



108 BENTON'S LODGE

SUMMERVILLE, SC 29483

FOR LEASE

J. RYAN WELCH, SIOR
Principal
(843) 908-1388
RWelch@Lee-Associates.com

CLARKE ATTAWAY
Associate
(602) 689-6899
CAttaway@Lee-Associates.com





PROPERTY SUMMARY

LOCATION:	108 Benton's Lodge Summerville, SC 29485
TAX MAP:	154.00.00.048
COUNTY:	Dorchester County
LEASE RATE:	\$23.00/SF NNN
NNN EXPENSES:	(+/-) \$6.50/SF

PROPERTY SPECS

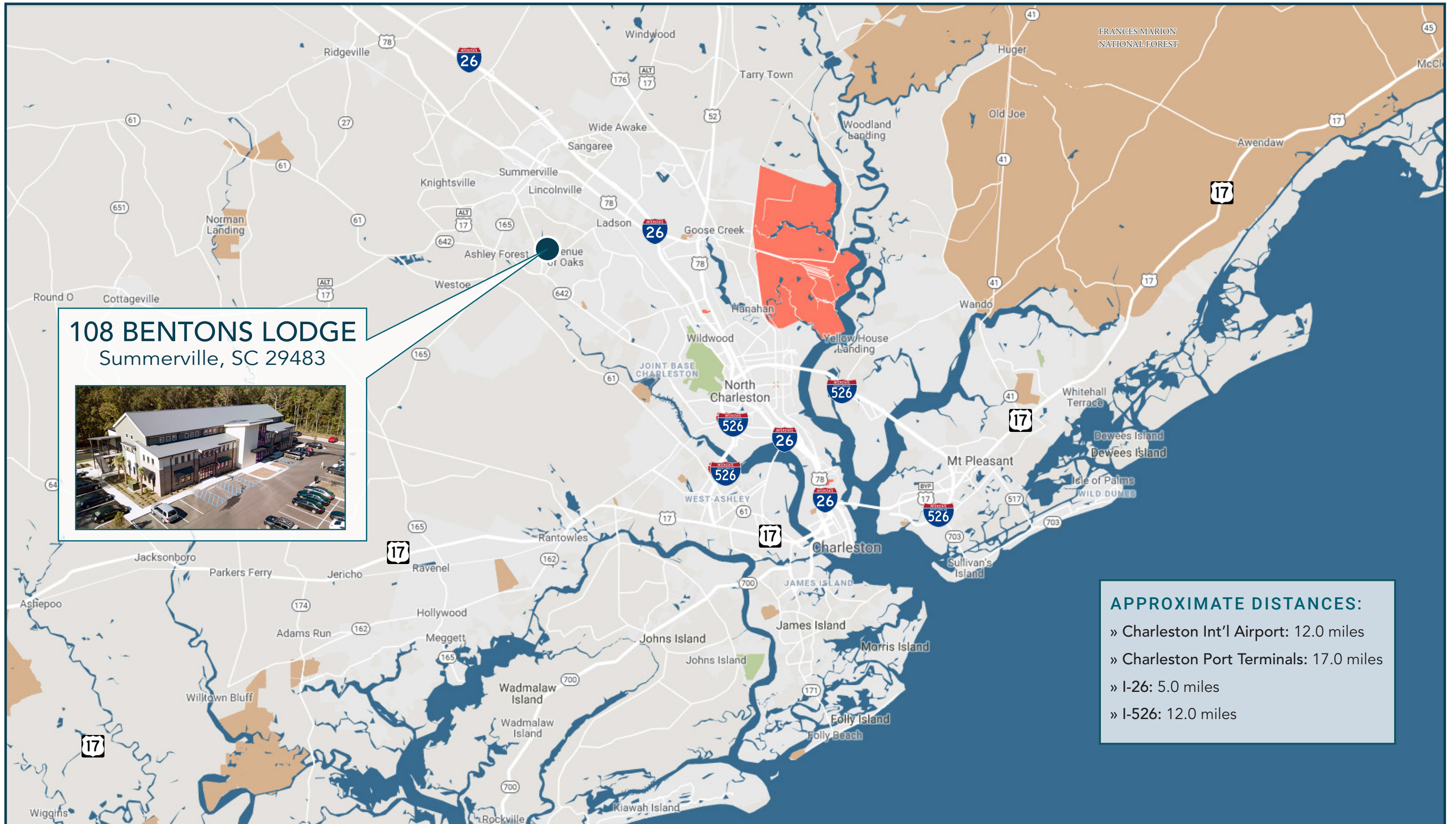
BUILDING SIZE:	20,000 SF
AVAILABLE SIZE:	3,925 SF
ACREAGE:	2.18 AC
YEAR BUILT:	2019

PROPERTY OVERVIEW

The Bentons Lodge Executive Office located at 108 Bentons Lodge in Summerville, SC, is a two-story 20,000 square foot building which will be the headquarters for CEMS Engineering|Architecture. CEMS will be occupying the majority of the building with one 3,925 square foot space available on the 1st floor for the tenant to build-out to their own space needs with the landlord offering \$40.00/SF in Tenant Improvement allowance. NNN expenses are estimated to be \$6.50/SF.

LOCATION OVERVIEW

Located in Summerville off of Highway 78.



108 BENTONS LODGE
Summerville, SC 29483



APPROXIMATE DISTANCES:

- » Charleston Int'l Airport: 12.0 miles
- » Charleston Port Terminals: 17.0 miles
- » I-26: 5.0 miles
- » I-526: 12.0 miles

SITE PLAN



PROPERTY OF, NOW or FORMERLY,
TOWN of SUMMERVILLE

DEED BK./PG.: 3071/220
PLAT BK./PG.: J/189
T.M.S. #154-00-00-053.000

PROPERTY OF, NOW or FORMERLY,
*SUMMERVILLE CROSSING
HOMEOWNERS ASSOC. INC.*
DEED BK./PG.: 2501/198
PLAT BK./PG.: J/117
T.M.S. #153-16-04-035.888

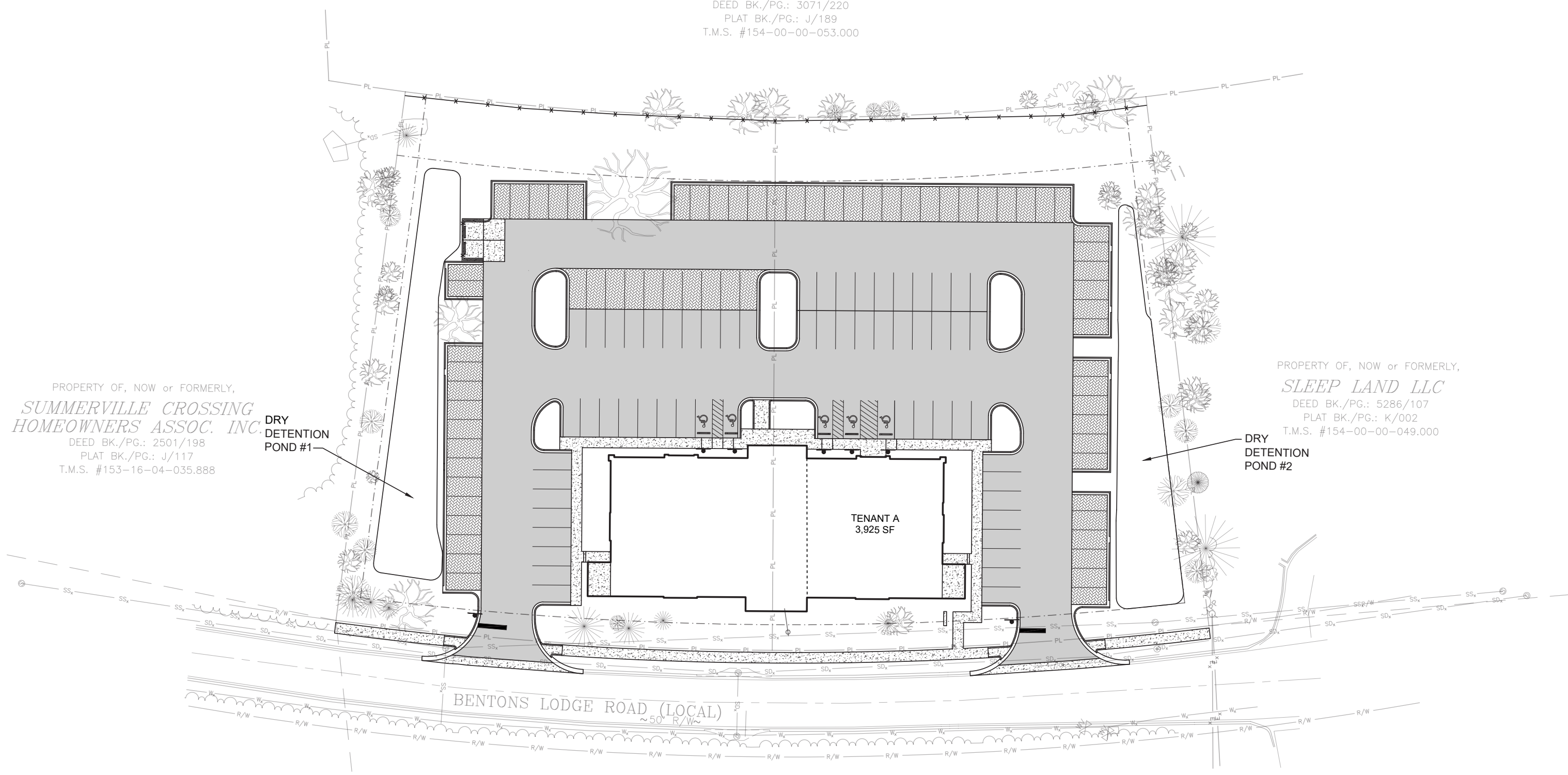
DRY
DETENTION
POND #1

PROPERTY OF, NOW or FORMERLY,
SLEEP LAND LLC
DEED BK./PG.: 5286/107
PLAT BK./PG.: K/002
T.M.S. #154-00-00-049.000

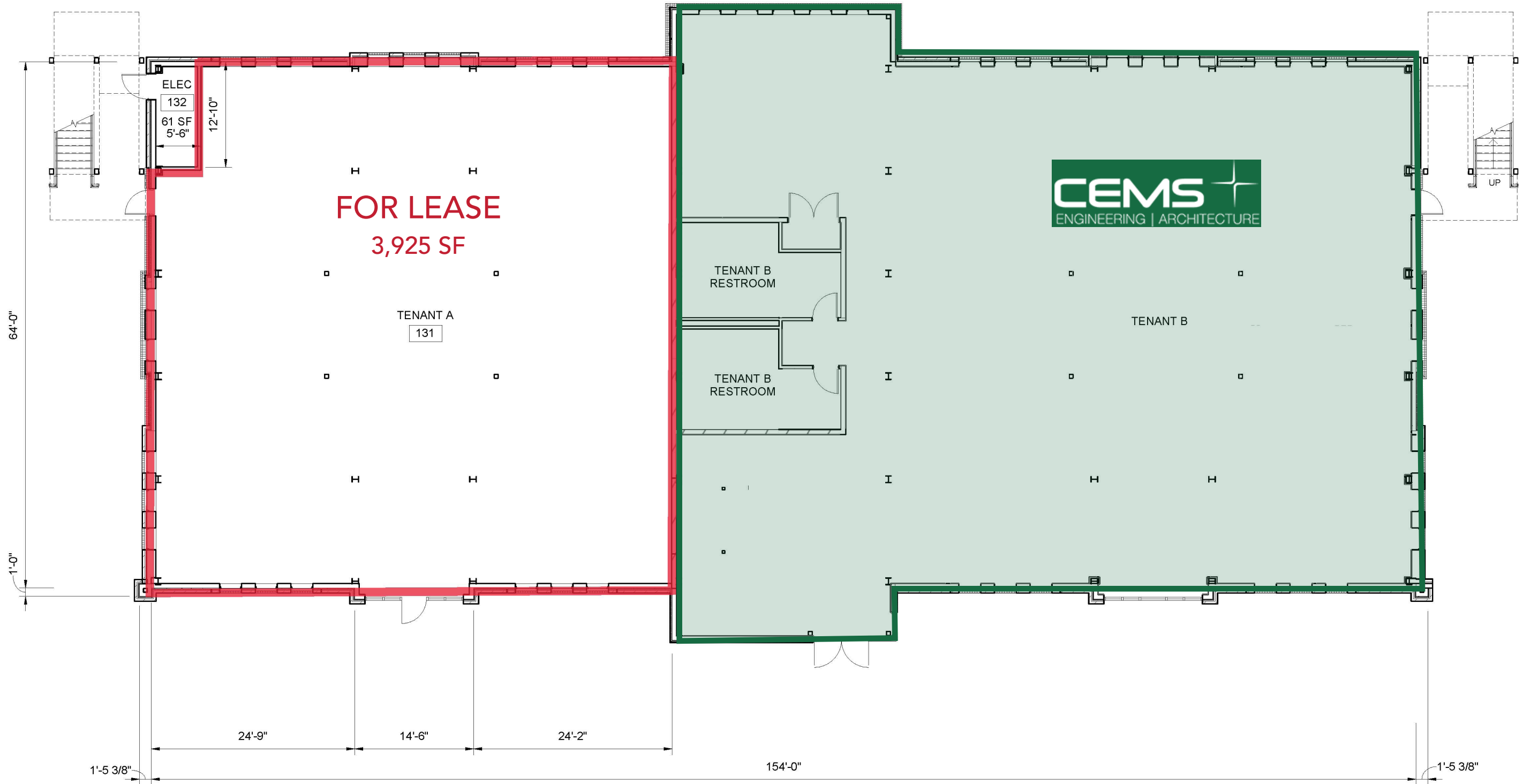
DRY
DETENTION
POND #2

TENANT A
3,925 SF

BENTONS LODGE ROAD (LOCAL)
~50' R/W~



FLOORPLAN



B1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
A-201

PHOTOS



LEASING TEAM



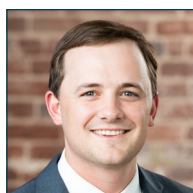
THE EXPERTS



J. RYAN WELCH, SIOR | PRINCIPAL

With over a decade of experience in commercial real estate, Ryan Welch has surfaced as one of the leading industrial Brokers in the Charleston market today. His primary focus is concerned with the sales and leasing of industrial product, working side-by-side with Landlords, Tenants and Buyers alike. Ryan also spearheads numerous office and land transactions, having an extensive background in agriculture. Ryan's commitment to providing his clients with the best possible results is directly related to his extensive and up-to-date market knowledge. Among other things, Ryan's ability to work tenaciously and diligently makes him a valuable asset to the Lee team.

(843) 747-5856
RWelch@Lee-Associates.com



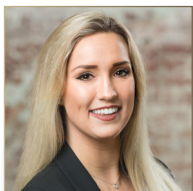
CLARKE ATTAWAY | ASSOCIATE

Clarke joined Lee's Industrial Brokerage Team in 2019 after completing seven months as a transitional researcher with the firm. He focuses on sales and leasing of industrial properties along with land here in South Carolina.

Before joining Lee & Associates, Clarke started his real estate career with Marcus & Millichap in Austin, Texas selling NNN industrial properties throughout the country. Clarke graduated the University of Alabama in 2017 with a marketing degree and specialization in real estate. Clarke currently holds a Texas and South Carolina real estate license.

(602) 689-6899
CAttaway@Lee-Associates.com

THE SUPPORT



LAUREN PARKER | BROKER SERVICES COORDINATOR

As the Industrial Broker Services Coordinator, Lauren assists the industrial agents in all aspects of selling/leasing and buyer/tenant rep assignments. She performs in-depth market research, prepares important documentation, manages files, and coordinates the entire listing process from start to finish. Lauren also carries out various public relation's tasks and all aspects of marketing.

(843) 203-1052
LParker@Lee-Associates.com



We obtained the information contained herein from sources we deem to be reliable; however, we have not verified the accuracy or suitability of said information and we hereby make no guarantee, warranty or representation with regard to said information. This information is submitted subject to the possibility of errors or omissions; change in price, rental, or other conditions; prior sale or lease; and/or withdrawal from the market without notice. Any projections, opinions, assumptions, and estimates included herein are for example only; these examples may not represent current or future performance of the subject property. We hereby advise any party interested in the subject property to seek tax and/or legal advice in order to conduct one's own investigation of the subject property and any contemplated transaction thereon.

108 BENTON'S LODGE

SUMMERVILLE, SC 29483

J. RYAN WELCH, SIOR

Principal

(843) 908-1388

RWelch@Lee-Associates.com

CLARKE ATTAWAY

Associate

(602) 689-6899

CAttaway@Lee-Associates.com

