INDUSTRIAL PROPERTY FOR SALE

166 Quality Drive
Summerville, SC 29483

Kip Bowman | Principal | kipbowman@gmail.com

Sara Bodell | Associate | sbodell@cbcatlantic.com

COLDWELL BANKER COMMERCIAL ATLANTIC

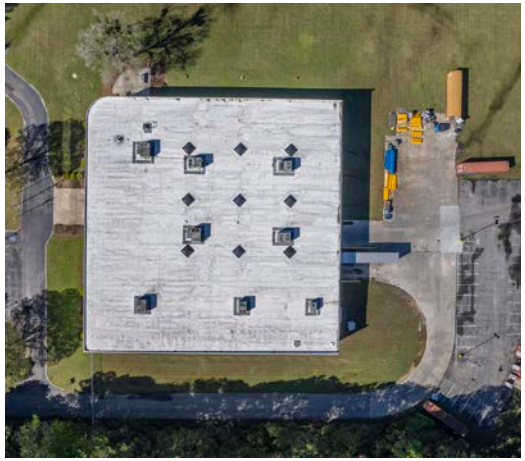
THE OPPORTUNITY

Price: **$7,900,000**

Available: **7.3 Acres**
43,501 SF

43,501 SF warehouse/office for sale on 7.3 acres consists of 35,591 SF of manufacturing area and 7,910 SF of office space in one of the fastest growing industrial zones for the Tri-County area. Greater Charleston is comprised of Boeing, Volvo, Redwood Materials, Charleston AFB and the Charleston Ports Authority. Known for our historic district, hospitality, beaches and temperate climate, Charleston continues to be the next destination for many corporations looking for the right location with ample workforce and “business friendly” regulations.

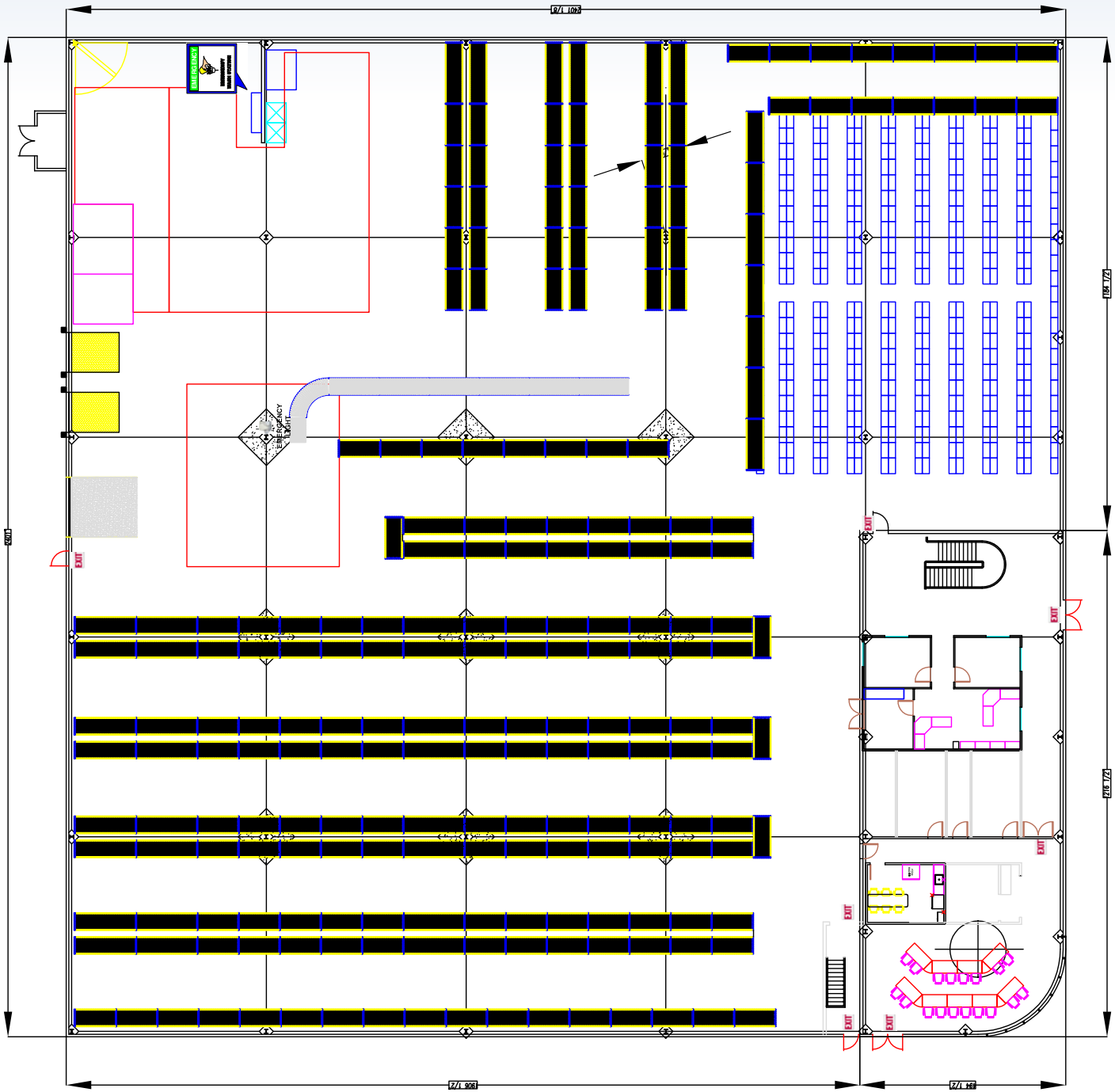
Building Specs: Roof replaced in 2011 with 60mil TPO White reinforced membrane with heat welded seams; 20 Year Warranty; mechanically attach 2.5" polyisocyanurate roof insulation; new 24ga aluminum gutter & downspouts; work zone mats around HVAC units. / HVAC: 10 Units - replacements began in 2012 2- 25 ton 3- 20 ton 1- 15 ton 1- 12.5 ton 1- 7.5 ton - all units above are roof mounted with 2 additional ground units 3 and 2.5 ton. / Electrical - 3 phase, 1200 amp / Lighting: LED / Foundation - plans call for 6 to 8 inches / Eave height: 26' / Bathrooms - renovated in 2012 / Fire hydrant & PIV valve replacement in 2013.



SUBJECT PROPERTY - SPECIFICATIONS

Property Address:	166 Quality Drive Summerville, SC 29483 (TMS # 129-00-00-089.000)
County:	Dorchester County, SC
Municipality:	Unincorporated
Zoning:	Industrial (I)
Building Type:	Industrial/Flex Warehouse
# of Buildings:	1
Gross Land Area:	+/- 11.63 taxed acres
Gross Building Area:	43,501 SF
Rating:	Class A
Year Built:	+/- 1992 (Per County Property Card)
Construction Type:	Tilt-Concrete
Existing Office/Flex Area:	7,910 SF (2 Floors, 3,995 SF each)
Loading Access:	2 loading docks (dock high), 1 drive in (with concrete ramp)

SUBJECT PROPERTY

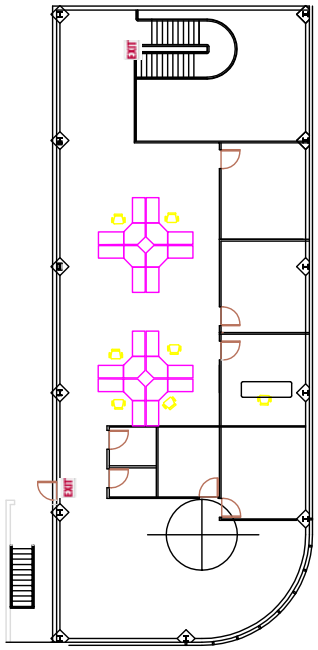


OFFICE AREA-UP
3,955 sq/ft

OFFICE AREA - DOWN
3,955 sq/ft

WAREHOUSE AREA
35,591 sq/ft

166 QUALITY DRIVE
Summerville, SC 29483



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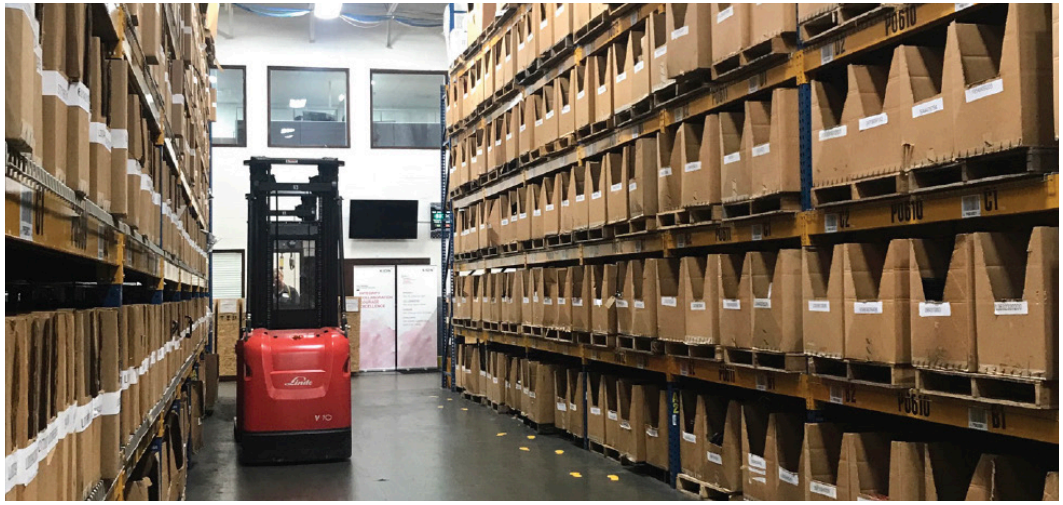

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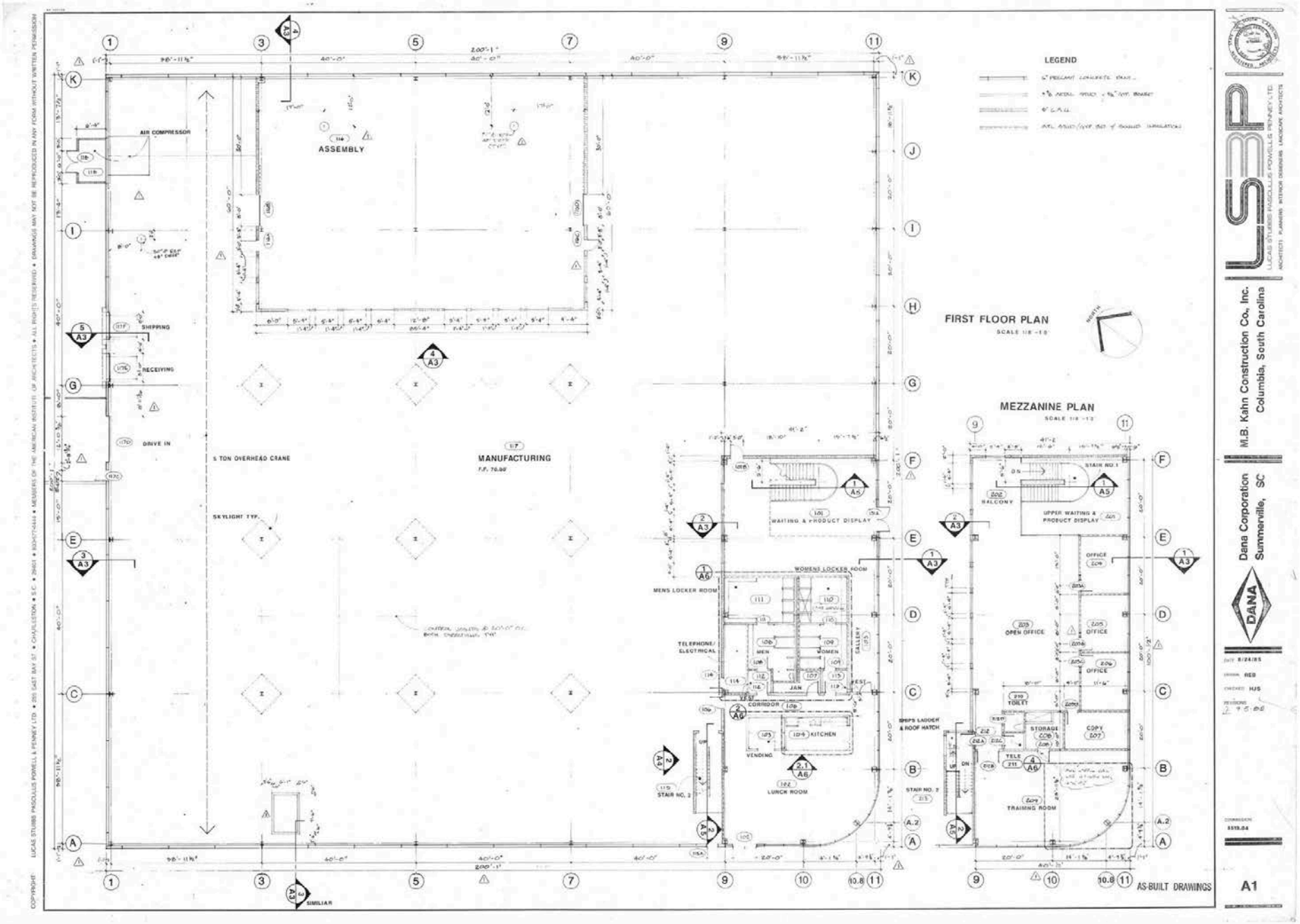

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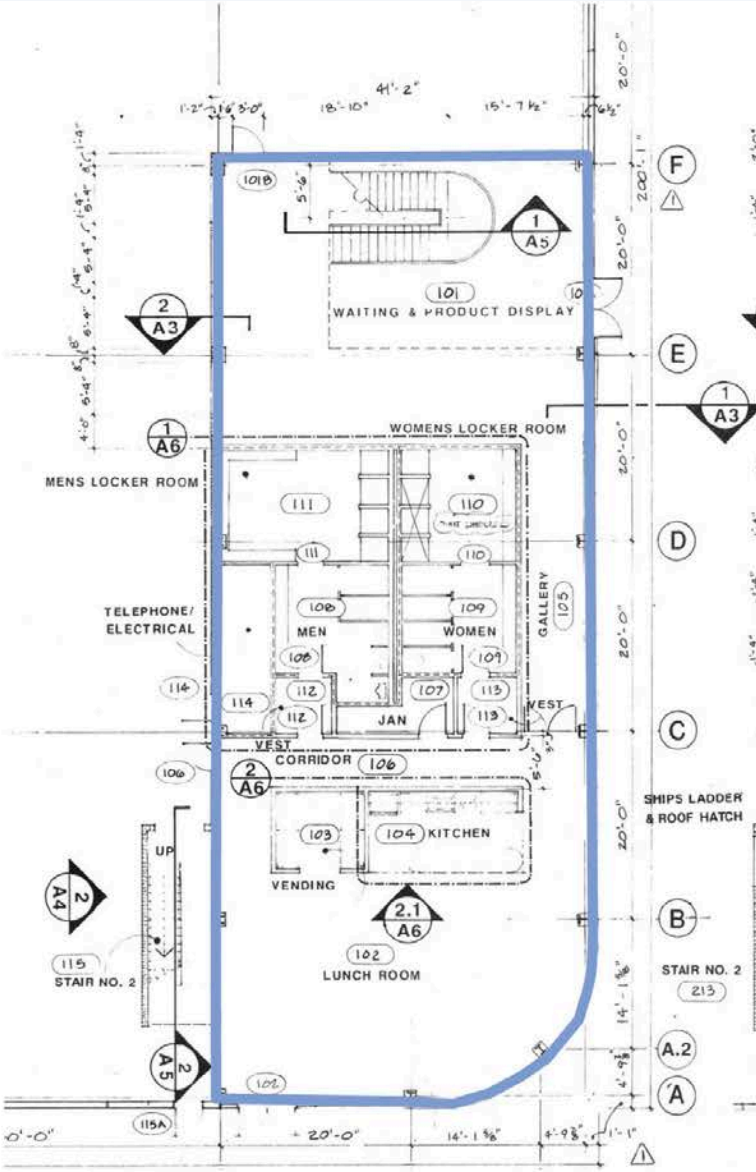

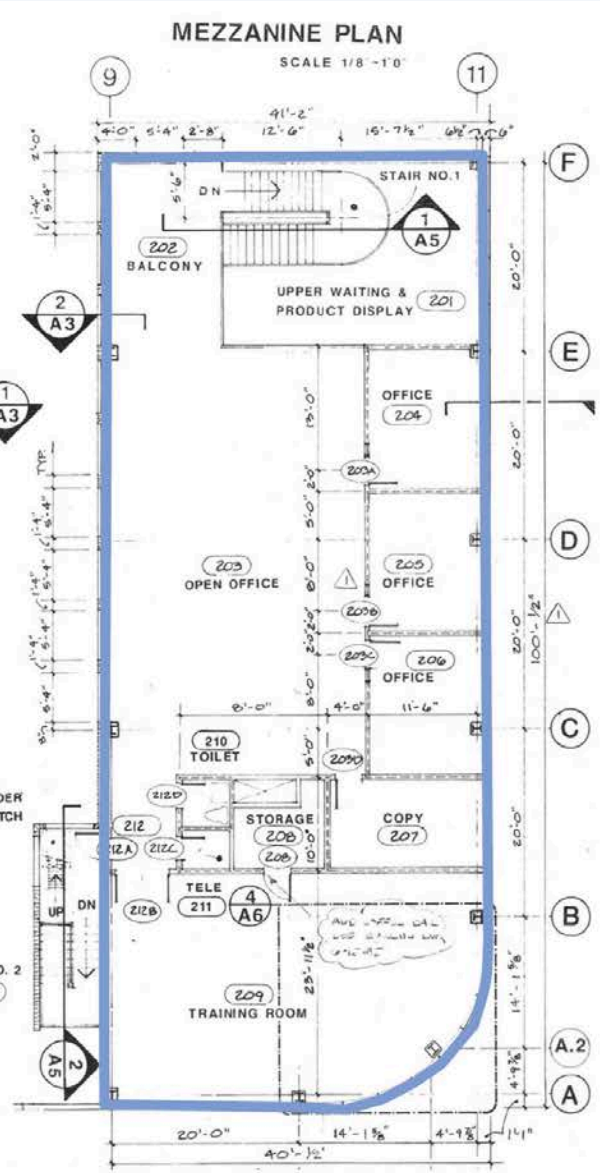

1st Floor Offices
±3,899sf
(100.5' x 38.8')

2nd Floor Offices
±3,899sf
(100.5' x 38.8')

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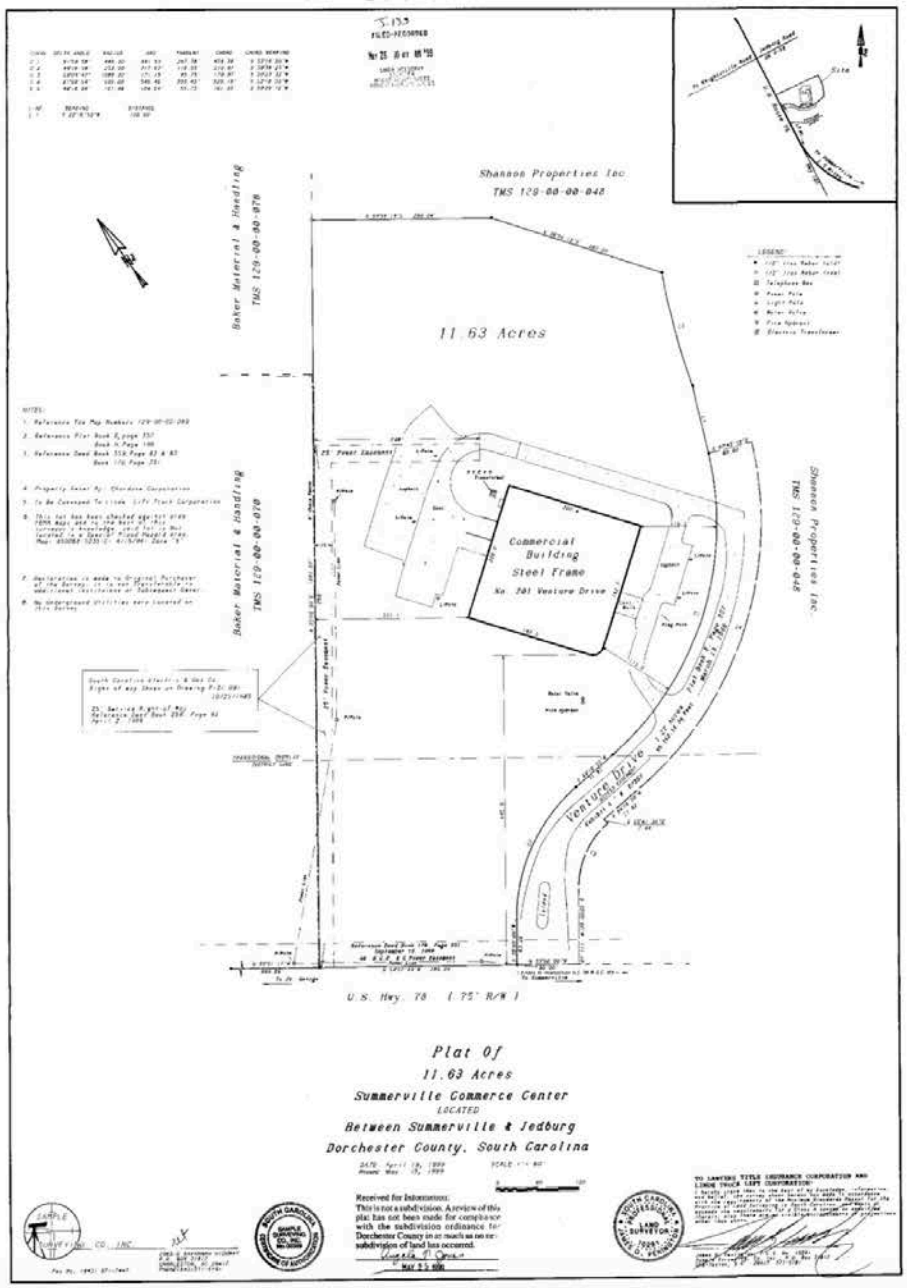
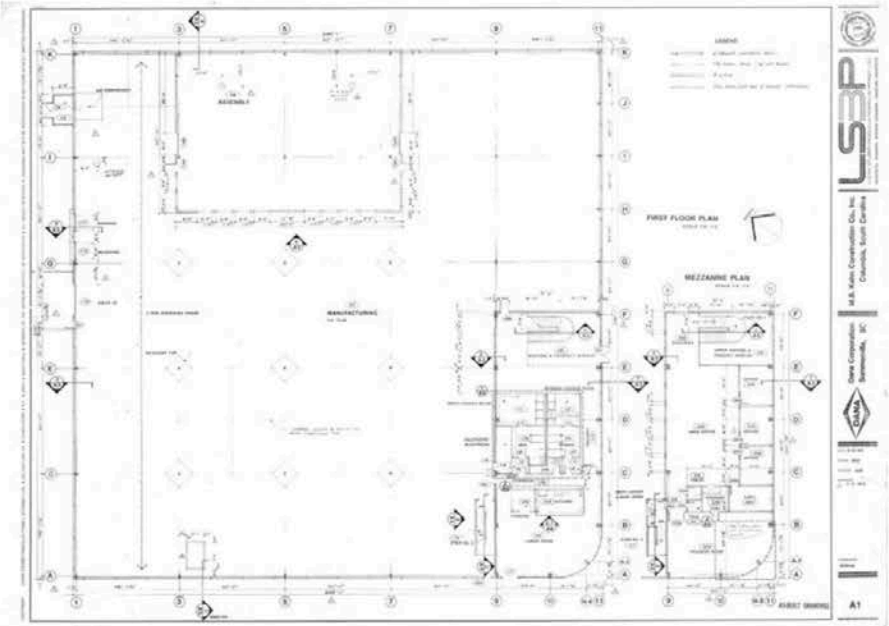
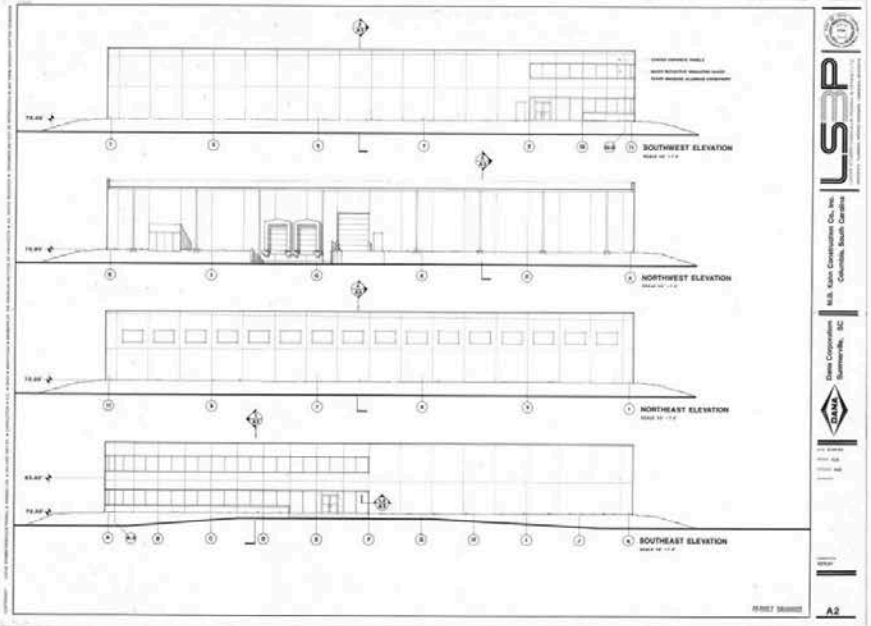


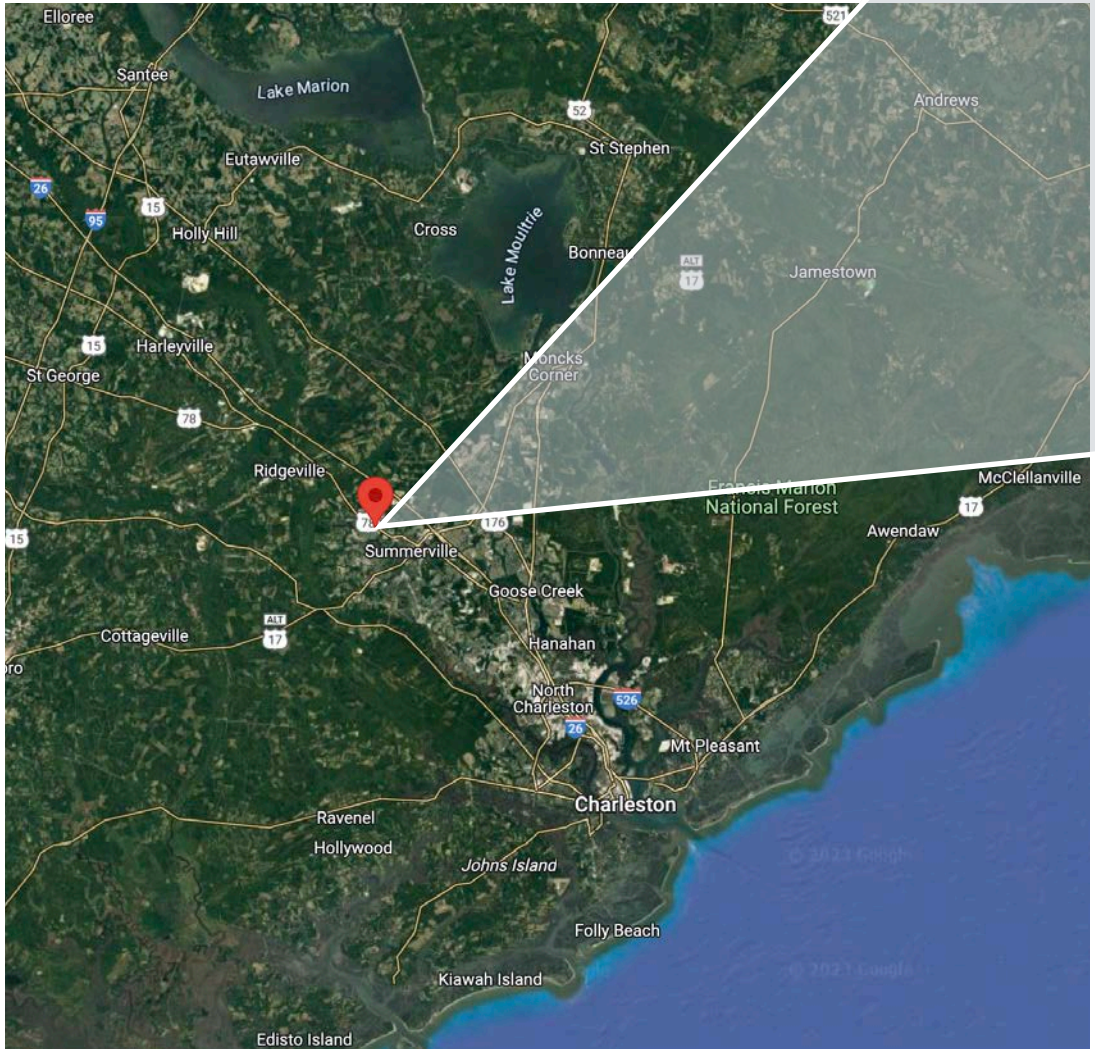


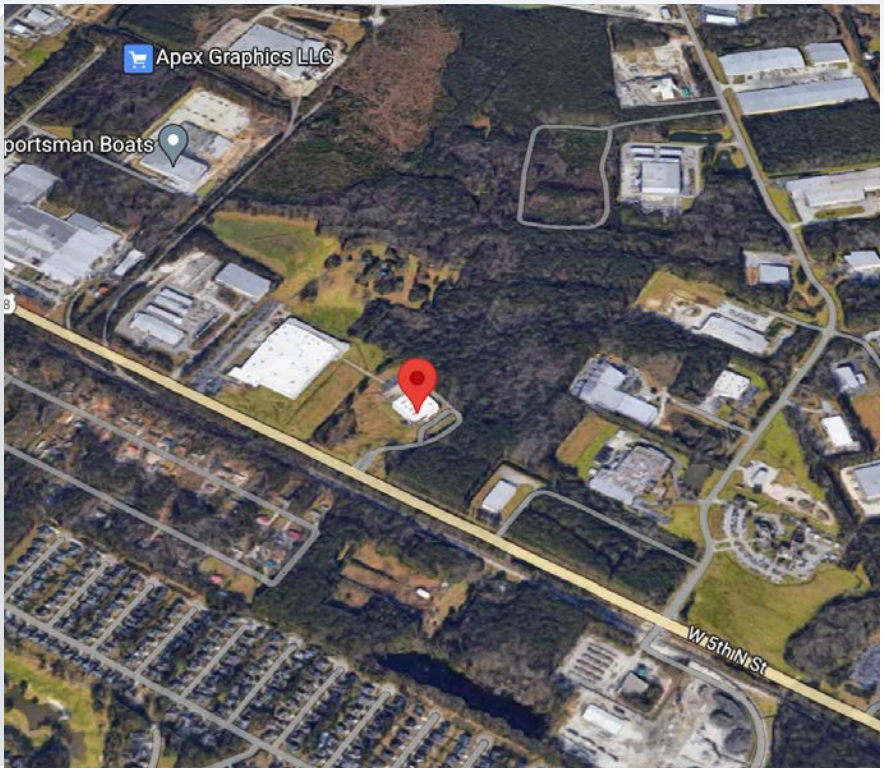


LOCATION

166 Quality Drive is located in Summerville, South Carolina.

Location contiguous to Eastport Industrial Park and McQueen Industrial Park.





Nearest International Airport
Charleston International

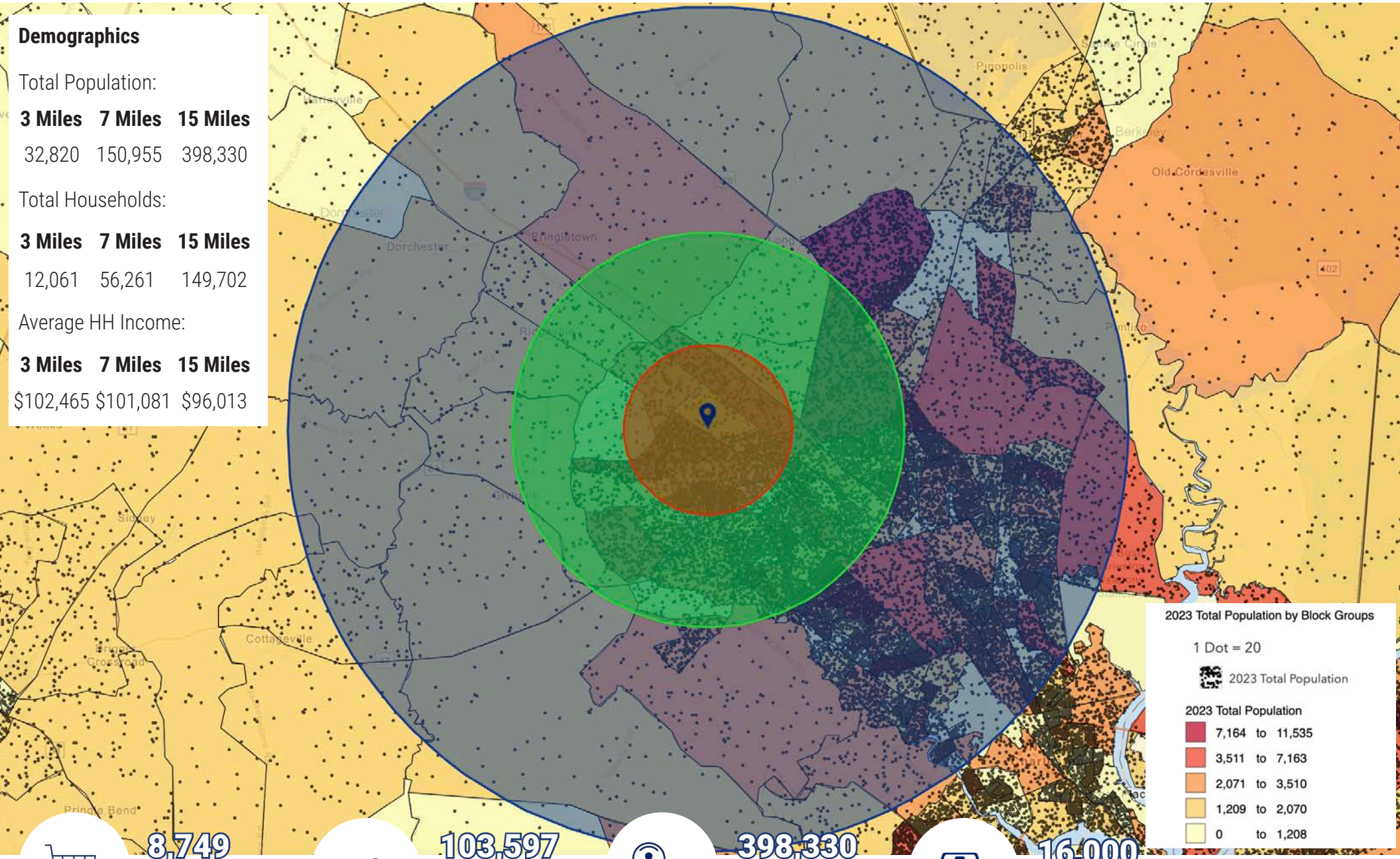
Intermodal Facility
CSX Charleston

Interstate
I-26 (4 Driving Miles)
I-95 (29 Driving Miles)

Port
Charleston (32 Driving Miles)

Road Servicing Building
US Hwy 78 (2 Lanes)

DEMOGRAPHICS



Demographics

Total Population:

3 Miles	7 Miles	15 Miles
32,820	150,955	398,330

Total Households:

3 Miles	7 Miles	15 Miles
12,061	56,261	149,702

Average HH Income:

3 Miles	7 Miles	15 Miles
$102,465	$101,081	$96,013

8,749 Businesses within 15 Miles

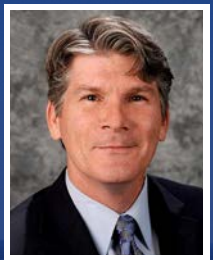
103,597 Employees within 15 Miles

398,330 Population within 15 Miles

16,000 Vehicles per Day

All demographics based on Esri forecasts for 2023

SCDOT VPD 2022



Kip Bowman
Principal
(C) 843.437.0074
kipbowman@gmail.com

Sara Bodell
Associate
(C) 864.903.2731
sbodell@cbcatlantic.com

7.3 ACRES
43,501 SF

COLDWELL BANKER
COMMERCIAL
ATLANTIC

3506 W Montague Ave Suite 200
North Charleston, SC 29418
843.744.9877
cbcatlantic.com | cbcretailatlantic.com

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