FOR LEASE

FLEX/RETAIL SUITES

622 OLD TROLLEY RD, SUMMERVILLE, SC 29485

Harbor
COMMERCIAL PARTNERS

PROPERTY DESCRIPTION

(2) 2,000 SF flex spaces available within the Irongate Business Center, an 18-unit business park off Old Trolley Road. The spaces feature a heated and cooled office/showroom area in the front, along with open storage/warehouse space in the rear.

The spaces 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. Each 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

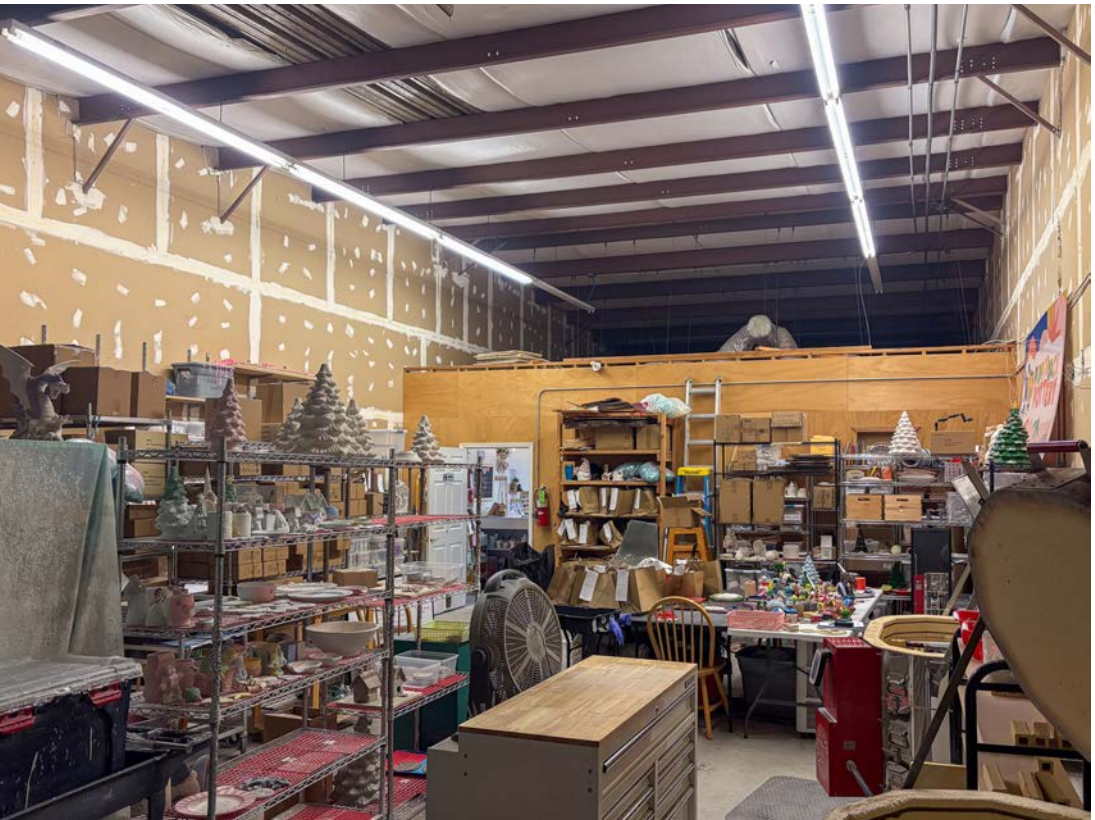
SUITE	SIZE	LEASE RATE	NNN	AVAILABLE DATE
122	2,000 SF	$15 PSF NNN	$5.06 PSF	NOW
134	2,000 SF	$15 PSF NNN	$4.36 PSF	11/1/26

PROPERTY SPECS

TAX ID/APN	153-03-03-035 153-03-03-029
SPACE AVAILABLE	(2) 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′
COLUMNS	Clear Span

SUITE 134

622 OLD TROLLEY RD, SUMMERVILLE, SC 29485



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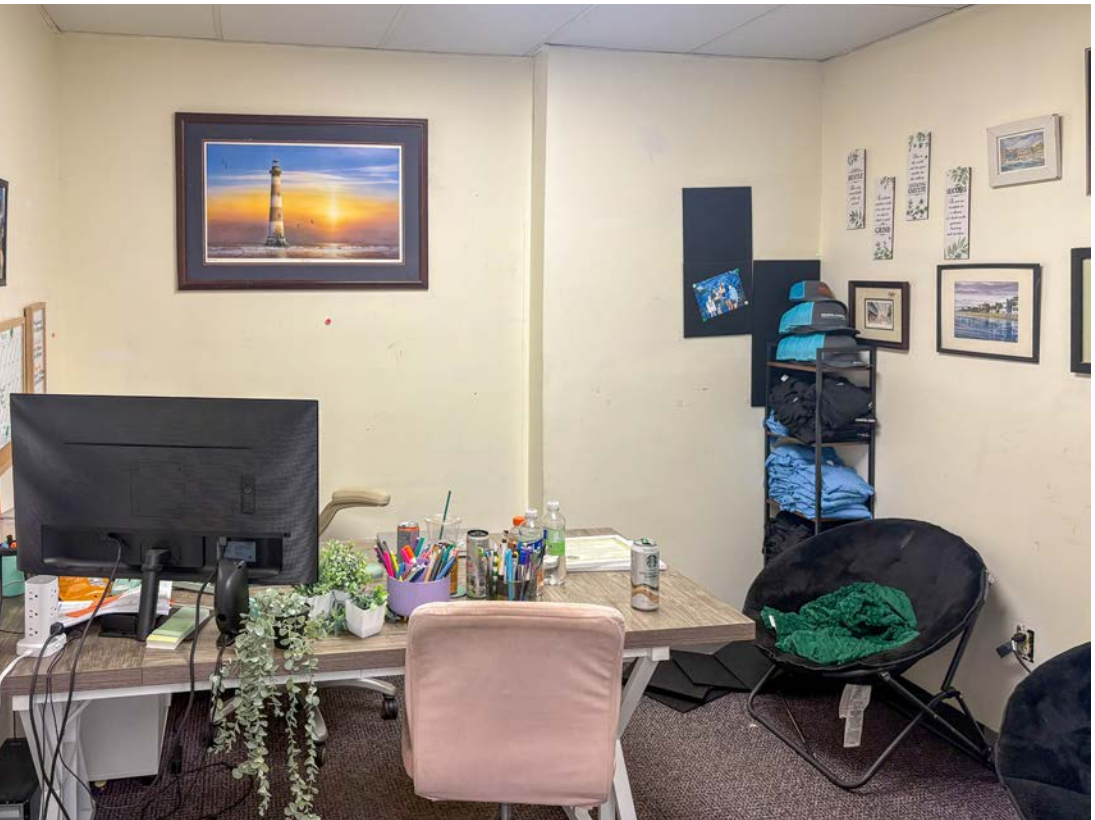
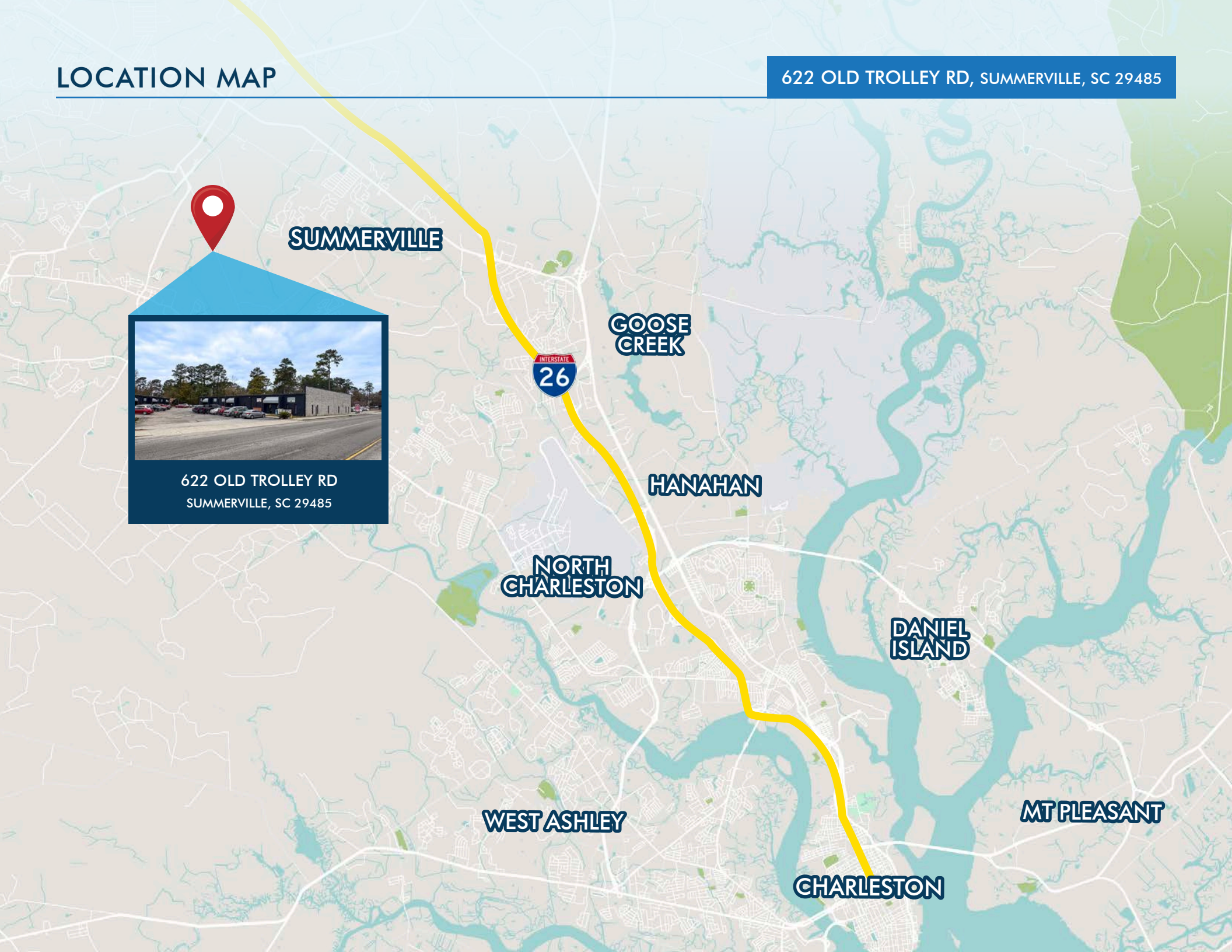
SUITE 122



LOCATION MAP

622 OLD TROLLEY RD, SUMMERVILLE, SC 29485



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