

Class A industrial space

168 Portside Park Drive, Building B | Summerville, SC

FOR SUBLEASE



**For more
information**

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Property overview

168 Portside Park Drive | Summerville, SC

Located within Portside Distribution Center, a premier Class A industrial development, this sublease opportunity offers ±23,459 sf available immediately with ±1,120 sf office space, five dock doors (including one 35,000-lb mechanical pit leveler), one drive-in door, 11 dedicated trailer parking spaces, and a gated truck court.

This opportunity also provides the potential to expand to a total of ±55,991 sf beginning March 2027. Expansion space would include 1 dock door, 1 additional drive-in door and 9 additional trailer parking spaces.

Highlights

- Office space consists of a lobby, bullpen, two private offices, restrooms, and shared kitchenette
- Strategically located in the Charleston Distribution Corridor
- Within 30 miles of all Port of Charleston terminals
- Situated along Business Park Road - adjacent to I-26
- Able to accommodate a variety of warehouse and distribution users

Total GLA	±203,970 sf
Available space	±23,459 - 55,991 sf
Office space	±1,120 sf
Year built	2023
Zoning	Heavy Industrial
County	Berkeley
Municipality	Summerville
Drive-in doors	2 (12' x 14')
Dock doors	7 (9' x 10')
Clear height	32'
Sprinkler system	ESFR
Gated truck court	20 trailer parking spaces



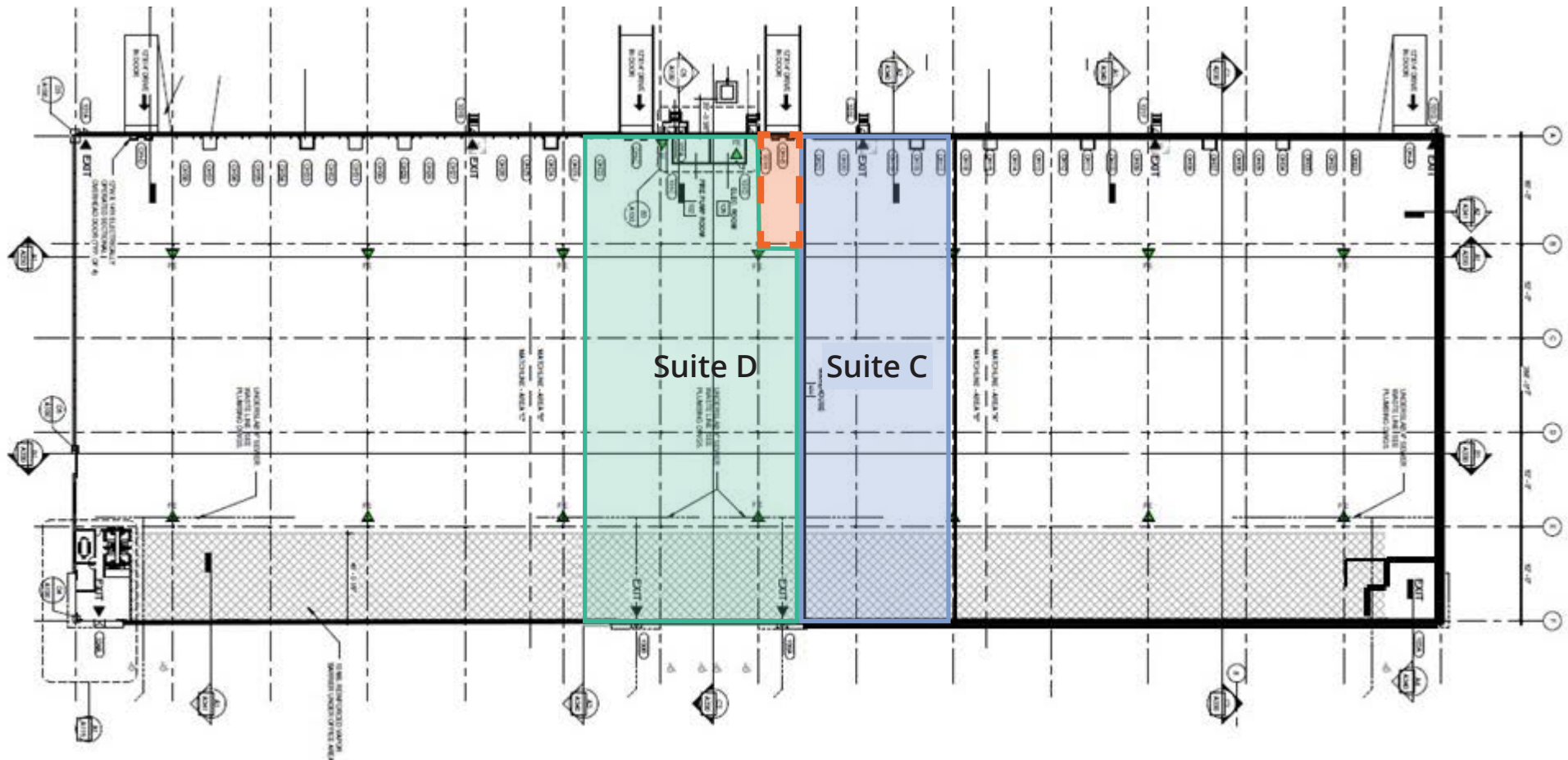
Floorplan

168 Portside Park Drive | Summerville, SC

Availabilities

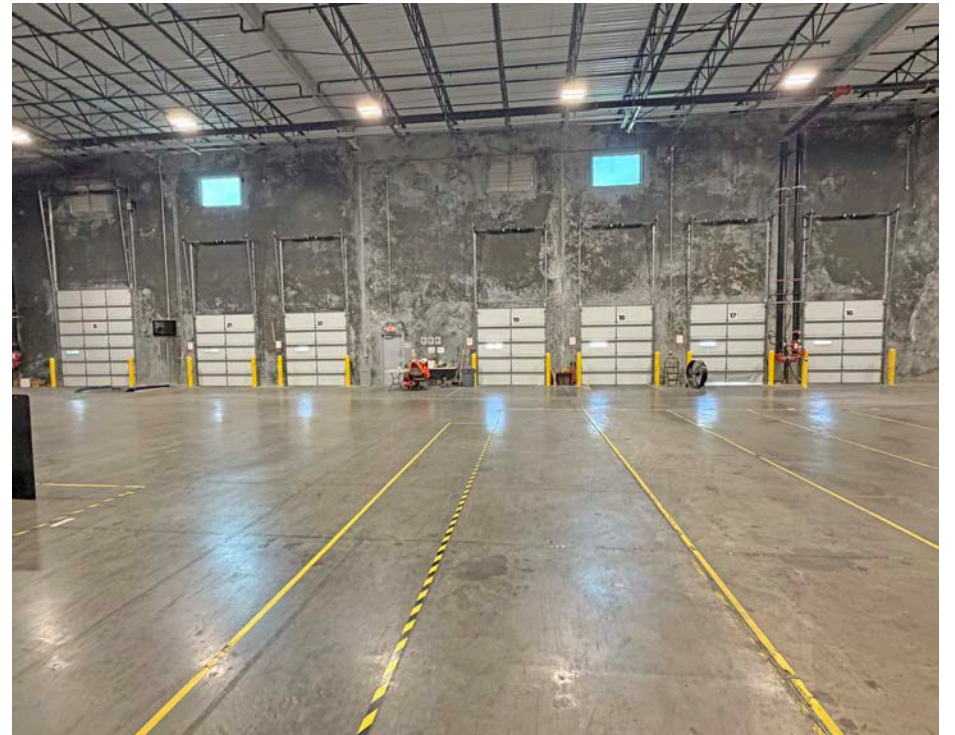
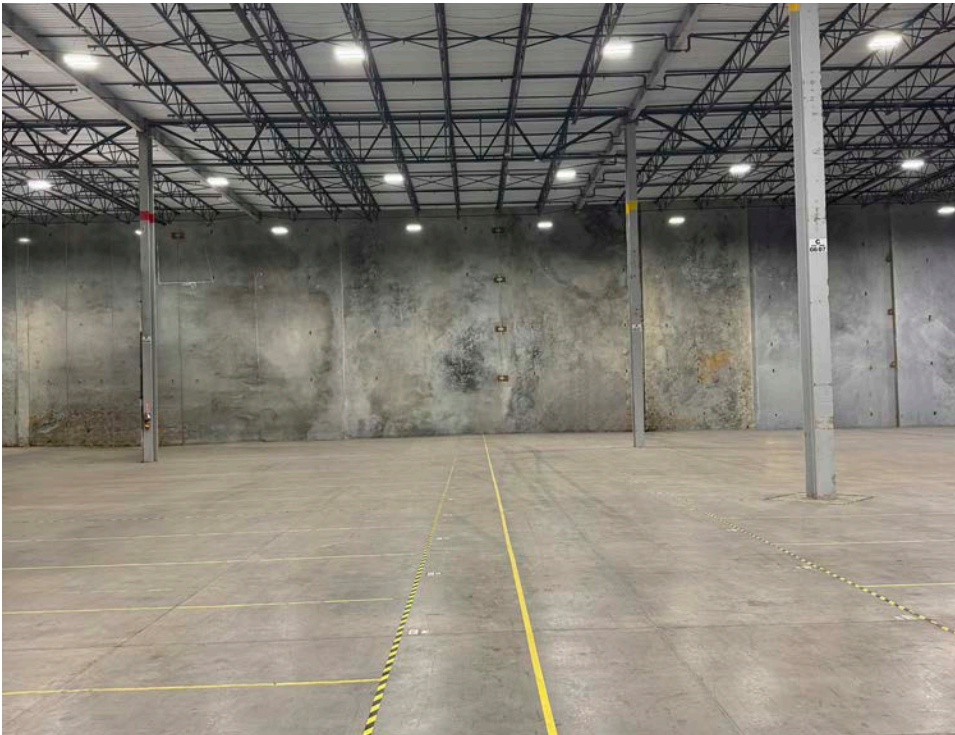
Suite	Size	Availability	Notes
C	±23,459 sf	Now	Office, 1 drive-in door, 11 trailer parking spaces, gated truck court, 5 dock doors (including one 35,000-lb mechanical pit leveler)
D	±35,532 sf	3/1/2027	Office, 1 drive-in door *, 9 trailer parking spaces, 1 dock door

* Drive-in door located in Suite D available for Suite C to use if needed.

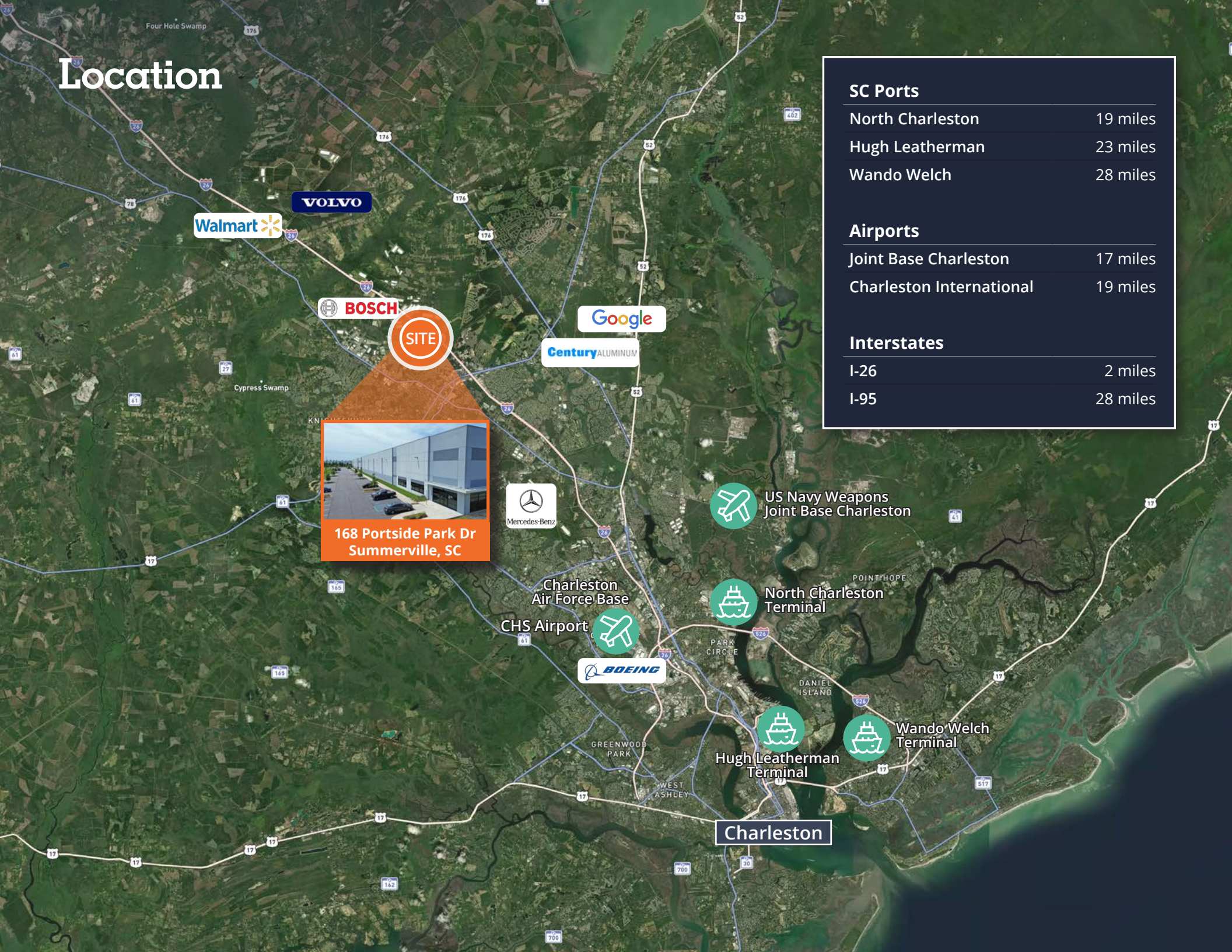


Photos

168 Portside Park Drive | Summerville, SC



Location



SC Ports

North Charleston	19 miles
Hugh Leatherman	23 miles
Wando Welch	28 miles

Airports

Joint Base Charleston	17 miles
Charleston International	19 miles

Interstates

I-26	2 miles
I-95	28 miles



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Get in touch

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