



# INDUSTRIAL FOR LEASE

4,000 - 24,000 SF  
AVAILABLE

**111-113 FABRICATORS ST, SUMMERVILLE, SC 29483**

**DELIVERING  
APRIL 2023**

**NEWLY  
CONSTRUCTED**

**TWO FLEX  
FACILITIES**

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# PROPERTY OVERVIEW

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111 and 113 Fabricators Street is a newly constructed two building flex facility totaling (+/-) 24,000 SF. Delivering in April 2023, the site is zoned Light Industrial. Building 1 measures (+/-) 15,750 SF, featuring 20 parking spots and three 12' x 14' drive-in doors. Building 2 measures (+/-) 8,250 SF, featuring 9 parking spots and one 12' x 14' drive-in door. A common area loading dock with two truck positions is located between buildings 1 and 2. Suite sizes will range from (+/-) 4,000 to (+/-) 15,750 SF and proposed office buildouts consisting 10% of the total suite size.

## PROPERTY SPECS

- » County: Dorchester County
- » Zoning: Light Industrial
- » Building 1 Size: 15,750 SF
- » Building 2 Size: 8,250 SF
- » Warehouse Space: 3,600-15,000 SF
- » Office Space: 400-1,575 SF
- » Eave Height: 18'
- » Ceiling Height: 21'
- » Lighting: LED
- » Drive-In Doors: 3 (Building 1), 1 (Building 2)
- » Docks: 2 (One per Building)
- » Parking: 29 Total Spaces

### ADDRESS

111-113 Fabricators St,  
Summerville, SC 29483

### AVAILABLE SPACE

Total: 24,000 SF  
Building 1: 15,750 SF  
Building 2: 8,250 SF

### LEASE RATE

\$14.00/SF, NNN  
(NNN Expenses \$2.50/SF)

### TMS #

122-00-00-147,  
122-00-00-148

### LAND SIZE

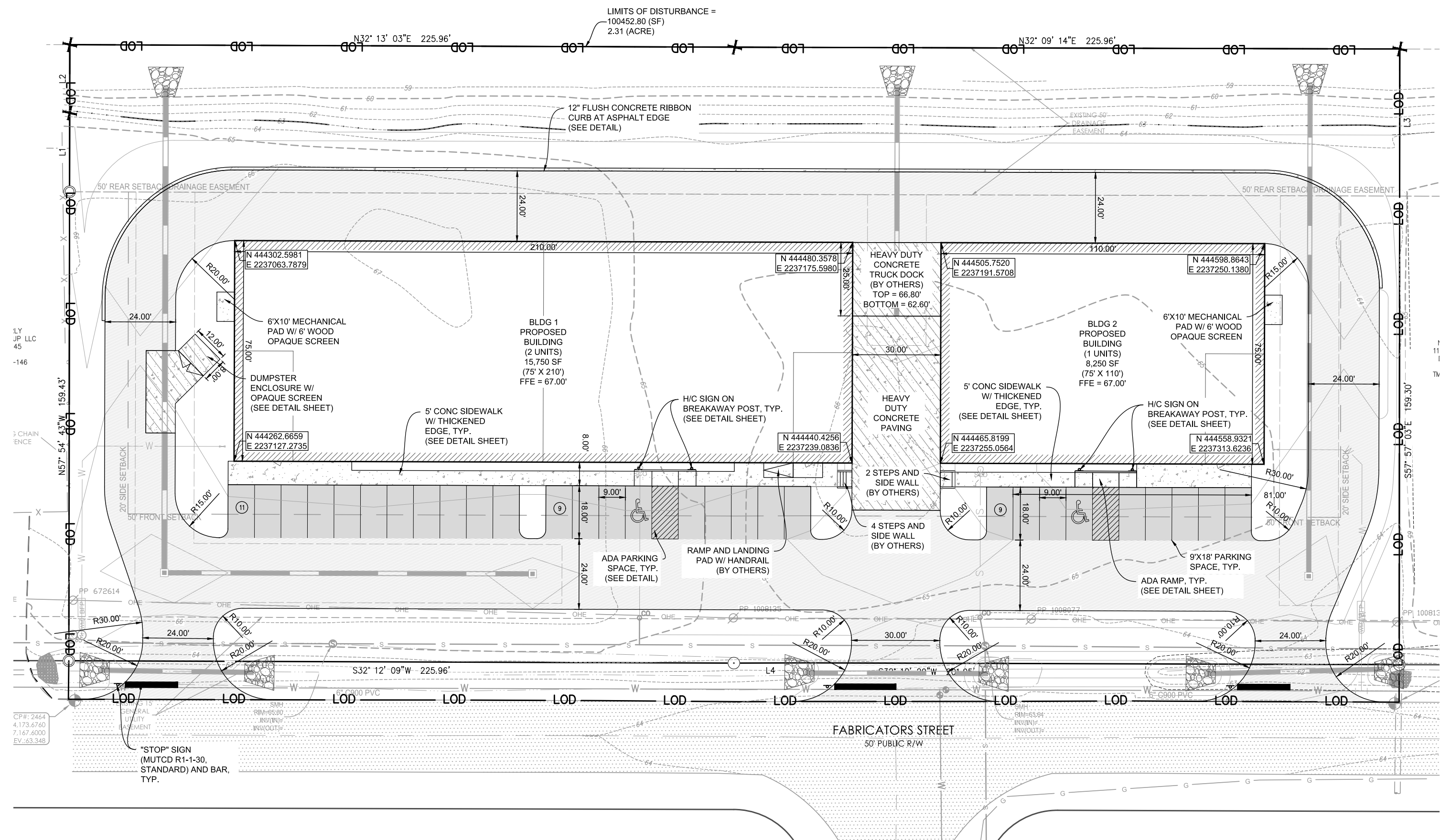
2.31 Acres

### YEAR BUILT

2023



# SITE PLAN



# BUILDING RENDERINGS

