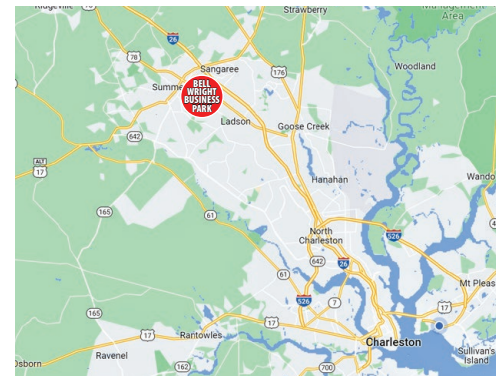




INDUSTRIAL SPACE FOR LEASE

135 Elliana Way
SUMMERVILLE, SC 29483



OFFERING SUMMARY

Address	135 Elliana Way Summerville, SC 29483
Suites	A, B/C, D
Available SF	2,250 SF - 10,125 SF
Drive In Doors	4 - 12' x 14'
County	Berkeley County
Zoning	Light Industrial

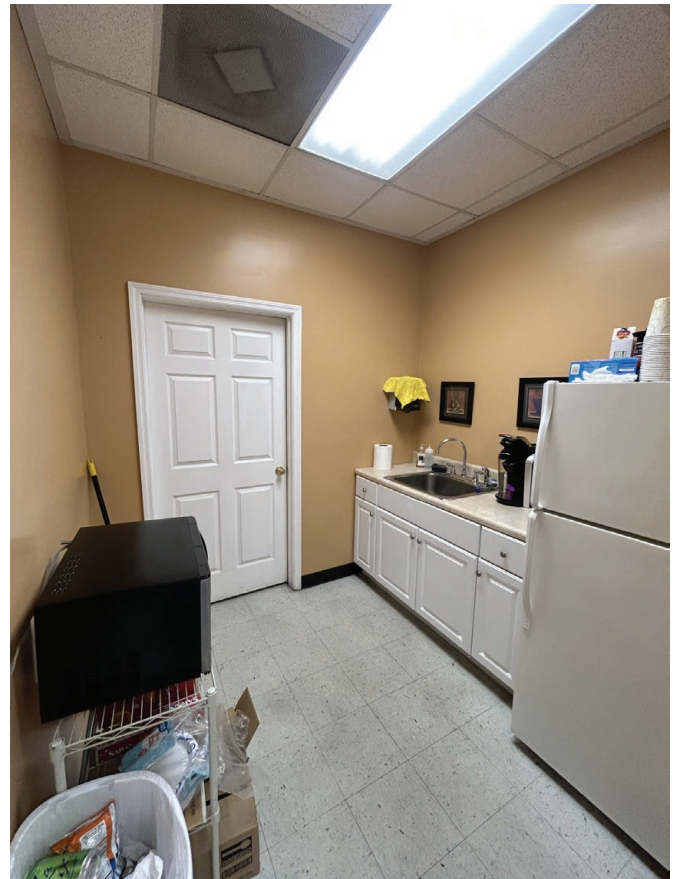
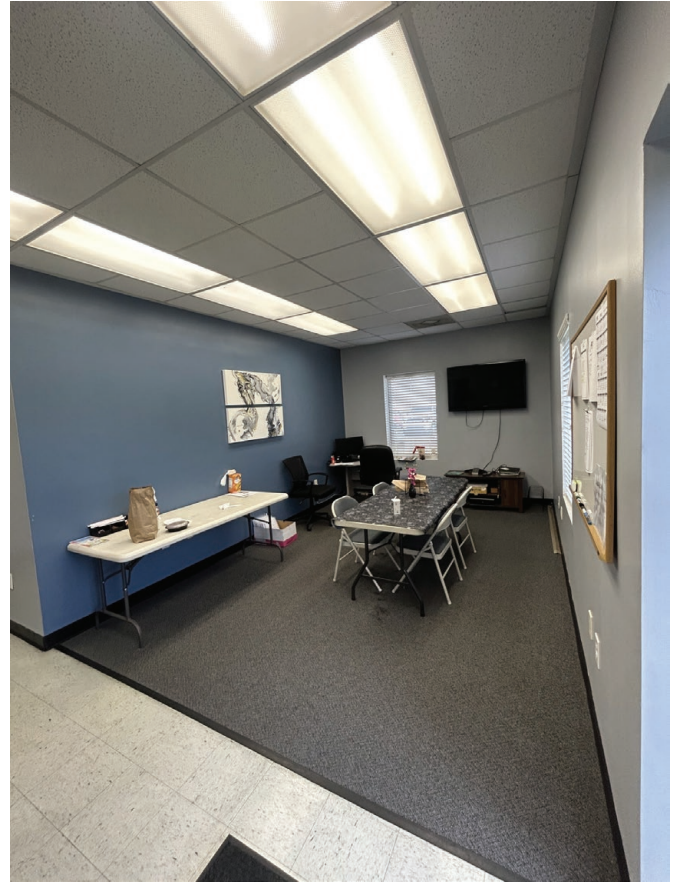
THE PROPERTY

Located within the well-established Bellwright Business Park in Summerville, 135 Elliana Way is a $\pm 10,125$ SF light industrial building offering a mix of office and warehouse space. The building consists of three available suites (A, B/C, and D), offering flexible suite sizes ranging from $\pm 2,250$ SF up to $\pm 10,125$ SF. The property features four (4) 12' x 14' grade-level drive-in doors.

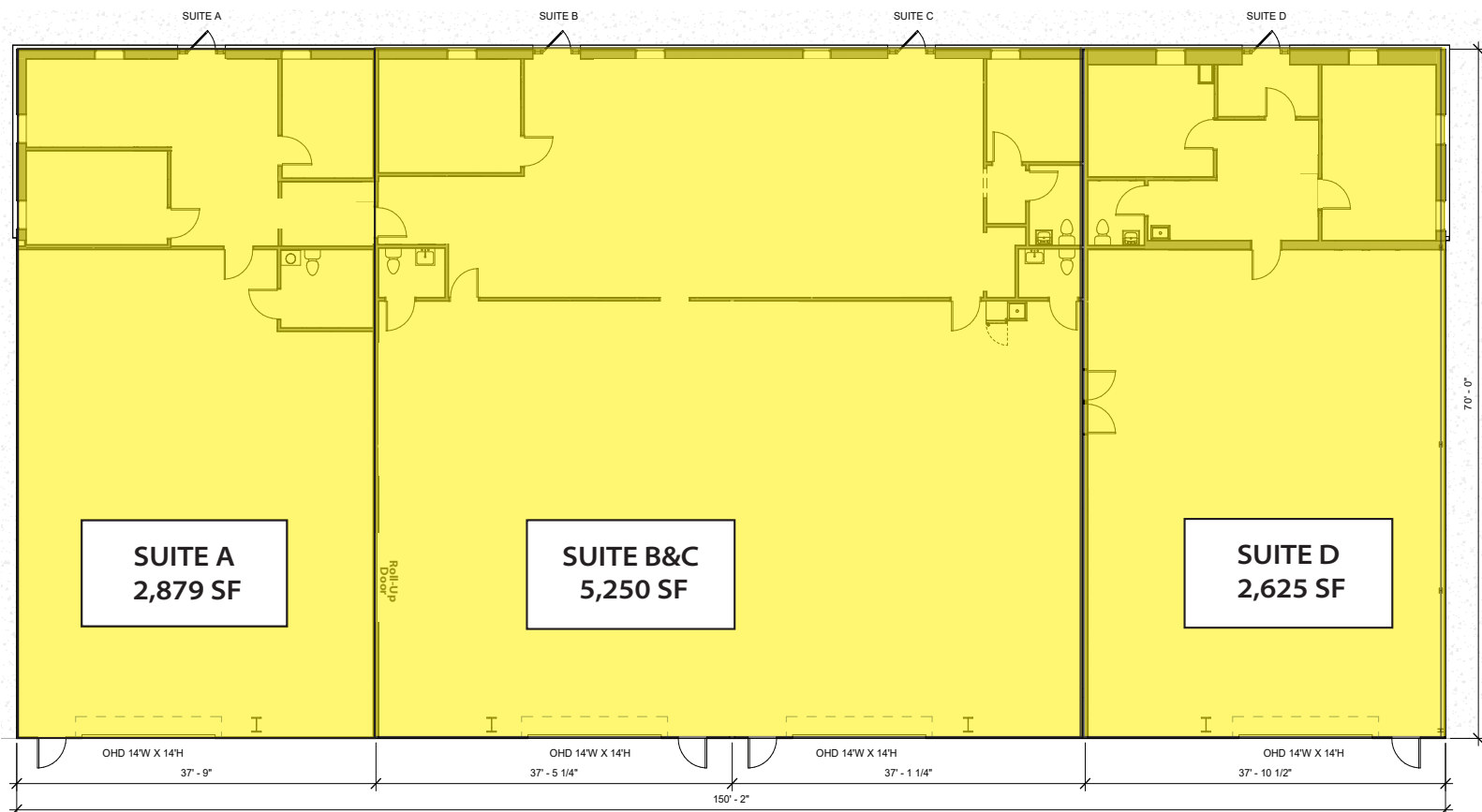
Bell Wright Business Park is located just off of Highway 78 in Summerville, 4 miles South of Exit 199 on I-26. The industrial park is in close proximity to I-26 connecting it to The Charleston Port Terminals, The Charleston International Airport and local manufacturers, Mercedes, Boeing, Volvo and Bosch.

Grace Moring, Leasing
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135 ELLIANA WAY - FLOOR PLAN



Suites A,B/C,D
(Can be Leased Individually or Combined)
Available SF: 2,250-10,125 SF
Drive-in Doors: (4) 12' x 14'
Zoning: Light Industrial
County: Berkeley County