

10,000 SQ.FT OFFICE/WAREHOUSE BUILDING

FOR LEASE

120 HODGE ROAD

ESTABLISHED INDUSTRIAL BUSINESS PARK

CONVENIENTLY LOCATED OFF JEDBURG RD. - TWO MILES FROM I-26



RE/MAX SOUTHERN SHORES
Robert Pratt
(843) 343-6085:cell
Robert@RobertPratt.com



120 HODGE ROAD

SUMMERVILLE

SOUTH CAROLINA



- Approximately 10,000sq.ft free standing office/warehouse building with shared truck well and loading dock, 1 roll up door and small laydown yard.
- Monthly base rent of \$12.50/sf + NNN fees currently estimated at \$3.02/sf. (NNN includes taxes, insurance, common area maintenance). Total monthly rent is \$12,933.46.
- Office portion is approximately 730sq.ft and includes open reception/flex area, 2 private offices, kitchenette, and bathroom.
- Dorchester County TMS 122-00-00-112
- Zoned I (Industrial) in Dorchester County
- Excellent Location in Industrial Business Park off of off exit 194 (Jedburg Rd.) just 2 miles to I-26



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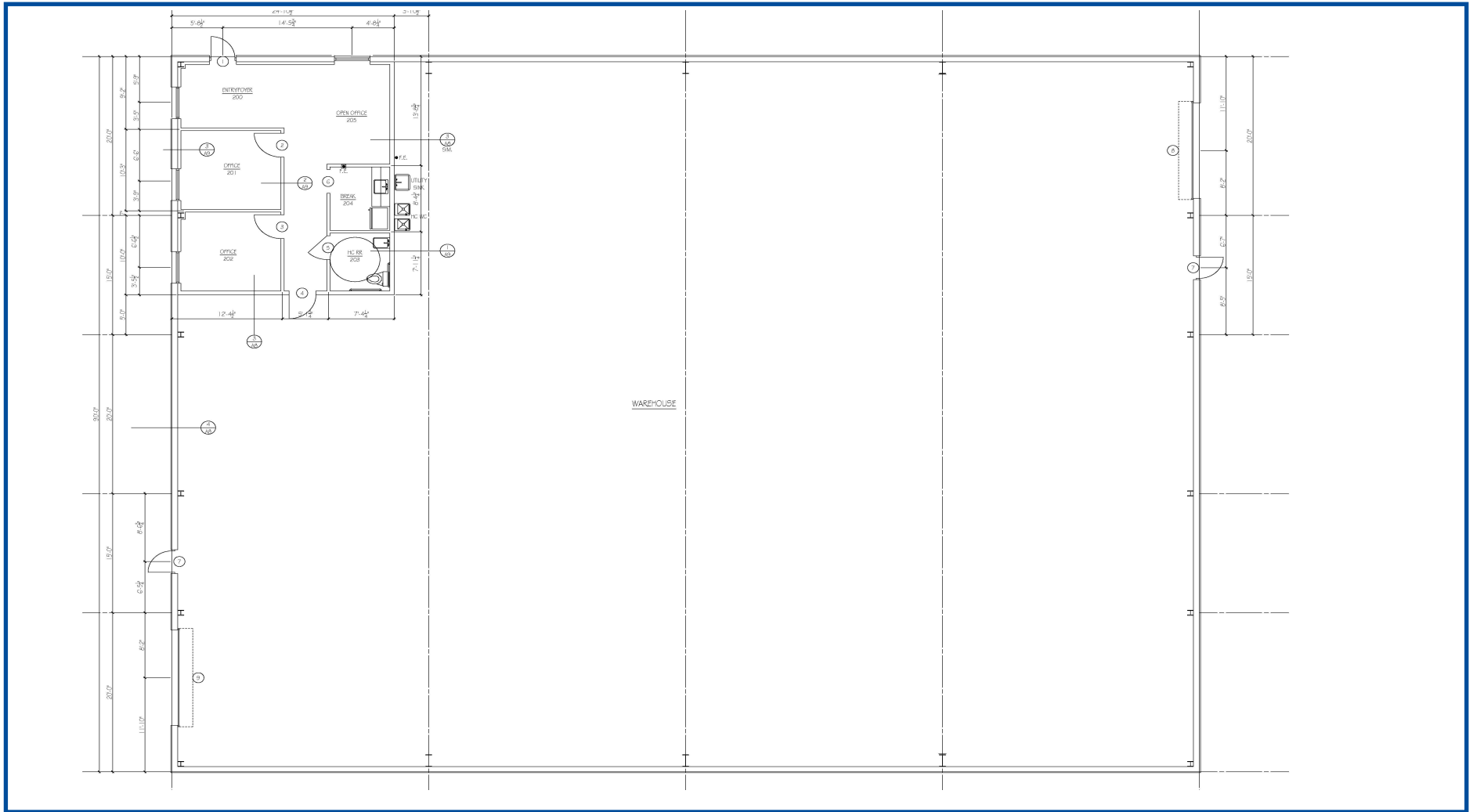
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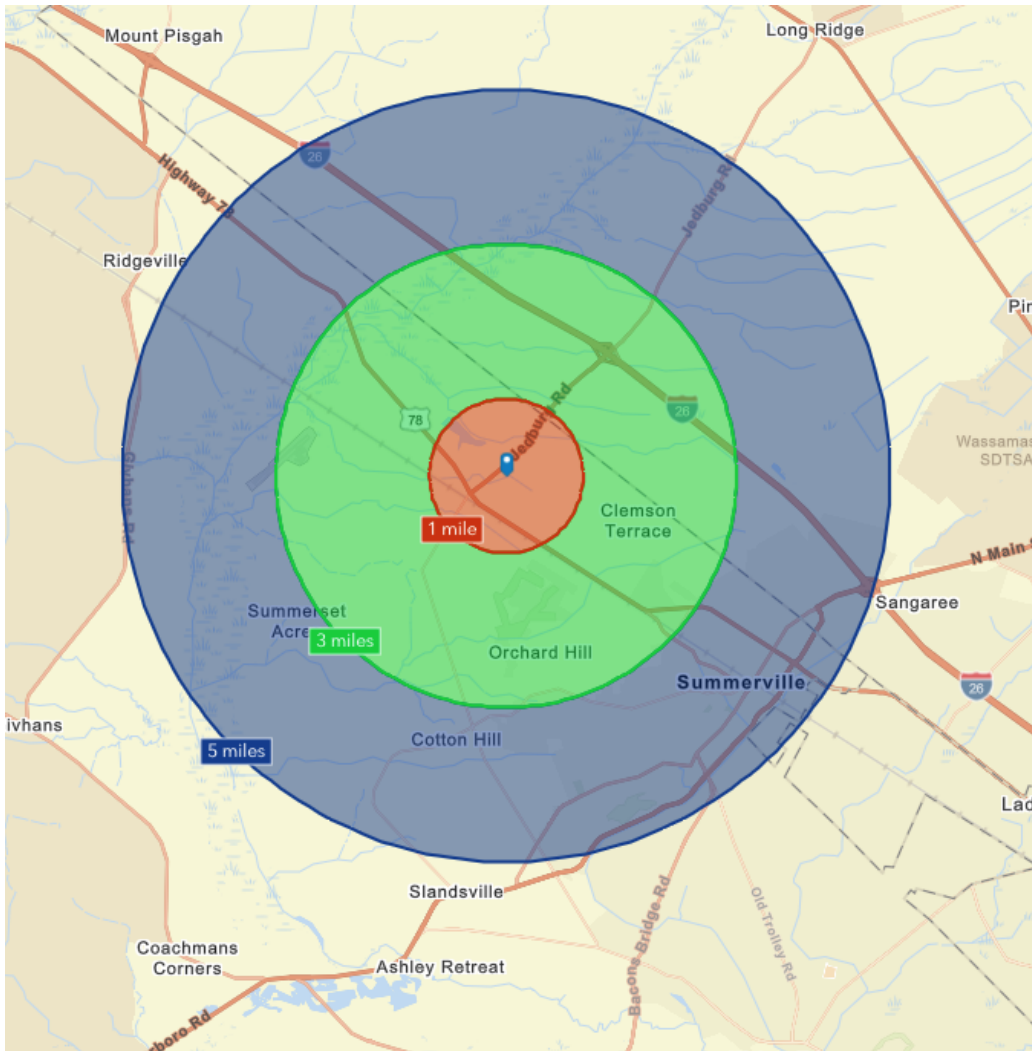
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1m

1,108

Population



347

Households



\$107,274

Median Household Income

3m

19,492

Population



6,921

Households



\$88,846

Median Household Income

5m

61,680

Population



23,617

Households



\$82,876

Median Household Income

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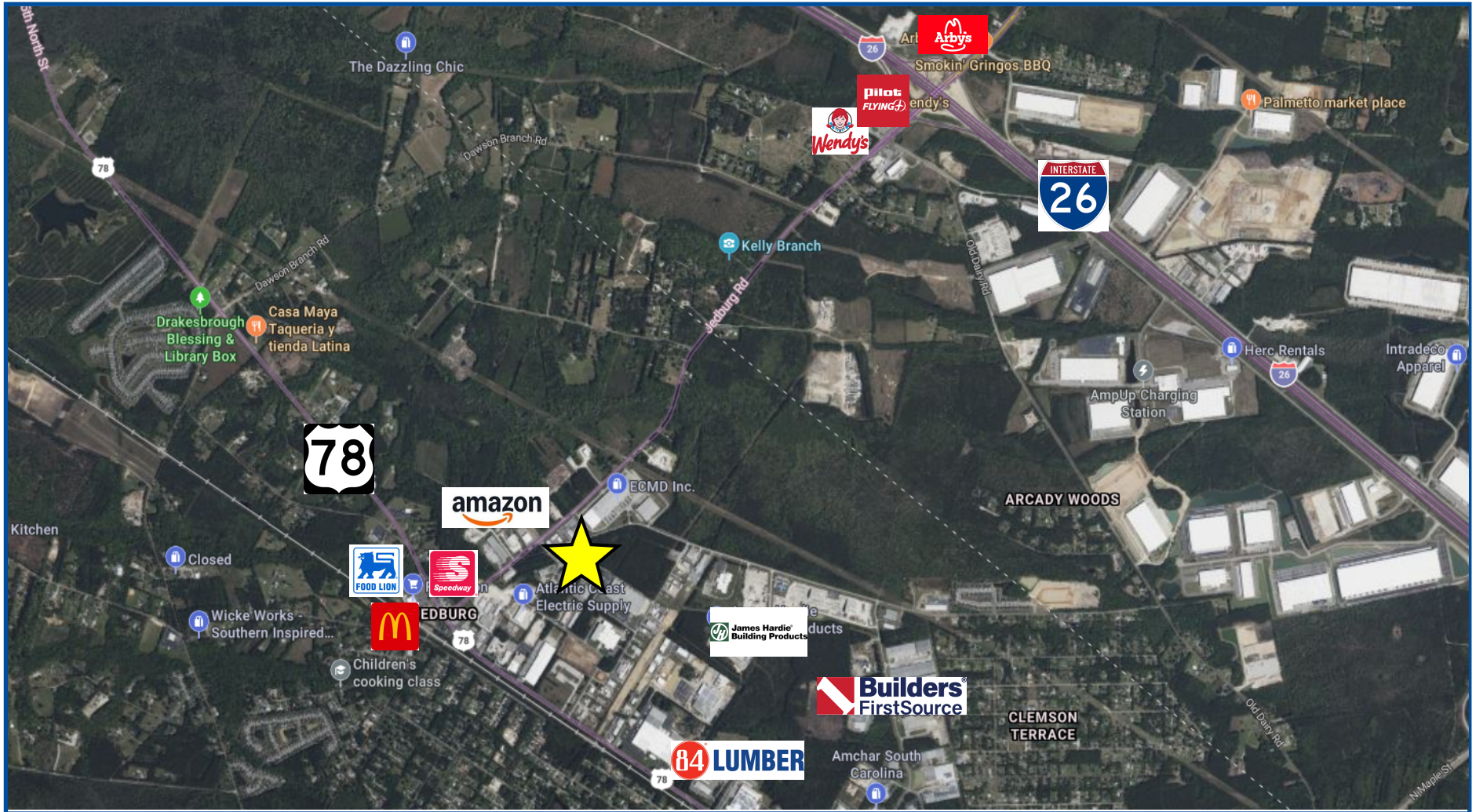
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