

# LAND FOR SALE CONSTRUCTION READY

SITE 2: 22.99 ACRES | 368,280 BUILDABLE SF



# COASTAL CROSSROADS



Building 3  
846,711 SF

Site 4  
51.49 Acres

503,111 SF Available

Site 2  
22.99 Acres

Building 1  
208,080 SF

**Excellent Visibility** + Access To I-26  
**Full Interchange** at I-26 and Jedburg  
**Construction Ready Sites** Build to Suit  
**20 Mins** to Hugh K Leatherman Terminal

LAND AVAILABLE FOR  
BUILD TO SUIT OR USER OPPORTUNITIES



# 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



## SITE 2

**22.99 ACRES**

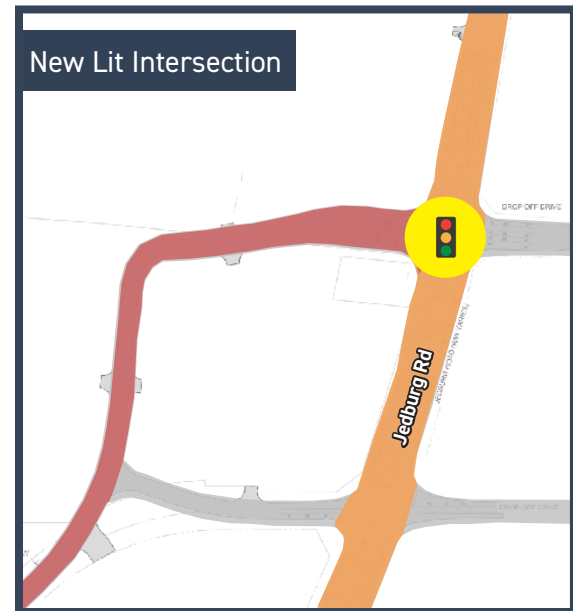
**368,280 BUILDABLE SF**

## BUILD TO SUIT OR USER OPPORTUNITIES

- Zoned Heavy Industrial
- Pad Built to Dock Height
- Utilities to Property Line
- Platted
- Storm System Complete
- Allowance for Traffic Impact Fees
- Water/Sewer Permitted with BCWS & DHEC
- Cleared & Erosion Control in Place
- Fenced Outdoor Storage Available



# EXCELLENT ACCESS



## KEY

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

# SITE FEATURE CHECKLIST



C O A S T A L  
C R O S S R O A D S

## TIME IS MONEY

At Coastal Crossroads, speed and efficiency come standard. Permits, infrastructure, and site readiness are included—saving you time, cutting costs, and helping you open for business faster.

- ✓ HEAVY INDUSTRIAL ZONING
- ✓ WETLANDS MITIGATION IN PLACE
- ✓ POWER, GAS, SANITARY, WATER IN PLACE
- ✓ PLATTED AND SUBDIVIDED SITES
- ✓ PAD AND PARKING LOT GRADED
- ✓ APPROVED LAND DISTURBANCE PERMITS
- ✓ LANDSCAPED PARK ENVIRONMENT
- ✓ RETENTION POND AND STORM SYSTEM IN PLACE
- ✓ ROAD ACCESSED SITES
- ✓ JEDBURG CORRIDOR IMPROVEMENT DESIGN UNDERWAY
- ✓ CONNECTOR ROAD LINK DESIGN UNDERWAY
- ✓ ALLOWANCE OF TRAFFIC IMPACT FEES

**Start Faster, Build Smarter, and See Your Returns Sooner at Coastal Crossroads**



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



## CONTACT US FOR LEASE OR BTS OPPORTUNITIES

### ROBERT BARRINEAU

Senior Vice President

+1 843 270 7851

robert.barrineau@cbre.com

### BRENDAN REDEYOFF, SIOR

Senior Vice President

+1 843 793 8839

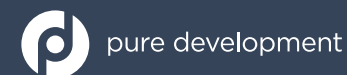
brendan.redeyoff@cbre.com

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## 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.