

FOR LEASE

FLEX/RETAIL SUITES



622 OLD TROLLEY RD, SUMMERTON, SC 29485

Harbor
COMMERCIAL PARTNERS

PROPERTY DESCRIPTION

Two 2,000 SF flex/retail spaces are available for lease. Located within the IronGate Business Center, an 18-unit business park off Old Trolley Road, the spaces features 800 - 1,050 SF of heated and cooled office/showroom area in the front, along with roughly 850 - 1,200 SF of open storage/warehouse space in the rear. The warehouses includes a 12'x12' drive-in door in the back, as well as separate entrance doors at both the front and rear. They also have single-phase power with 150 amps, and clear heights range from 14' to 16'. The front showroom space includes one restroom. The property offers shared parking and an on-site dumpster. CAM fees cover water/sewer, insurance, landscaping maintenance, and trash service.

THE OFFERING

SUITE	SIZE	LEASE RATE	NNN	AVAILABLE DATE
118	2,000 SF	\$16 PSF NNN	\$4.33 PSF	1/1/26
134	2,000 SF	\$16 PSF NNN	\$4.33 PSF	3/1/26



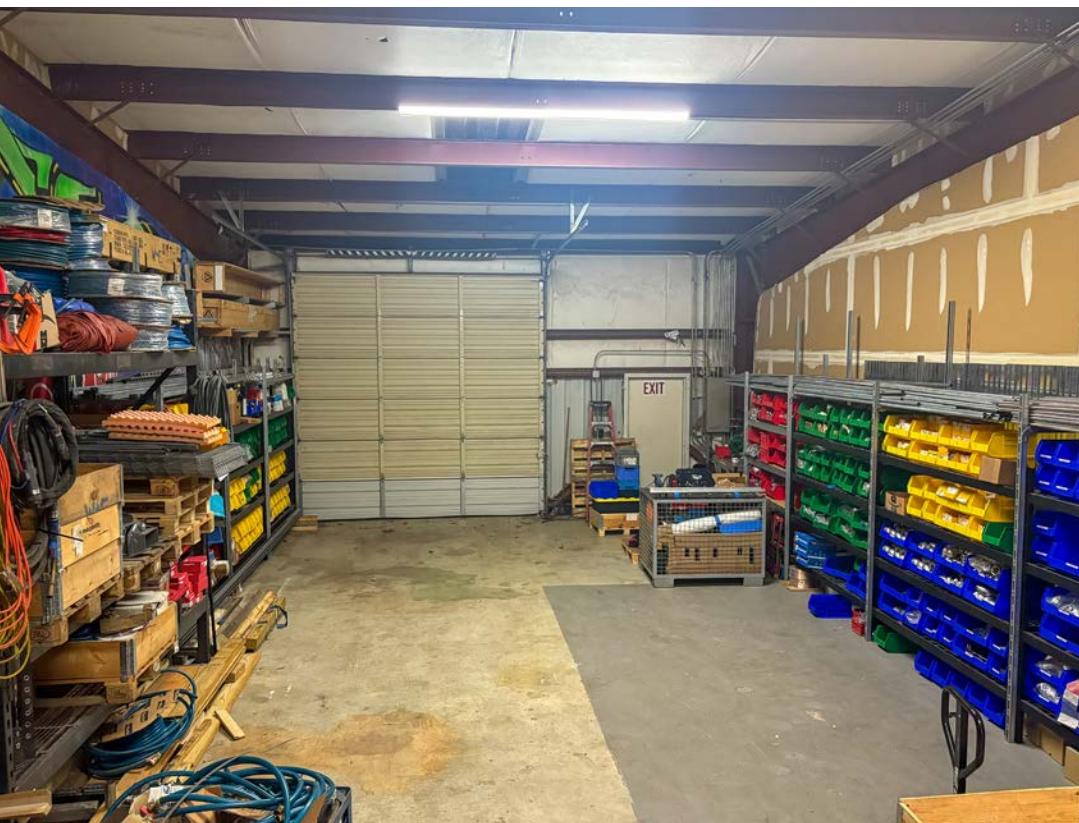
PROPERTY SPECS

TAX ID/APN	153-03-03-027
SPACE AVAILABLE	(2) 2,000 SF
OFFICE/SHOWROOM SF	800 - 1,050 SF
WAREHOUSE	850 - 1,200 SF
LEASE RATE	\$16.00 PSF NNN
COUNTY	Dorchester
MUNICIPALITY	City of Summerville
ZONING	Dorchester- UC-MX
CLEARANCE HEIGHT	14'-16'
EAVE HEIGHT	14'
CENTER HEIGHT	15' -16'
FENCED YARD	No
HEATING/COOLING	Office only
LIGHTING	LED
POWER	Single Phase
DRIVE-IN DOOR	(1) 12'x12'/Suite
COLUMNS	Clear Span

SUITE 118



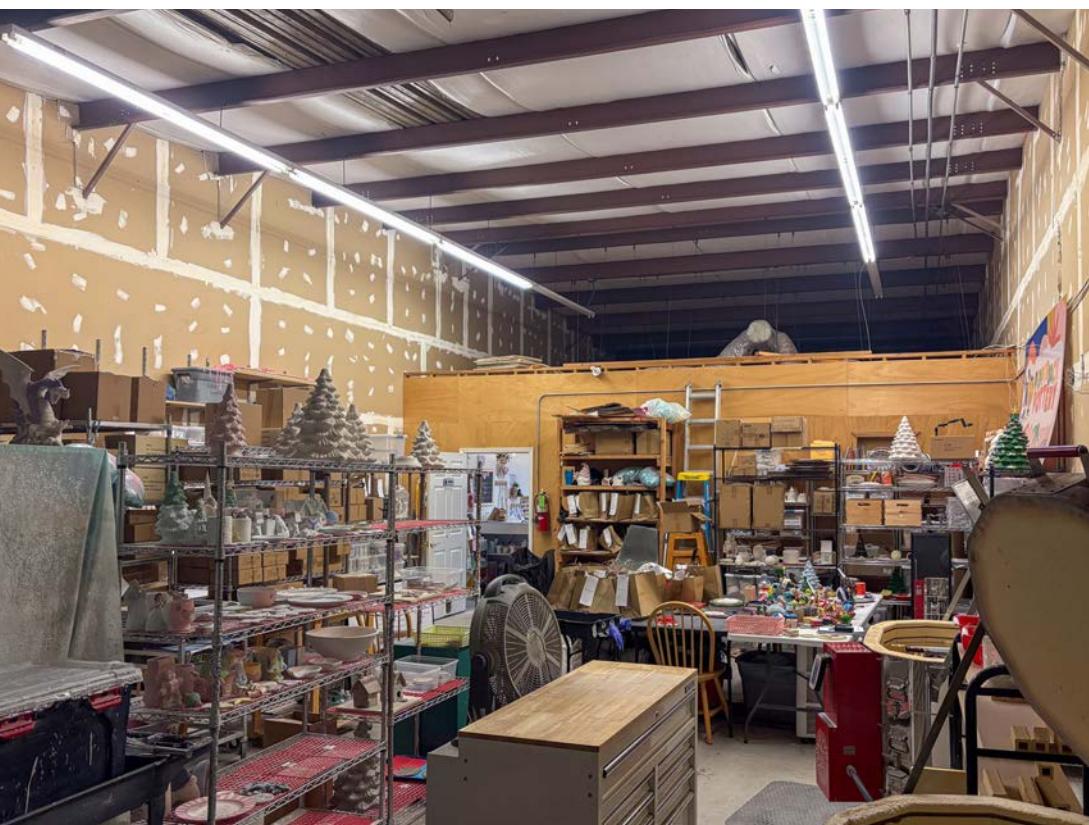
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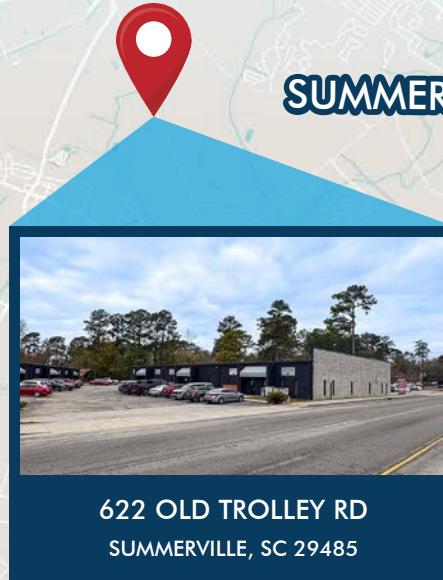


SUITE 134



LOCATION MAP

622 OLD TROLLEY RD, SUMMERTVILLE, SC 29485



SUMMERTVILLE

INTERSTATE
26

GOOSE
CREEK

HANAHAN

NORTH
CHARLESTON

WEST ASHLEY

DANIEL
ISLAND

MT PLEASANT

CHARLESTON



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