

INDUSTRIAL DEVELOPMENT OPPORTUNITY

FOR SALE

109+ ACRES ON HWY 178 @ I-95

\$2,950,000



**RE/MAX**  
COMMERCIAL®

RE/MAX Southern Shores  
Robert Pratt  
(843) 343-6085:cell  
[robert@robertpratt.com](mailto:robert@robertpratt.com)

9655 CHARLESTON HWY

| SAINT GEORGE |

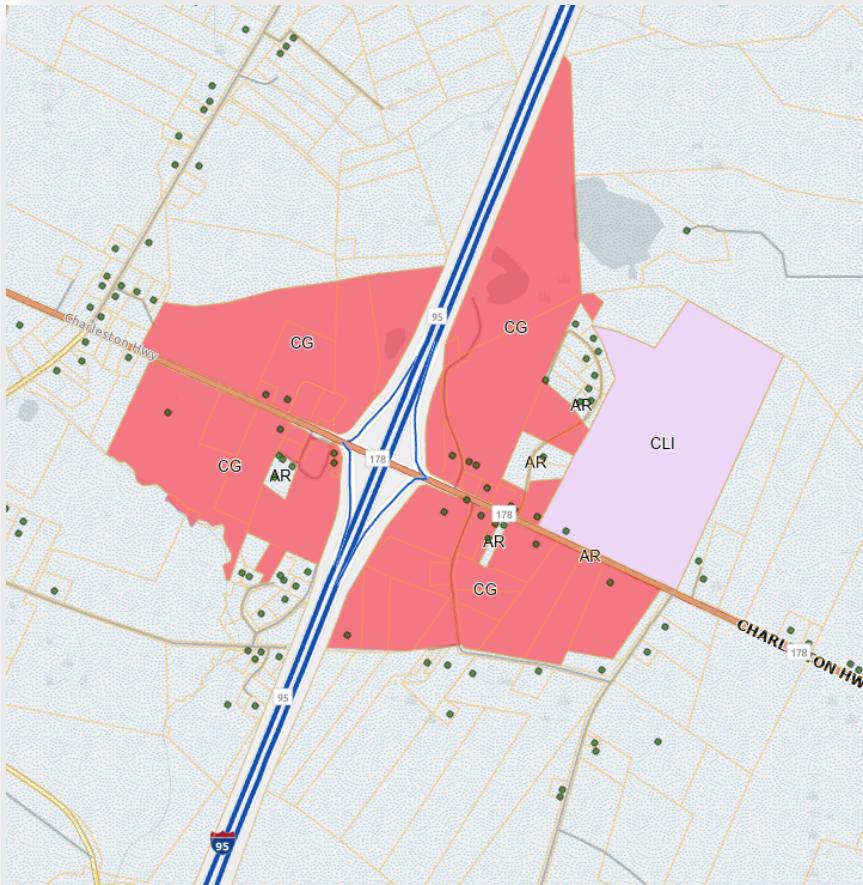
CRESA  
Griffin Kibens  
(314) 724-0084:cell  
[gkibens@cresa.com](mailto:gkibens@cresa.com)

**cresa** 

SOUTH CAROLINA



Located in a growing industrial corridor with established infrastructure and nearby developments. High-visibility frontage along Charleston Highway, offering direct access to major transportation routes. Located approximately 55 miles from Charleston. Immediate access to I-95 and proximity to I-26, facilitating efficient east coast and national distribution. Ideal for logistics-focused companies and investors seeking a strategic foothold in South Carolina's expanding logistics corridor.



#### 7.9.6 Ancillary Uses

The following uses shall be permitted in an approved CLI district to serve employees and clients of the principal uses permitted provided they are located with a clearly incidental and subordinate orientation towards the permitted principal uses of the district and do not comprise more than fifteen percent (15%) of the aggregate area of the land area of the individual CLI district in which they propose to locate:

Use Group No.	Group Name
10	Business, Convenience Retail
18	Business, Quick Stop Services

#### 7.9.3 Permitted Use Groups

##### CLI

Use Group No.	Group Name
1(a),(c)	Agriculture
6(d)	Social and Cultural
9	Business, Secondary Retail
11(a)	Business, Communication
12	Business, Wholesale
13(a)	Business, Recreation
15(d)	Professional Services
16	Business, Office Services
17	Business, General Services
19	Transportation
20(b),(c),(d)	Manufacturing
21	Manufacturing Services
23(d)	Utilities
24	Community Services
25	Open Space
Accessory Uses:	
Accessory Structures	

#### 7.9.4 Conditional Uses

The following uses may be permitted in the CLI zoning district provided they conform to the performance standards or conditions listed for each in Section 10.4.

Use Group No.	Group Name
11(b)	Business, Communications
22(b)(c)(d)(e)	Outdoor Storage Uses
23(a),(b),(c)	Utilities

#### 7.9.5 Special Exception Uses

The following uses may be developed in the CLI zoning district subject to conformance with any conditions in Section 10.4 and approval of a special exception pursuant to the criteria in Section 10.5 and the provisions of Section 14.5.

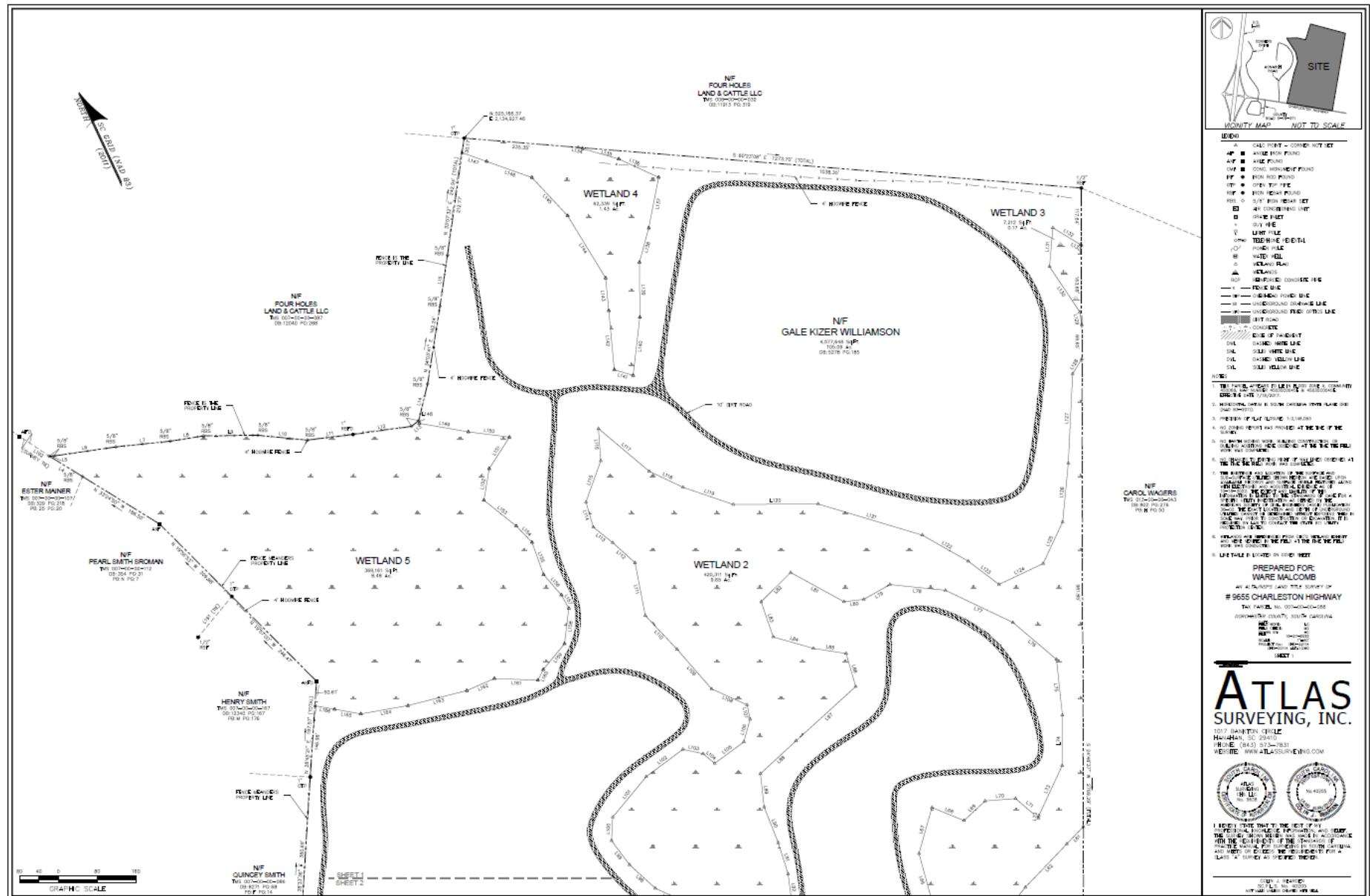
Use Group No.	Group Name
22(a)	Outdoor Storage Uses





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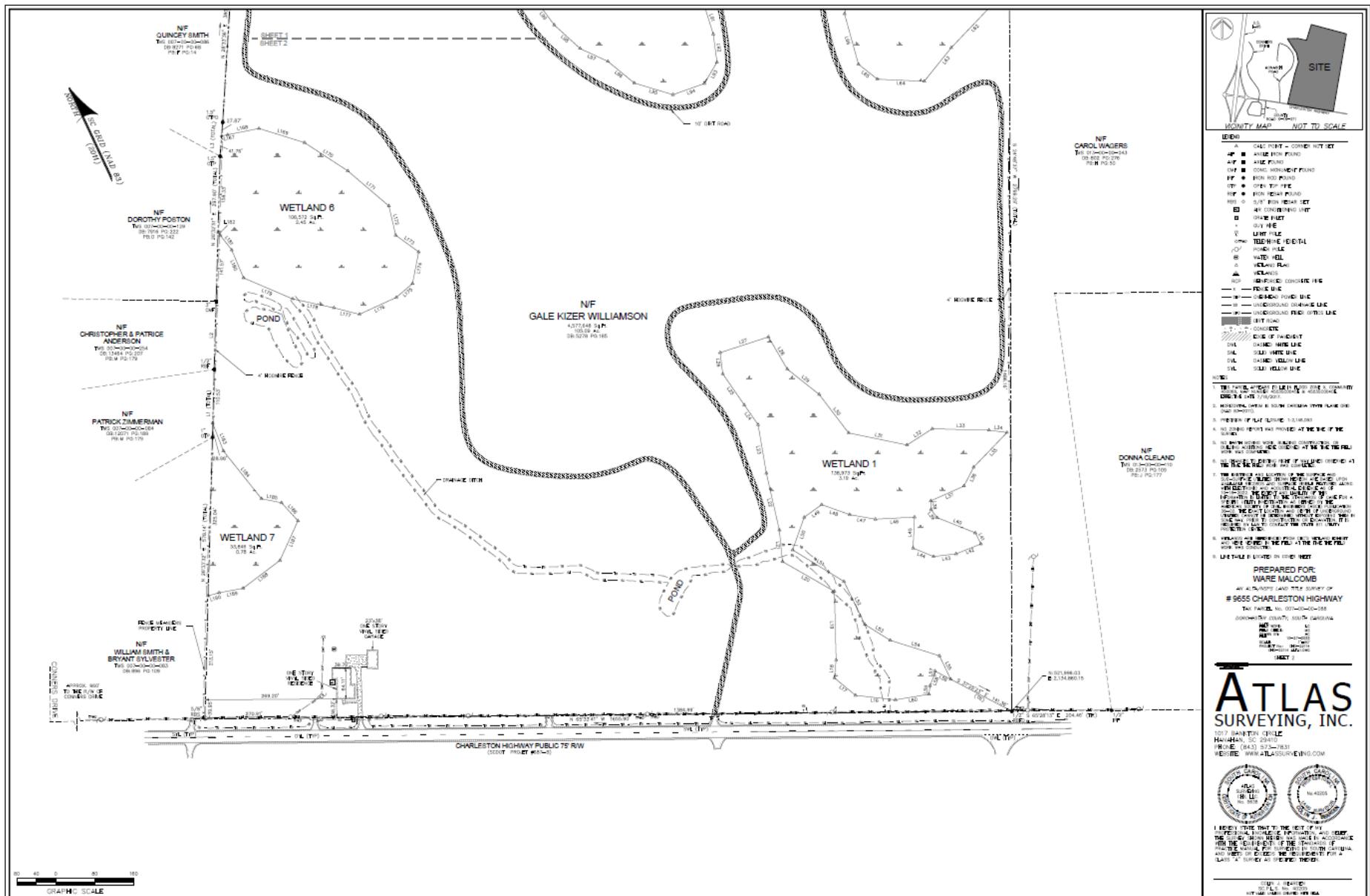
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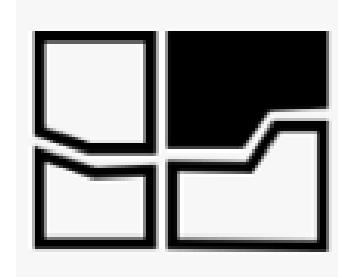
\$2,950,000



109.3 ACRES



007-00-00-088  
Dorchester County



CLI-1 Zoning  
Dorchester County



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