 are 1,171 SF and 6,017 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 \$5,000/month.

LOCATION



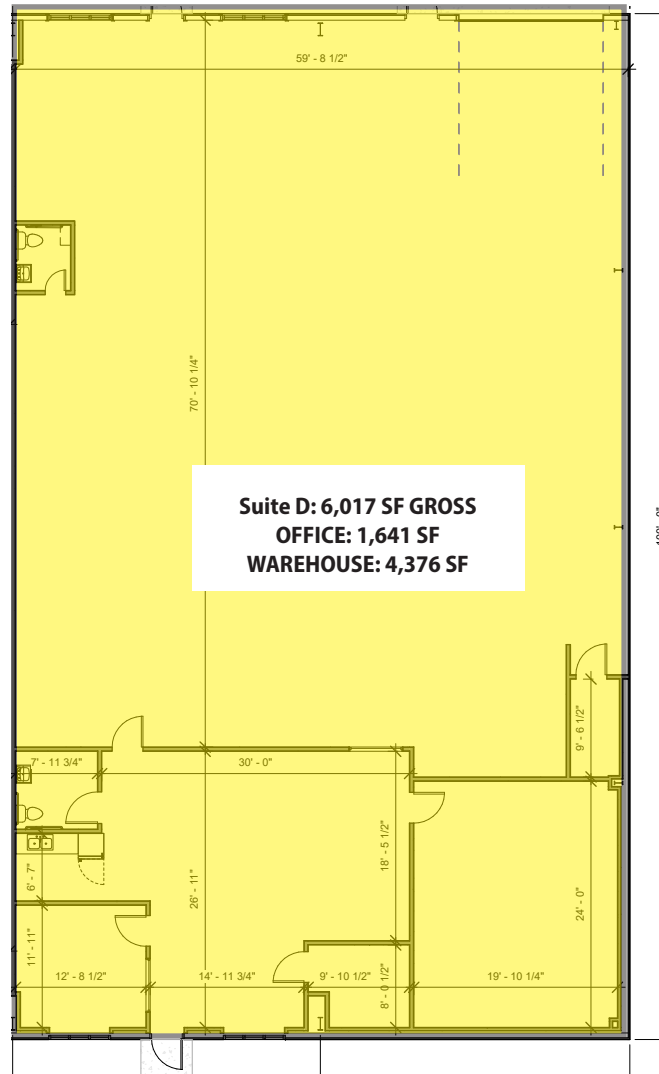
BELL WRIGHT BUSINESS PARK



CEMBER & ELLIANA WAY



217 CEMBER WAY UNIT D FLOOR PLAN



Hensley Commercial Park

Cember Way, Summerville, SC 29483

217 Cember - Floor Plan

October 14, 2022

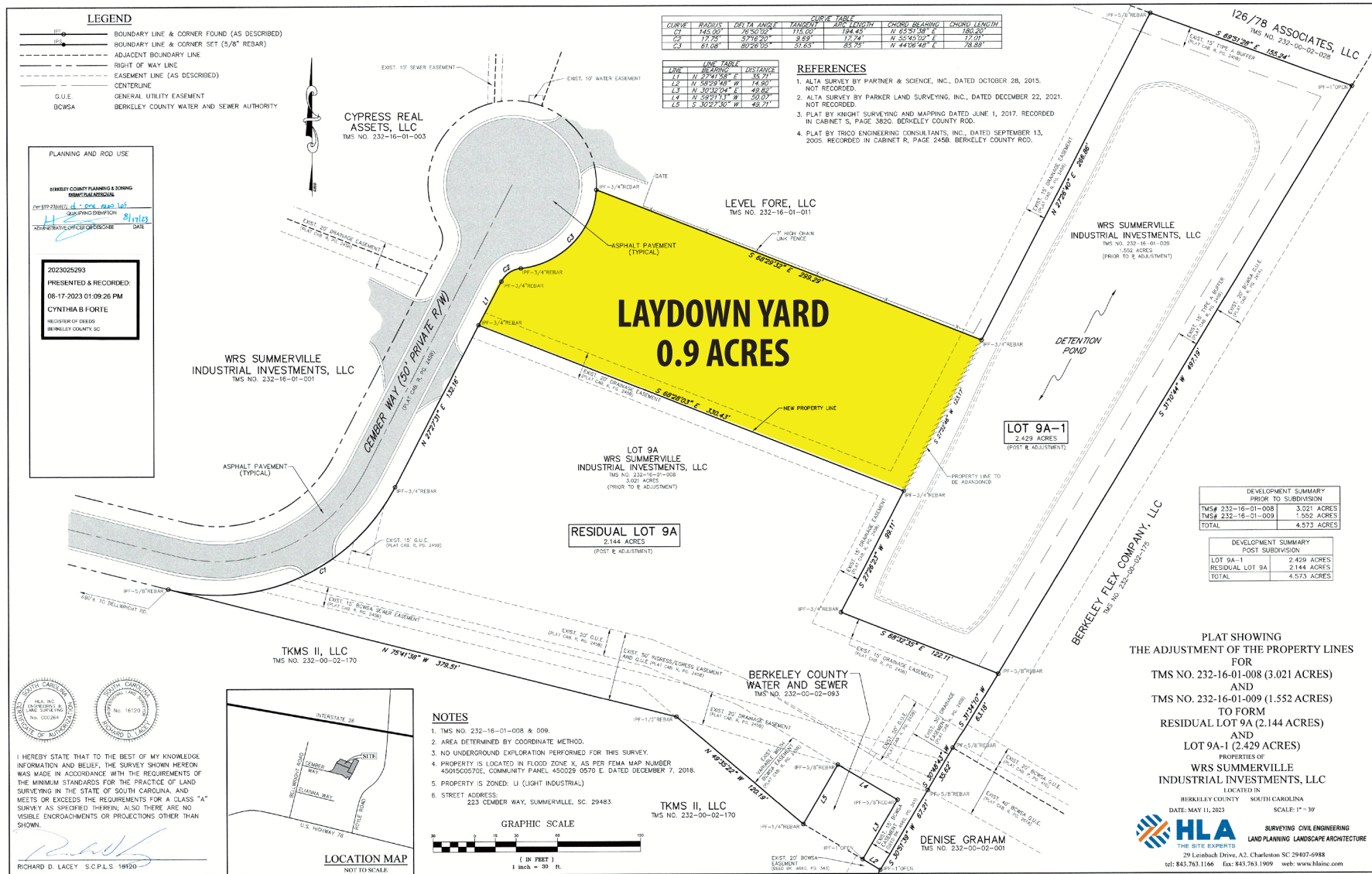
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The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions prior to sale or lease, or withdrawal without notice.

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CEMBER WAY - LAYDOWN YARD



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CEMBER WAY - LAYDOWN YARD





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