

FOR LEASE

FLEX/RETAIL SUITES



622 OLD TROLLEY RD, SUMMERVILLE, SC 29485

Harbor
COMMERCIAL PARTNERS

622 OLD TROLLEY RD, SUMMERVILLE, SC 29485

PROPERTY DESCRIPTION

Multiple 2,000 SF of flex spaces available within the Irongate Business Center, an 18-unit business park off Old Trolley Road. The spaces feature heated and cooled offices/showrooms area in the front, along with open storage/warehouse space in the rear. The warehouses include a 12x12' drive-in door in the back, as well as separate entrance doors at both the front and rear. Also has single-phase power with 150 amps, and clear heights range from 14ft to 16ft. The front showroom spaces include 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
120	2,000 SF	\$16 PSF NNN	\$5.36 PSF	6/1/26
132/134	2,000 - 4,000 SF	\$16 PSF NNN	\$4.36 PSF	6/1/26

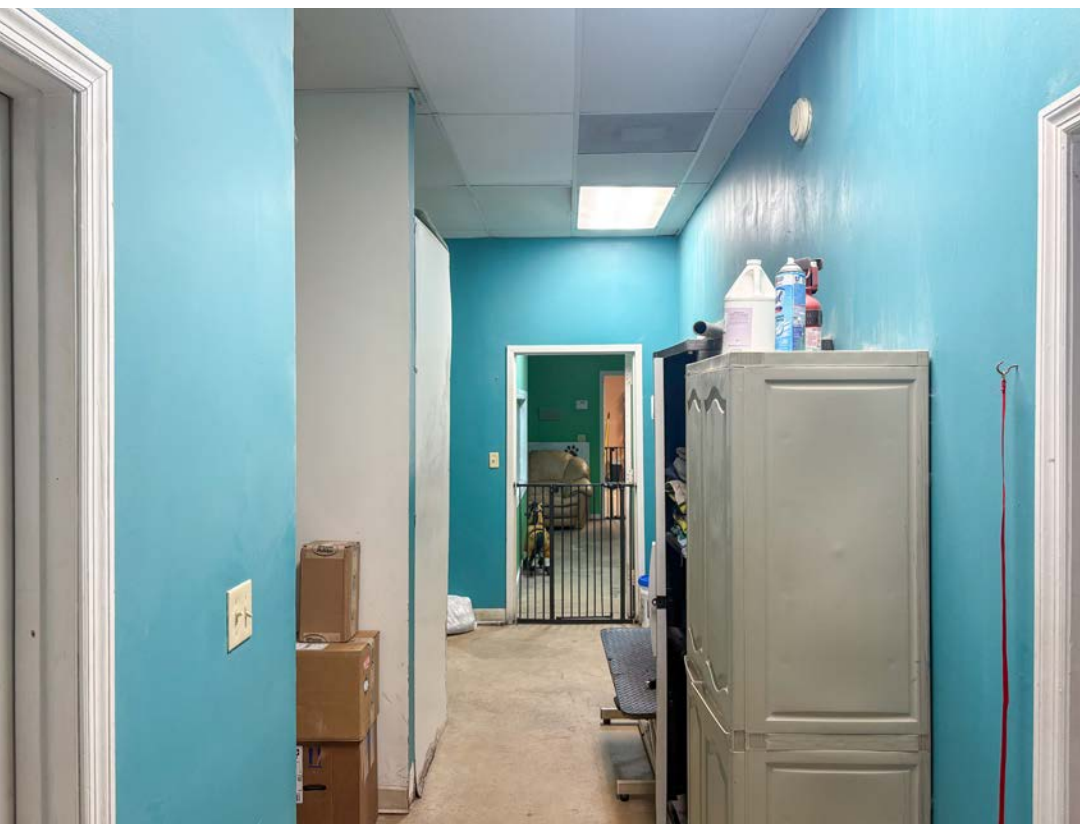
PROPERTY SPECS

TAX ID/APN	153-03-03-027; 153-03-03-028; 153-03-03-032; 153-03-03-034
SPACE AVAILABLE	(4) 2,000 SF Suites
COUNTY	Dorchester
MUNICIPALITY	City of Summerville
ZONING	Dorchester- UC-MX
CLEARANCE HEIGHT	14'-16'
EAVE HEIGHT	14'
CENTER HEIGHT	14' -16'
FENCED YARD	No
HEATING/COOLING	Office only
LIGHTING	LED
POWER	Single Phase
DRIVE-IN DOOR	(1) 12'x12'/Suite
COLUMNS	Clear Span

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SUITE 120



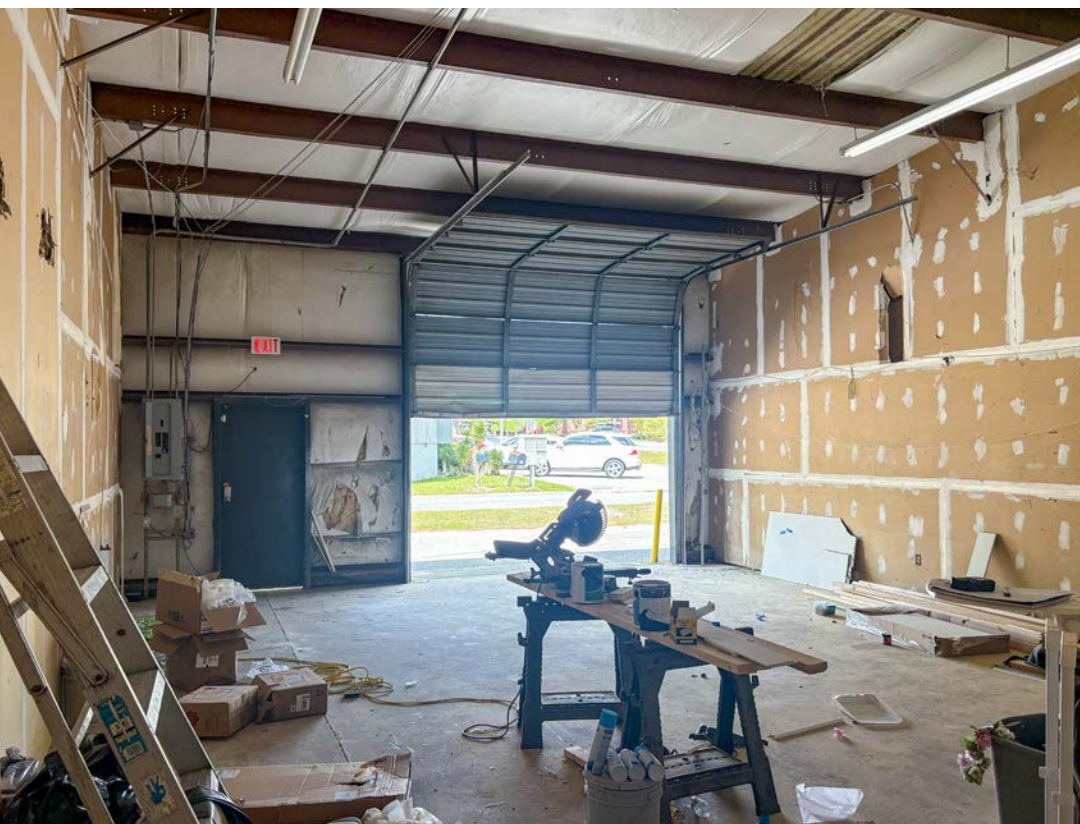
UNIT 120: RETAIL

2,000 SF flex space available located within the Irongate Business Center, an 18-unit business park off Old Trolley Road. The space features 2,000 SF of several conditioned offices and includes a 12x12' drive-in door in the back, as well as separate entrance doors at both the front and rear. Also has single-phase power with 150 amps. Suite 120 includes two restrooms.

SUITE 132



622 OLD TROLLEY RD, SUMMERVILLE, SC 29485



UNIT 132: RETAIL

2,000 SF flex space available located within the Irongate Business Center, an 18-unit business park off Old Trolley Road. The space features 1,150 SF of heated and cooled office/showroom area in the front, along with roughly 850 sq ft of open storage/warehouse space in the rear. The warehouse includes a 12x12' drive-in door in the back, as well as separate entrance doors at both the front and rear. Includes single-phase power with 150 amps, and clear heights range from 14ft to 16ft. The front showroom space includes one restroom.

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SUITE 134

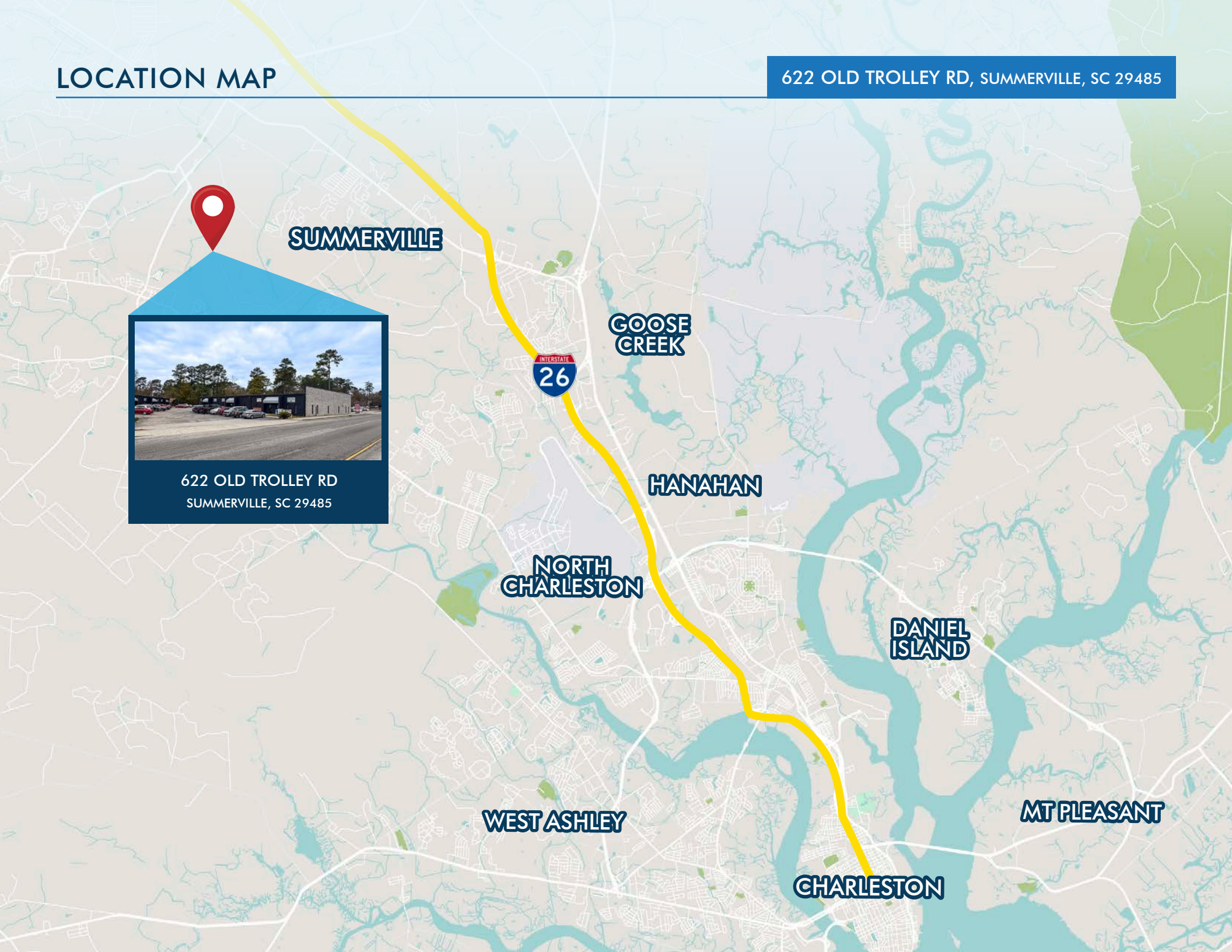


UNIT 134: RETAIL

2,000 SF flex space available located within the Irongate Business Center, an 18-unit business park off Old Trolley Road. The space features 1,050 SF of heated and cooled office/showroom area in the front, along with roughly 850 sq ft of open storage/warehouse space in the rear. The warehouse includes a 12x12' drive-in door in the back, as well as separate entrance doors at both the front and rear. Also has single-phase power with 150 amps, and clear heights range from 14ft to 16ft. The front showroom space includes one restroom.

LOCATION MAP

622 OLD TROLLEY RD, SUMMERVILLE, SC 29485





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