

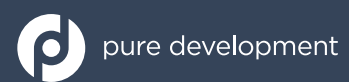


# COASTAL CROSSROADS



**Excellent Visibility** + Access To I-26  
**Full Interchange** at I-26 and Jedburg  
**Construction Completed** September 2024  
**High Quality** Construction  
**Flexible** Floor Plates  
**50,000 - 840,000 SF** Available Now  
**20 Mins** to Hugh K Leatherman Terminal

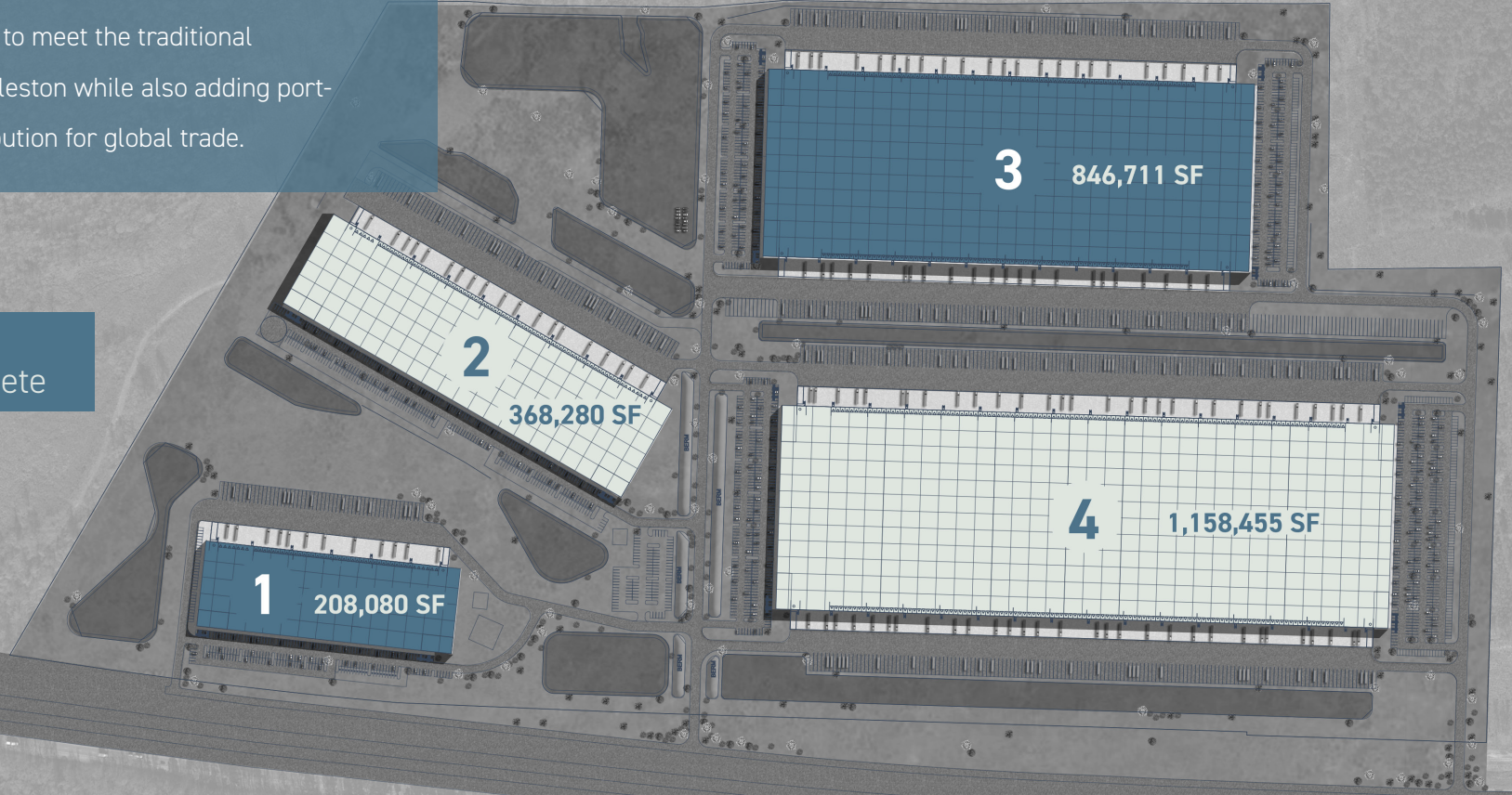
2.5 MILLION SF INDUSTRIAL PARK  
FOR LEASE AND BUILD TO SUIT



# MASTER PLAN

Coastal Crossroads is designed to meet the traditional manufacturing prowess of Charleston while also adding port-related warehousing and distribution for global trade.

**BUILDING 1 & 3**  
Construction Complete



## CONSTRUCTION COMPLETE

### BUILDING 1

Spec Building  
208,080 SF  
32' Clear height  
Rear Load

### BUILDING 3

Spec Building  
846,711 SF  
40' Clear height  
Cross Dock

## BUILD TO SUIT

### BUILDING 2

BTS Building  
368,280 SF  
36' Clear height  
Rear Load

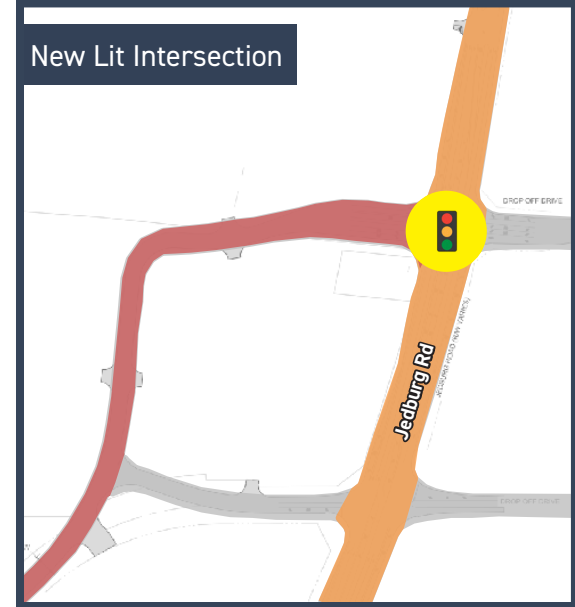
### BUILDING 4

BTS Building  
1,158,455 SF  
40' Clear height  
Cross Dock

### STATUS

A&E Drawings Complete  
Building Pads Complete  
Building Permits Secured  
Water/Sewer Permitted with BCWS and DHEC

# PROPOSED FUTURE ACCESS



## KEY

- Jedburg Road
- Strathmore Road Extension (Complete)
- New Access Road

# BUILDING 1

460 STRATHMORE ROAD, SUMMERVILLE, SC

## SPECIFICATIONS

### SQUARE FOOTAGE

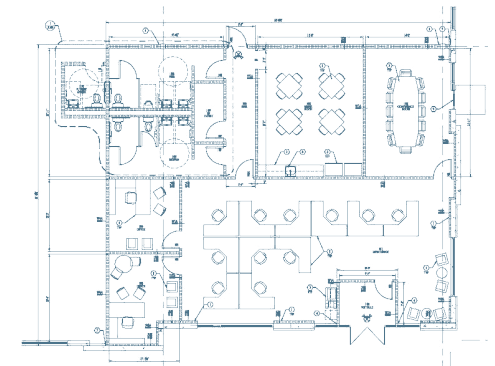
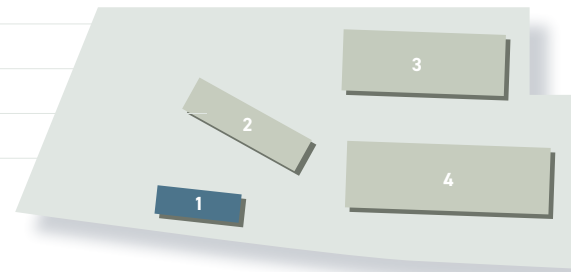
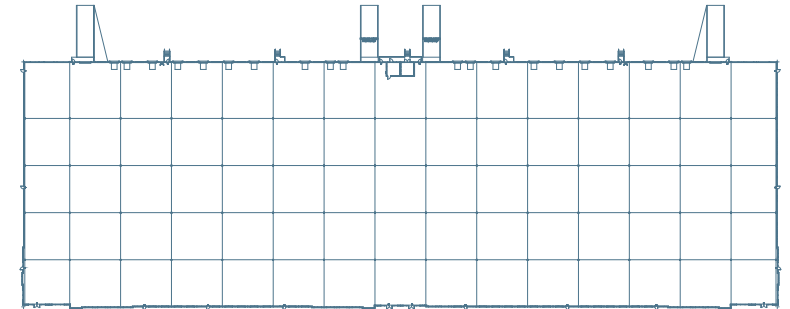
TOTAL BUILDING SF	208,080
SPEC OFFICE SF	2,930
DIMENSIONS	800'X260'

### PROPERTY FEATURES

SITE AREA	13 ACRES
CLEAR HEIGHT	32'
COLUMN SPACING	54'X50' (60' SPEED BAY)
DOCK DOORS	20 WITH 19 KNOCKOUTS
DRIVE-IN DOORS	2
DOCK EQUIPMENT	20 MECHANICALLY OPERATED 55,000# LEVELERS WITH DOCK SEALS & DOCK LIGHTS
TRUCK COURT DEPTH	185' (60' DOCK APRON, 70' DRIVE LANE AND 55' TRAILER PARKING)
TRAILER PARKING	51 STALLS
CAR PARKING	134 STALLS EXPANDABLE TO 176 STALLS
POWER	3,000 AMP (EXPANDABLE)

### CONSTRUCTION OVERVIEW

EXTERIOR WALLS	CONCRETE TILT WALLS
ROOF TYPE	60 MIL TPO
ROOF WARRANTY	20 YEARS
FIRE PROTECTION	ESFR K 17 HEADS
INTERIOR LIGHTING	LED LIGHT FIXTURES, 30FC
INTERIOR WALLS	WHITE INTERIOR WALLS



SPEC OFFICE: 2,930 SF

# BUILDING 3

420 STRATHMORE ROAD, SUMMERVILLE, SC

## SPECIFICATIONS

### SQUARE FOOTAGE

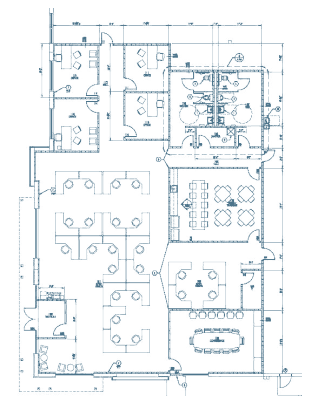
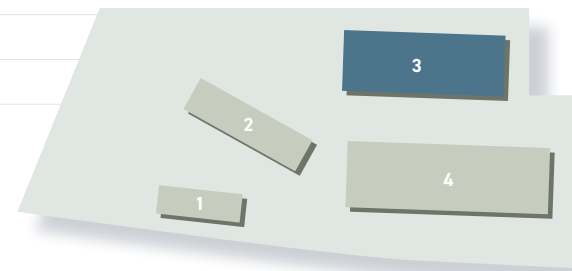
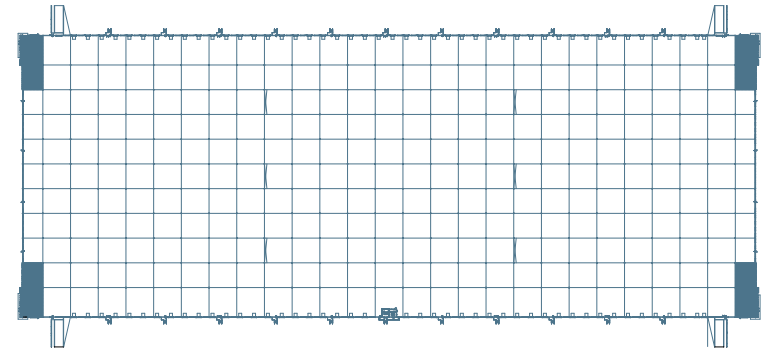
TOTAL BUILDING SF	846,711
SPEC OFFICE SF	4,980
DIMENSIONS	1482'X570'

### PROPERTY FEATURES

SITE AREA	49 ACRES
CLEAR HEIGHT	40'
COLUMN SPACING	56'X50' (60' SPEED BAY)
DOCK DOORS	92 WITH 72 KNOCKOUTS
DRIVE-IN DOORS	4
DOCK EQUIPMENT	92 MECHANICALLY OPERATED 55,000# LEVELERS WITH DOCK SEALS
TRUCK COURT DEPTH	185' (60' DOCK APRON, 70' DRIVE LANE AND 55' TRAILER PARKING)
TRAILER PARKING	230 STALLS EXPANDABLE TO 285 STALLS
CAR PARKING	226 STALLS EXPANDABLE TO 452 STALLS
POWER	2 - 2000 AMP (EXPANDABLE)

### CONSTRUCTION OVERVIEW

EXTERIOR WALLS	CONCRETE TILT WALLS
ROOF TYPE	60 MIL TPO
ROOF WARRANTY	20 YEARS
FIRE PROTECTION	ESFR K 25 & K 28 HEADS
INTERIOR LIGHTING	LED LIGHT FIXTURES, 30FC
INTERIOR WALLS	WHITE INTERIOR WALLS



SPEC OFFICE: 4,980 SF

# BUILDING 2

440 STRATHMORE ROAD, SUMMERVILLE, SC

## SPECIFICATIONS

### SQUARE FOOTAGE

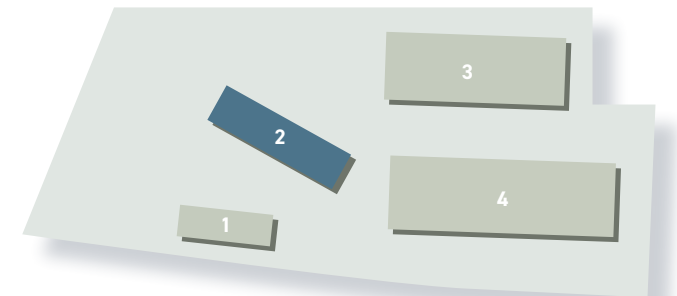
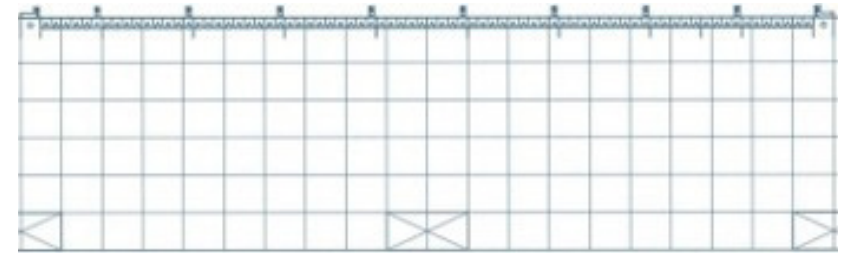
TOTAL BUILDING SF	368,280 SF
DIMENSIONS	1188' X 310'

### PROPERTY FEATURES

SITE AREA	±23 ACRES
CLEAR HEIGHT	36'
COLUMN SPACING	56' X 50' (60' SPEED BAY)
DOCK DOORS	36
DRIVE-IN DOORS	2
DOCK EQUIPMENT	36 DOCK LEVELERS, 55K CAPACITY, SEALS AND LED SWING LIGHTS
TRUCK COURT DEPTH	185'
TRAILER PARKING	85
CAR PARKING	211
POWER	3,000 AMP (EXPANDABLE)

### CONSTRUCTION OVERVIEW

EXTERIOR WALLS	CONCRETE TILT PANEL WALLS
ROOF TYPE	60 MIL TPO
ROOF WARRANTY	20 YEARS
FIRE PROTECTION	ESFR K 17 HEADS
INTERIOR LIGHTING	LED LIGHT FIXTURES, 30FC
INTERIOR WALLS	WHITE INTERIOR WALLS



# BUILDING 4

400 STRATHMORE ROAD, SUMMERVILLE, SC

## SPECIFICATIONS

### SQUARE FOOTAGE

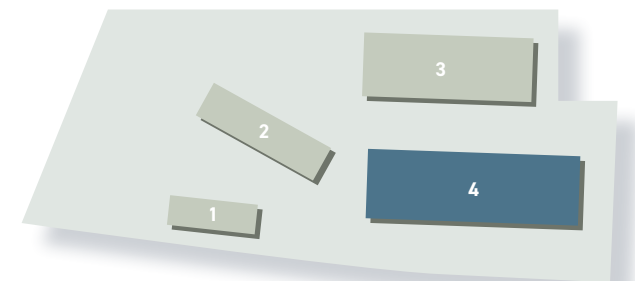
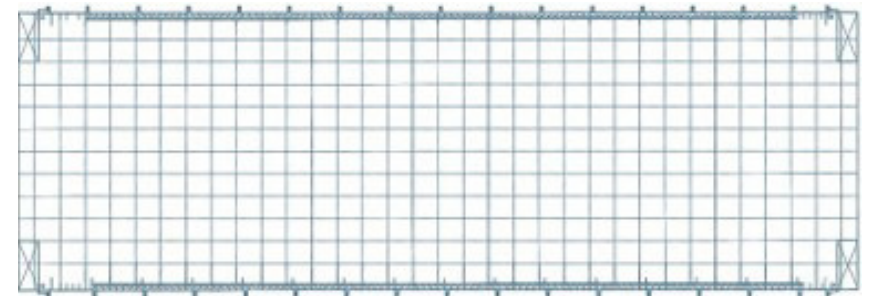
TOTAL BUILDING SF	1,158,455 SF
DIMENSIONS	1866' X 620'

### PROPERTY FEATURES

SITE AREA	±51 ACRES
CLEAR HEIGHT	40'
COLUMN SPACING	56' X 50' (60' SPEED BAY)
DOCK DOORS	118
DRIVE-IN DOORS	4
DOCK EQUIPMENT	118 DOCK LEVELERS, 55K CAPACITY, SEALS AND LED SWING LIGHTS
TRUCK COURT DEPTH	185'
TRAILER PARKING	290
CAR PARKING	258
POWER	3,000 AMP (EXPANDABLE)

### CONSTRUCTION OVERVIEW

EXTERIOR WALLS	PRECAST CONCRETE TILT PANEL WALLS
ROOF TYPE	60 MIL TPO
ROOF WARRANTY	20 YEARS
FIRE PROTECTION	ESFR K 17 HEADS
INTERIOR LIGHTING	LED LIGHT FIXTURES, 30FC
INTERIOR WALLS	WHITE INTERIOR WALLS





I-26/I-95 Interchange  
**29 MILES**

I-26/I-526 Interchange  
**20 MILES**



Coastal Crossroads answers the Port of Charleston growth with top-of-the-market buildings ready for manufacturing and bulk industrial users.

Coastal Crossroads is a superior regional distribution property within Charleston's highly desirable I-26 North Submarket.

The 180-acre master planned industrial park offers spec and build to suit opportunities with tremendous interstate visibility and access.

Users maximize with flexible building sizes and business incentives offered by the State and County.



**180 ACRE**  
Master Plan



**4 CLASS A BUILDINGS**  
Totaling 2.5 M SF



**NEW CONSTRUCTION**  
1.0 Million SF



**BUILT TO SUIT OPPORTUNITY**  
1.5 Million SF





Mercedes-Benz  
Vans

**14 MILES**



Distribution  
Center

**11 MILES**



Dreamliner  
Campus

**22 MILES**



Manufacturing  
Campus

**8 MILES**

# PROPERTY LOCATION & REGIONAL LOGISTICS



Coastal Crossroads is a multimodal hub fueled by the regional interstate system, proximity to the Port of Charleston where Class I rail service is available from both NS and CSX. The property is strategically located in the I-26 corridor with direct access via major transportation arteries and infrastructure to the Charleston market and surrounding southeastern cities.

**COLUMBIA, SC** +/- 87 Miles via I-26

**FLORENCE, SC** +/- 109 Miles via I-95

**SAVANNAH, GA** +/- 125 Miles via I-95

**WILMINGTON, NC** +/- 181 Miles via US-17

**CHARLOTTE, NC** +/- 182 Miles via I-77

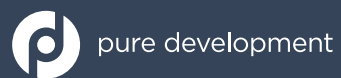
**ATLANTA, GA** +/- 281 Miles via I-20

Immediate access to I-26 via the  
Jedburg Road Interchange

## THE DEVELOPERS

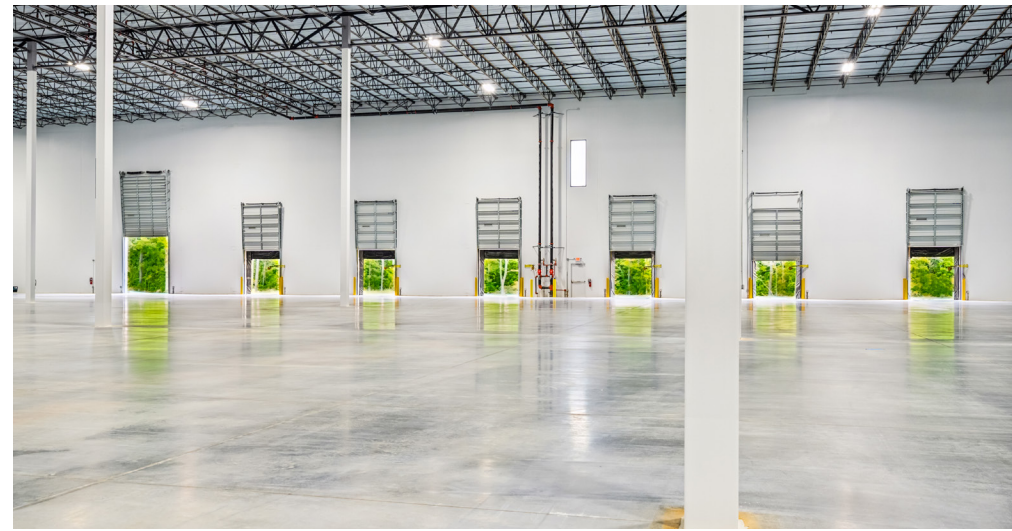


Founded in 1982, Citimark has built a reputation as a premiere full service real estate investment company focused on commercial investments throughout the U.S. Since inception, Citimark has acquired, developed, managed, and leased over 20 million square feet of industrial, office, and mixed-use properties.



Pure Development is a powerful fusion of institutional commercial development experience and bold entrepreneurial spirit. Since 2010, we have been creating highly personalized, highly designed, highly functional places for an impressive roster of discerning clients. With every project, we explore new ways to encourage connectivity and creativity—to help people live the best possible life, professionally and personally.







## CONTACT US FOR LEASE OR BTS OPPORTUNITIES

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