

INDUSTRIAL SPACE FOR LEASE

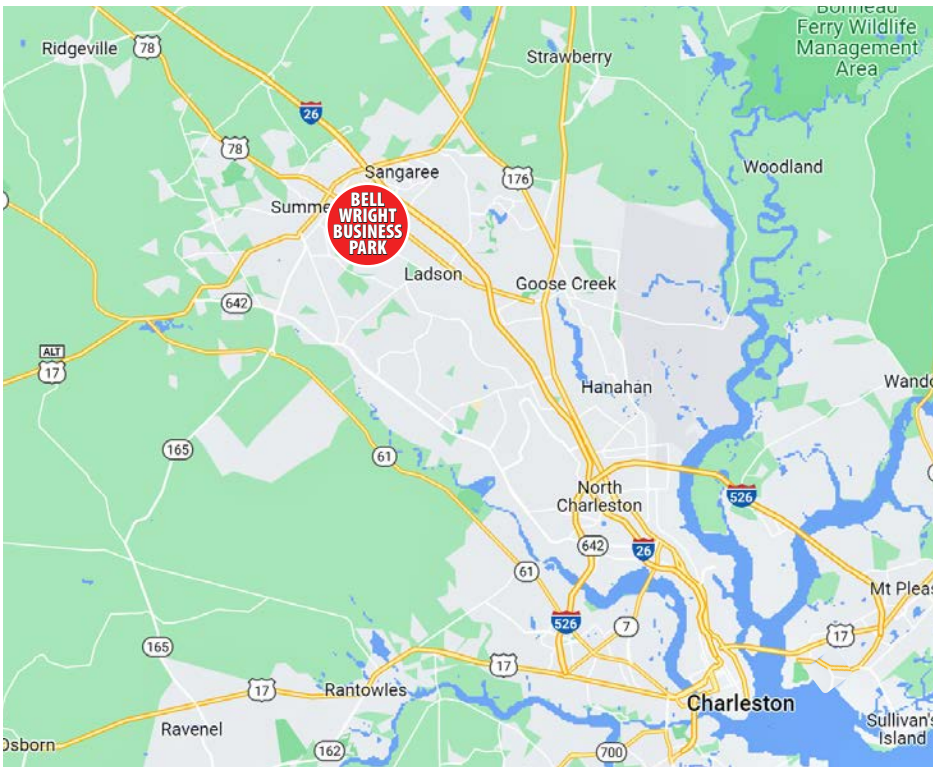
BELL WRIGHT BUSINESS PARK

BELL WRIGHT ROAD, ELLIANA &
CEMBER WAY
SUMMERVILLE, SC 29483

LAYDOWN YARD
ALSO AVAILABLE



Grace Moring, Leasing
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OFFERING SUMMARY

Address	Cember & Elliana Way Summerville, SC 29483
Zoning	Light Industrial
County	Berkeley County
Municipality	North Charleston
Lease Type	NNN
Available SF	131 Elliana: Unit D - 2,652 SF 217 Cember: Unit E - 2,879 SF

THE PROPERTY

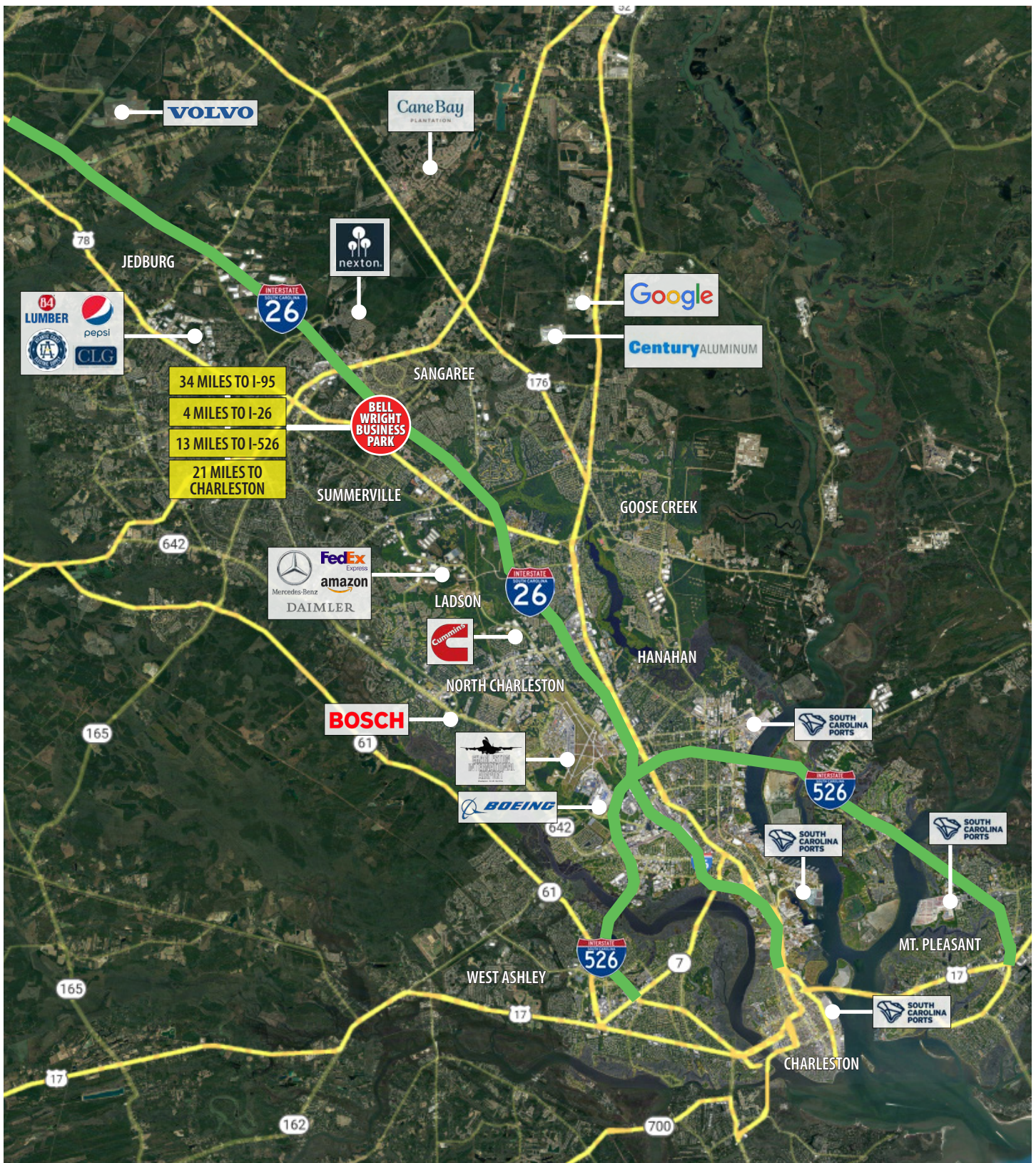
Bell Wright Business Park is located just off of Highway 78 in Summerville, 4 miles South of Exit 199 on I-26. The industrial park is in close proximity to I-26 connecting it to The Charleston Port Terminals, The Charleston International Airport and local manufacturers, Mercedes, Boeing, Volvo and Bosch.

131 Elliana Unit D includes a private office, an open office area, and an additional 758 SF of mezzanine storage within the warehouse. Warehouse equipped with a 14'W X 14'H drive-in roll-up door.

217 Cember Unit E features 18' clear height and two 14' X 14' drive-in doors on opposite sides of the building for convenient drive-through access.

Additional laydown area is available for lease.

LOCATION



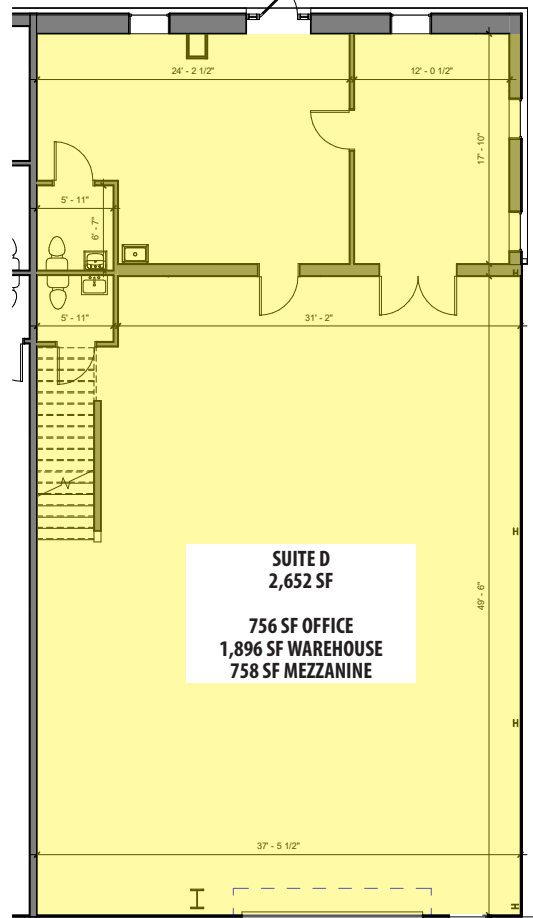
BELL WRIGHT BUSINESS PARK



CEMBER & ELLIANA WAY



131 ELLIANA WAY - UNIT D

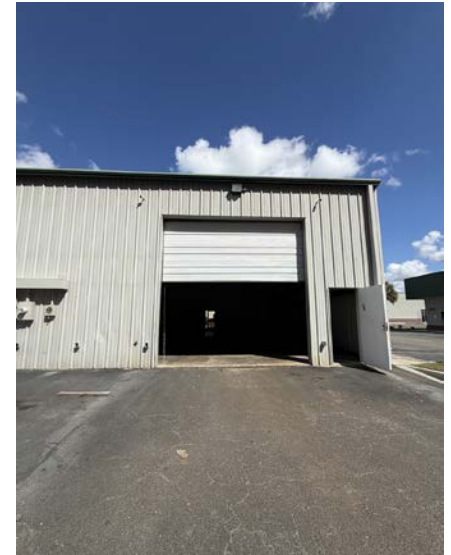


SUITE D
2,652 SF
756 SF OFFICE
1,896 SF WAREHOUSE
758 SF MEZZANINE

① First Floor Plan
1/8" = 1'-0"

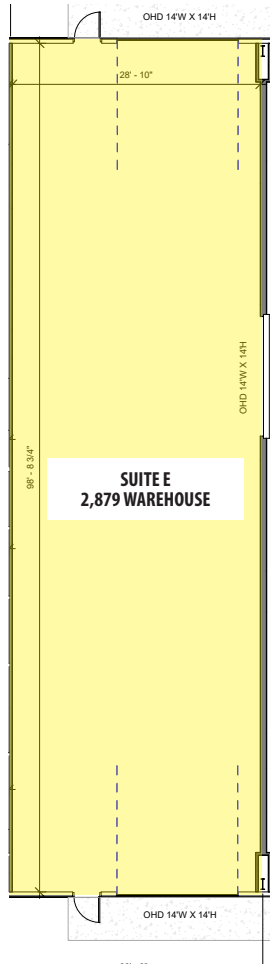
OHD 14'W X 14'H

Lease Rate: \$17/SF, NNN
Drive-in Door: (1) 14' x 14'
Space Available: 3/1/2026

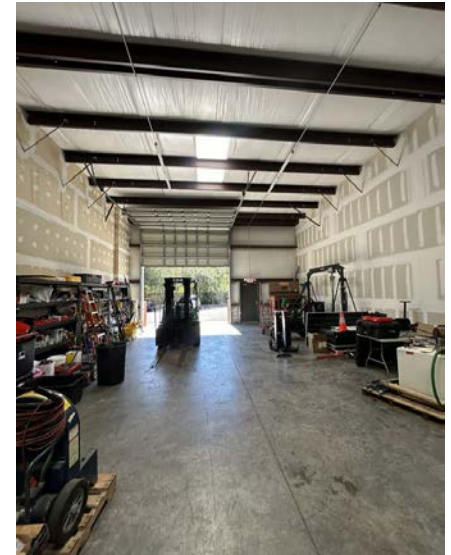
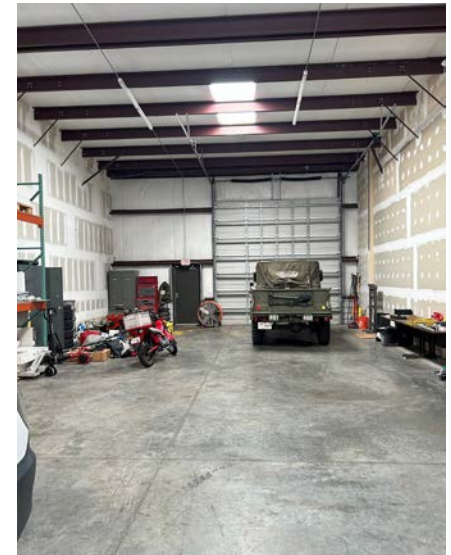


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WRS Inc. | 410 Mill Street, Bldg. 1, Suite 200 | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889

217 CEMBER WAY - UNIT E



Lease Rate: \$17/SF, NNN
Drive-in Door: (2) 14' x 14'
Space Available: 1/1/2026



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CEMBER WAY - LAYDOWN YARD



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CEMBER WAY - LAYDOWN YARD





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