

309 N. MAPLE STREET

SUMMERVILLE, SC

INDUSTRIAL/FLEX BUILD-TO-SUIT OPPORTUNITY

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 **LEE &
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COMMERCIAL REAL ESTATE SERVICES

OPPORTUNITY OVERVIEW

309 North Maple Street is an exciting flex/industrial opportunity in the heart of the flourishing Summerville, SC submarket. Ownership envisions transforming the 6.1 acre piece of land into a flex development that would suit a wide range of tenants and users. This build-to-suit opportunity has the potential to add high-quality space to a market where demand is at an all-time high.

The property features a terrific location. The parcel is ideally located near historic downtown Summerville and in close proximity to economic drivers and growing labor pools. North Maple Street is 2 miles from Interstate 26, and connected to Nexton Parkway, which is currently being widened to 4 lanes. The amount of recent development nearby is staggering: the Nexton community, Eastport Industrial, Charleston Trade Center, Camp Hall Commerce Park, and several other essential projects are underway or completed.

There is more proof now than ever that as an industrial submarket, Summerville is not only viable, but **vital** as well, and 309 N. Maple Street is at its core.

Demand for industrial/flex product in the Charleston region has never been higher, and this property has the intangibles to fit right in. It features ample land area for a variety of construction options, a blossoming Summerville location, and close proximity to a constantly growing workforce.



ADDRESS
309 N. MAPLE STREET
SUMMERVILLE, SC 29483



PARCEL ID / COUNTY
130-13-00-085 / DORCHESTER
130-13-00-078 / DORCHESTER



TOTAL LAND AREA
APPROXIMATELY 6.1 ACRES



CURRENT BUILD-TO-SUIT OPTIONS
27,000 SF
18,000 SF
15,000 SF

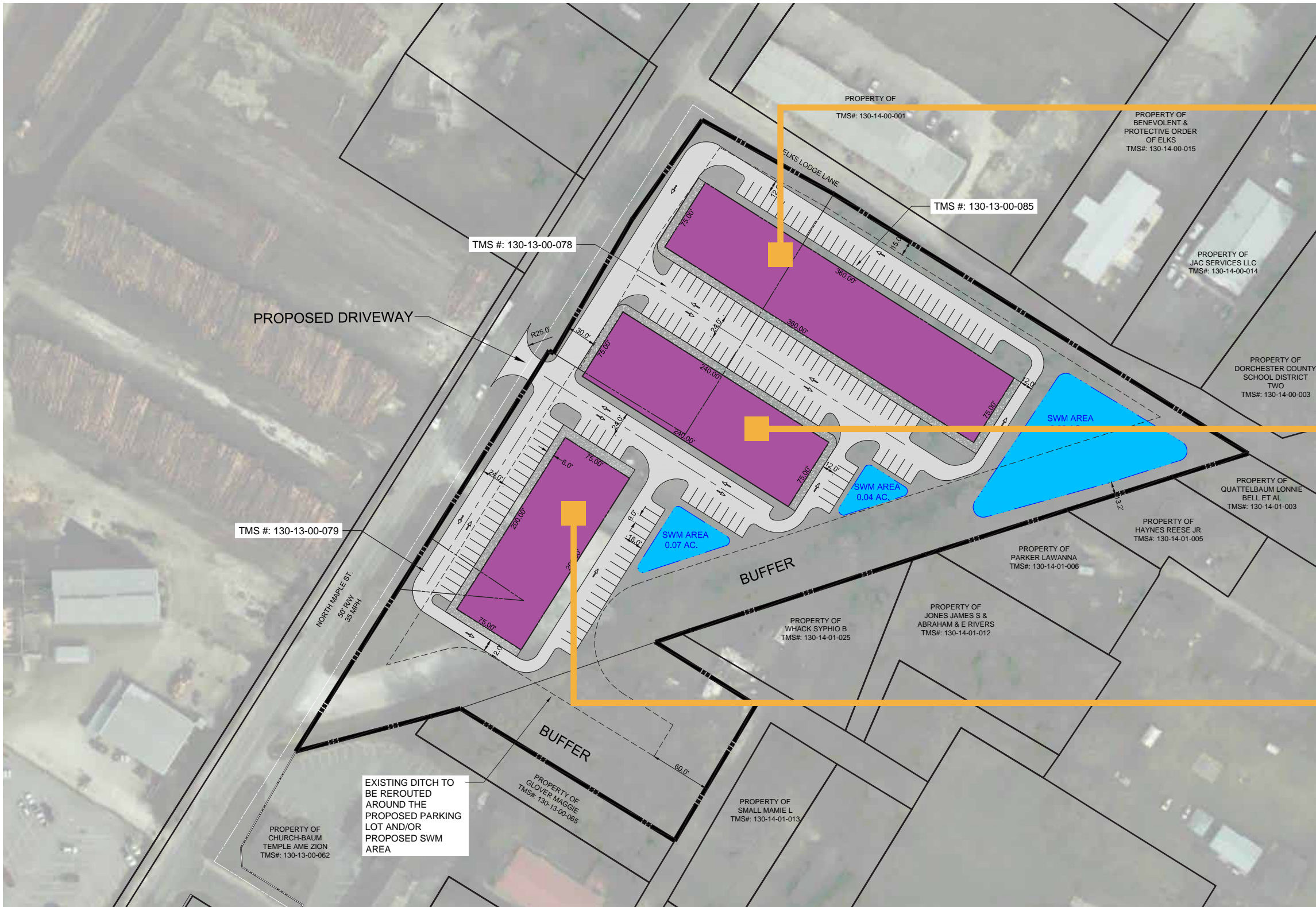


ZONING
LIGHT INDUSTRIAL



LOCATED WITHIN
OPPORTUNITY ZONE

CONCEPTUAL SITE PLAN - BTS



BUILDING #3

- 27,000 sq. ft.
- Dock Doors To Suit
- Clear Height To Suit
- Office To Suit
- Rent: Negotiable

BUILDING #2

- 18,000 sq. ft.
- Dock Doors To Suit
- Clear Height To Suit
- Office To Suit
- Rent: Negotiable

BUILDING #1

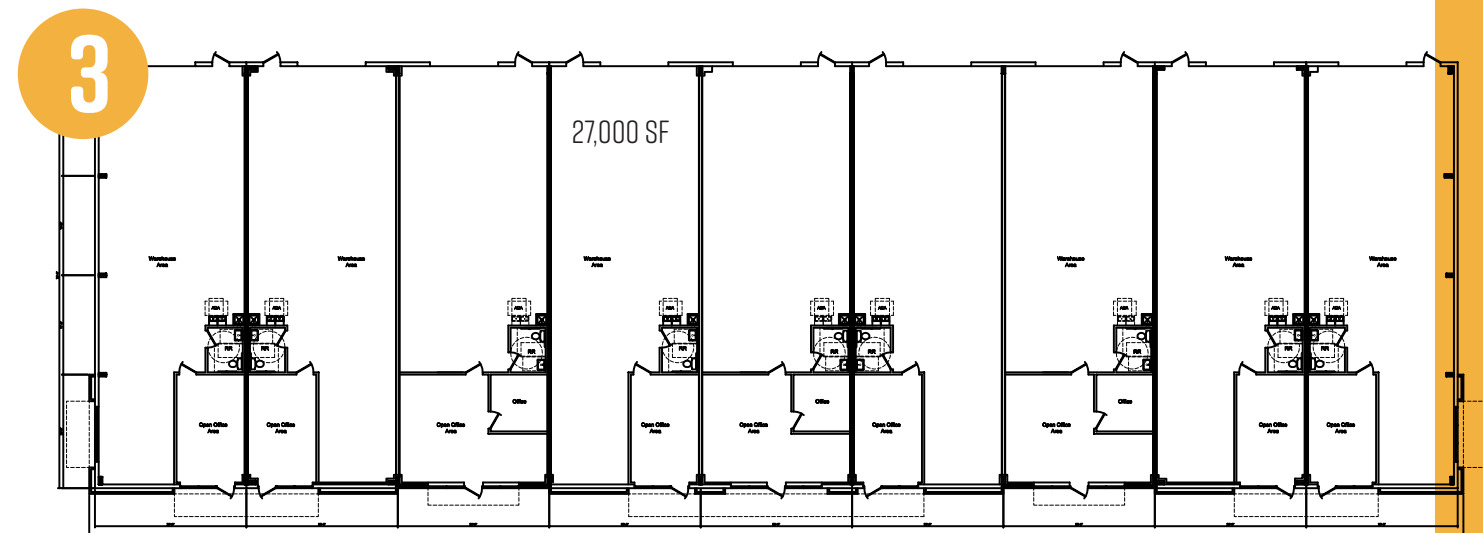
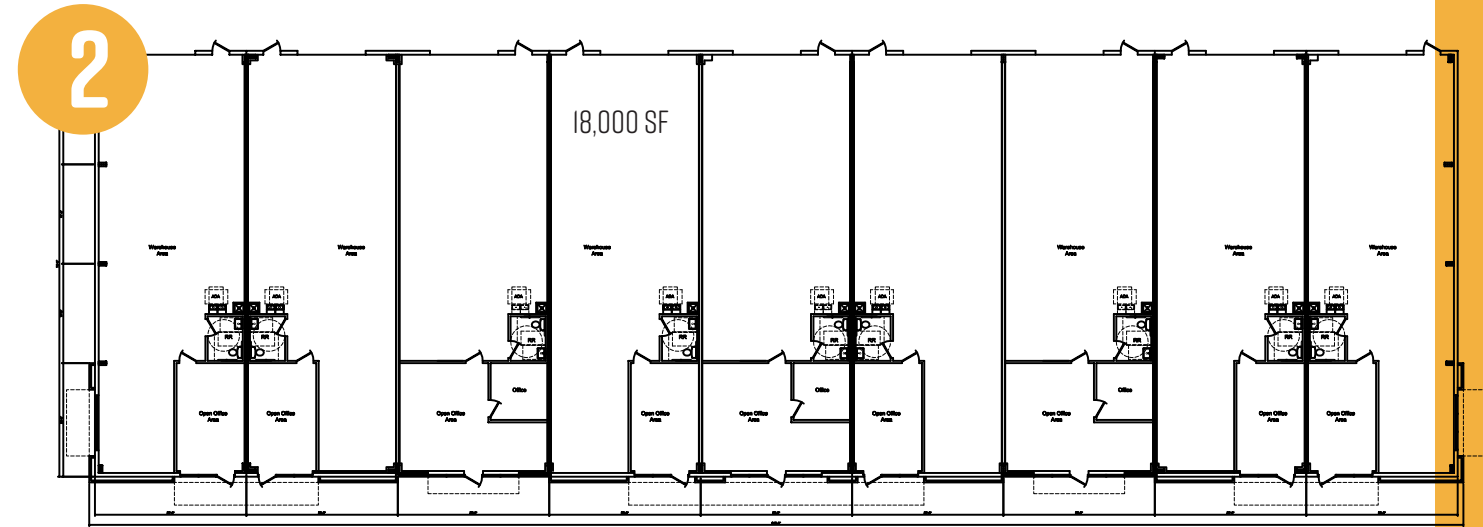
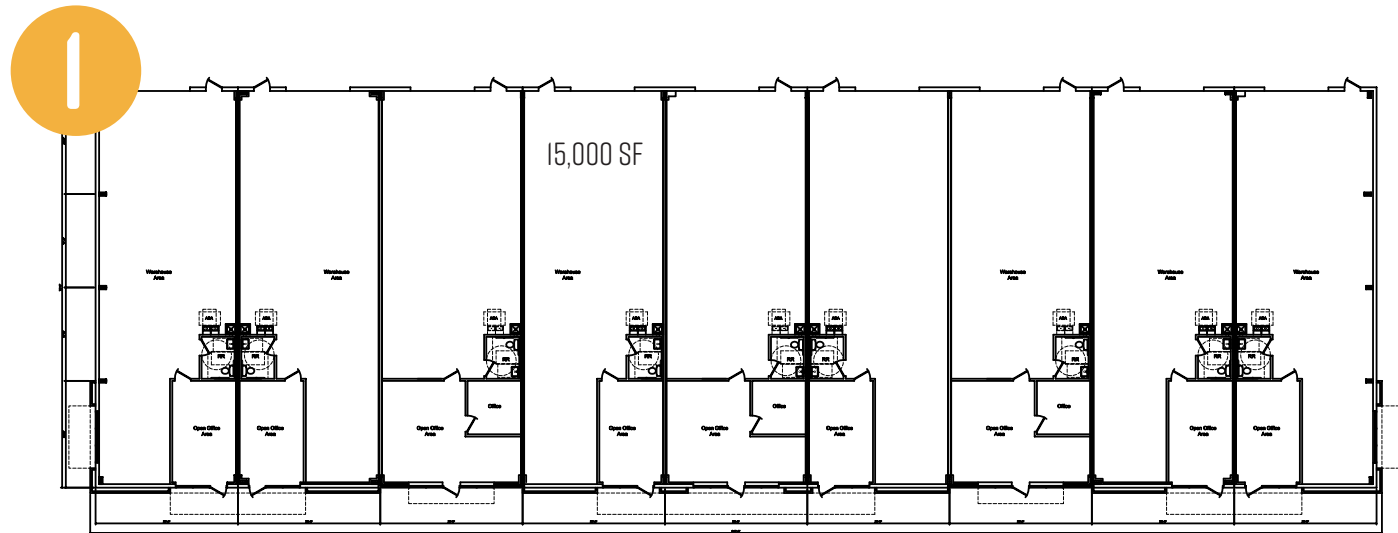
- 15,000 sq. ft.
- Dock Doors To Suit
- Clear Height To Suit
- Office To Suit
- Rent: Negotiable

*for illustrative purposes only; subject to change

FLOOR PLANS

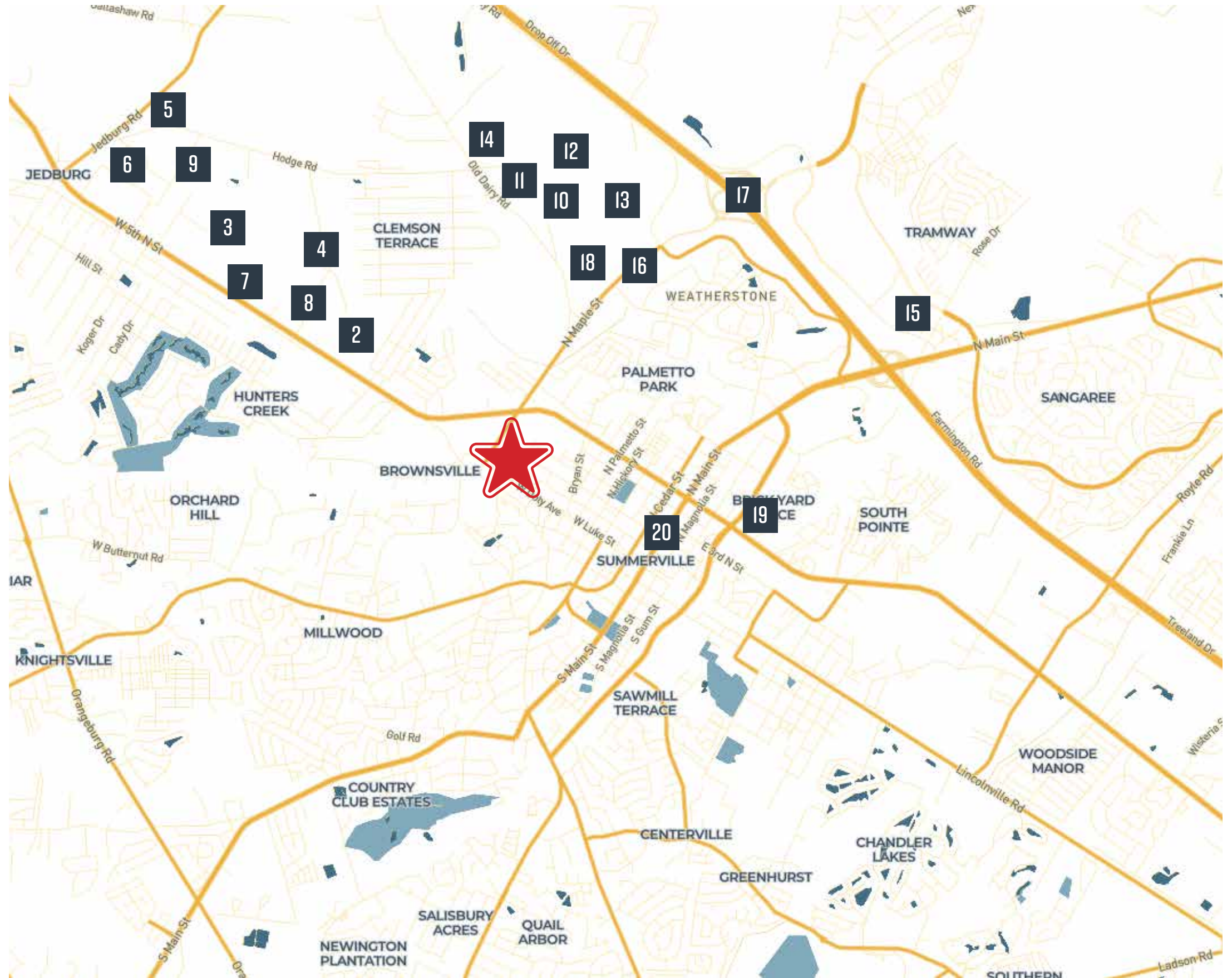
Buildings 1, 2, 3

*not to scale

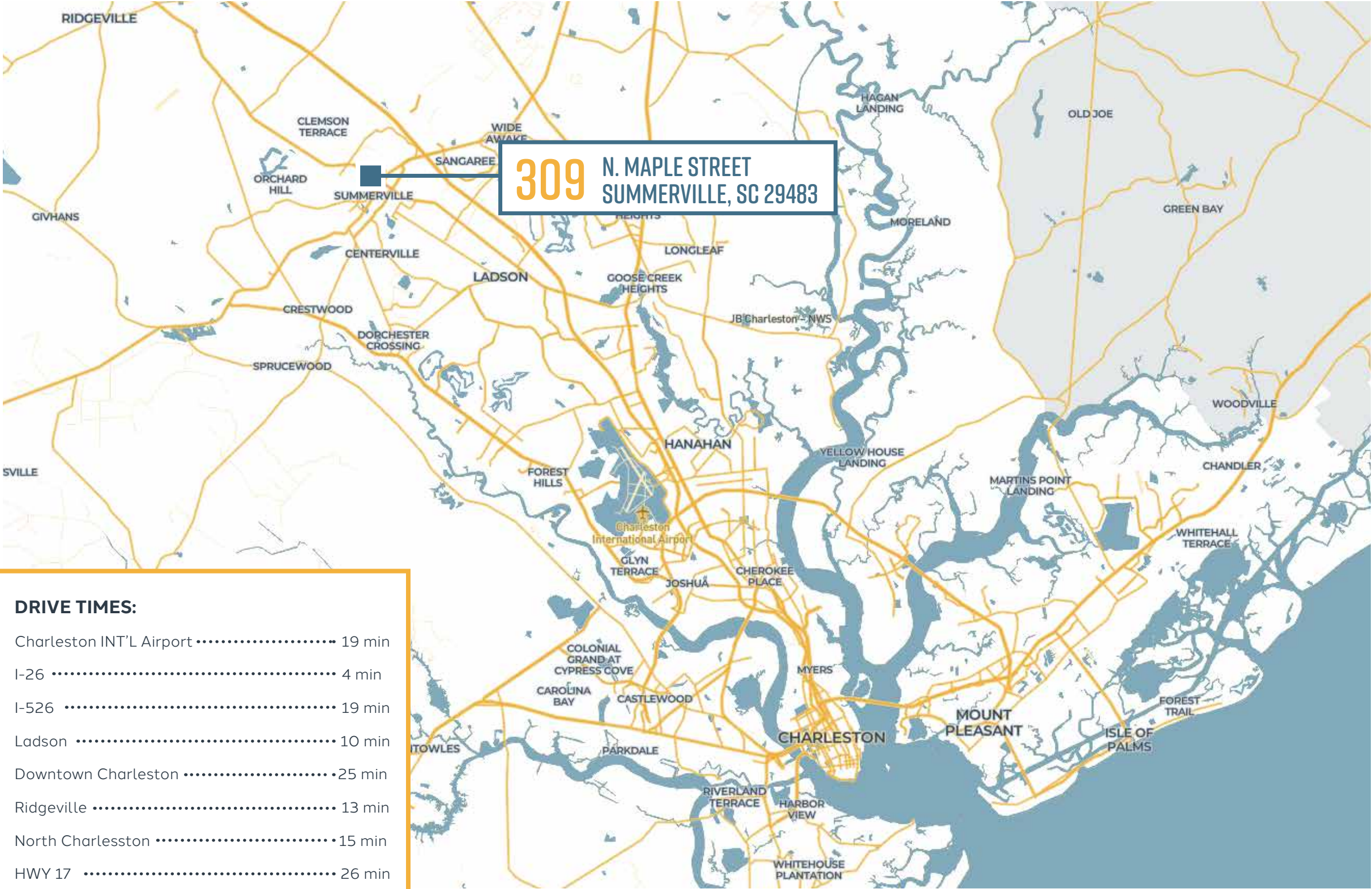


LOCATION OVERVIEW

-  309 N. MAPLE STREET
-  2 SCOUT BOATS
-  3 SPORTSMAN BOATS
-  4 BUILDERS FIRSTSOURCE
-  5 ECMD INC.
-  6 ATLANTIC COAST ELECTRIC SUPPLY
-  7 KION NORTH AMERICA CORPORATION
-  8 EASTPORT INDUSTRIAL PARK
-  9 MCQUEEN INDUSTRIAL PARK
-  10 IFA GROUP
-  11 CURTISS-WRIGHT STEAM & AIR SOLUTIONS
-  12 RPM WAREHOUSING & TRANSPORTATION
-  13 TWINSTAR HOME
-  14 SAGEBROOK HOME
-  15 DOWNTOWN NEXTON
-  16 NEXTON PARKWAY (4 LANES)
-  17 I-26 INTERCHANGE
-  18 THE ROSEMARY TRACT
-  19 SAWMILL MIXED USE DEVELOPMENT
-  20 HISTORIC DOWNTOWN SUMMERVILLE



MARKET OVERVIEW



DRIVE TIMES:

Charleston INT'L Airport	19 min
I-26	4 min
I-526	19 min
Ladson	10 min
Downtown Charleston	25 min
Ridgeville	13 min
North Charleston	15 min
HWY 17	26 min

DEMOGRAPHICS:
*ALL WITHIN A 5-MILE RADIUS

113,962
TOTAL POPULATION

42,216
TOTAL HOUSEHOLDS

37.5
MEDIAN AGE

\$66,449
MEDIAN HOUSEHOLD INCOME

\$83,742
AVERAGE HOUSEHOLD INCOME

100,420
TOTAL DAYTIME POPULATION

2,755
TOTAL BUSINESSES

SITE AERIAL



NEXTON PKWY (4 LANES)

I-26 INTERCHANGE

W. 5TH STREET

309 N. MAPLE STREET
SUMMERVILLE, SC 29483

NORTH MAPLE STREET

- PROPERTY LOCATED 2 MILES FROM THE NEW INTERSTATE 26 EXIT
- N. MAPLE STREET TRANSITIONS INTO NEXTON PKWY (CURRENTLY BEING WIDENED TO 4 LANES)
- 1.5 MILES FROM HISTORIC DOWNTOWN SUMMERVILLE
- 4,000+ HOMES UNDER CONSTRUCTION OR PLANNED IN CLOSE PROXIMITY (NOT INCLUDING NEXTON, CARNES CROSSROADS OR CANE BAY)







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SUMMERVILLE, SC 29483

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