

For Sale

±0.57 Acres

Industrial Land



## Industrial Land for Sale

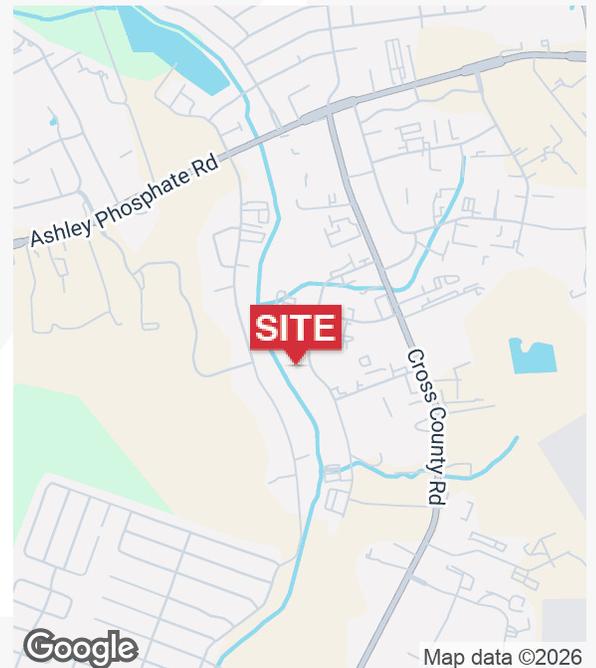
7263 Cross Park Drive  
North Charleston, South Carolina 29418

### Property Description

Located on Cross Park Drive within the Pepperdam Industrial Park, this ±0.57-acre lot offers convenient access to I-26 and Charleston International Airport. The property is situated just off Ashley Phosphate Road providing strong connectivity to surrounding commercial corridors. The site is cleared, graveled and partially fenced, making it well-suited for a variety of commercial uses.

### Property Highlights

- ±0.57 AC partially fenced, cleared, graveled
- Two access points off Cross Park Drive
- Water and electricity on-site
- Zoned M-1 - Light Industrial
- TMS # - 397-00-00-469
- **Sales Price: \$500,000**



For more information

**Whit Jones**

757 585 0071

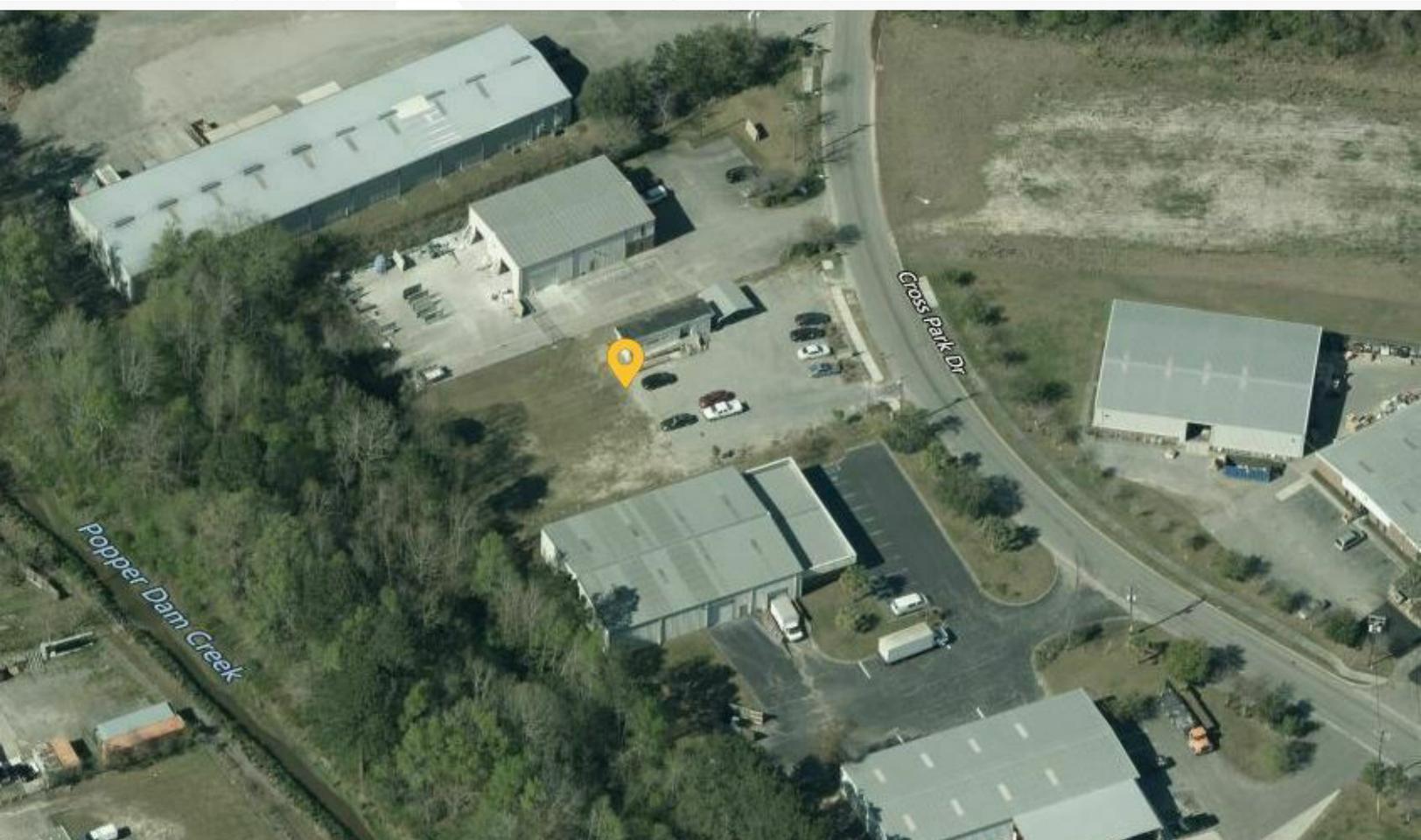
wjones@naicharleston.com

**Thomas M. Boulware, SIOR, CCIM**

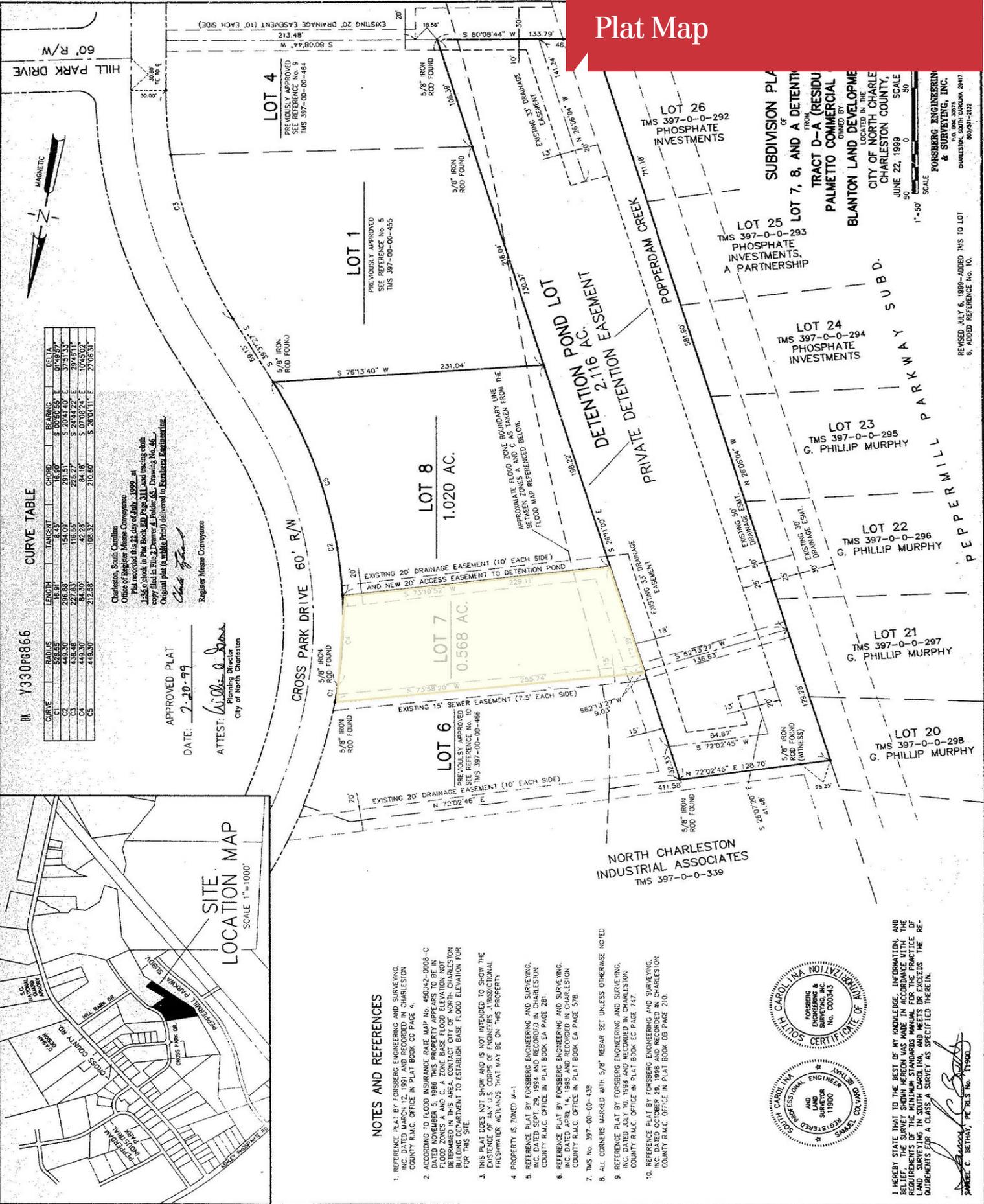
843 270 9124

tboulware@naicharleston.com

# Additional Photos



# Plat Map

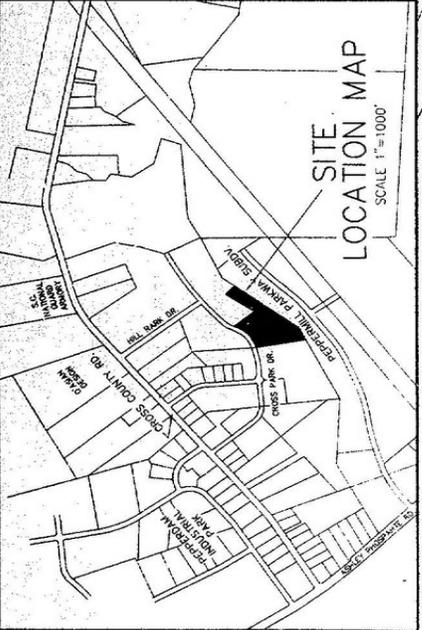


### CURVE TABLE

CURVE	RADIUS	TANGENT	CHORD	DELTA
C1	448.30'	154.00'	201.51'	37°53'53"
C2	438.48'	118.55'	226.27'	29°43'11"
C3	448.30'	84.18'	42.29'	10°43'02"
C4	448.30'	212.58'	210.60'	27°08'31"

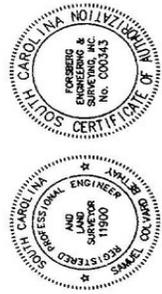
Charleston, South Carolina  
 Office of Register Meese Conveyance  
 Filed recorded this 22 day of July, 1999 at  
 1:56.0 clock in Plat Book 20 Page 311 and tracing addl.  
 copy filed in File 2 Drawer 2 Public 68. Drawing No. 46.  
 Original plat (6 public Print) delivered to Forsberg Engineering.

APPROVED PLAT  
 DATE: 7-20-99  
 ATTEST: *[Signature]*  
 Planning Director  
 City of North Charleston



### NOTES AND REFERENCES

1. REFERENCE PLAT BY FORSBERG ENGINEERING AND SURVEYING, INC. DATED MARCH 12, 1991 AND RECORDED IN CHARLESTON COUNTY R.M.C. OFFICE IN PLAT BOOK 00 PAGE 4.
2. ACCORDING TO FLOOD INSURANCE RATE MAP NO. 45042-0008-C DATED NOVEMBER 5, 1986 THIS PROPERTY APPEARS TO BE IN FLOOD ZONES A AND C. A ZONE BASE FLOOD ELEVATION NOT DETERMINED IN THIS AREA. CONTACT CITY OF NORTH CHARLESTON DEPARTMENT TO ESTABLISH BASE FLOOD ELEVATION FOR THIS SITE.
3. THIS PLAT DOES NOT SHOW AND IS NOT INTENDED TO SHOW THE EXISTING UTILITIES AND FRESHWATER WETLANDS THAT MAY BE ON THIS PROPERTY.
4. PROPERTY IS ZONED M-1.
5. REFERENCE PLAT BY FORSBERG ENGINEERING AND SURVEYING, INC. DATED SEPT. 29, 1994 AND RECORDED IN CHARLESTON COUNTY R.M.C. OFFICE IN PLAT BOOK EA PAGE 281.
6. REFERENCE PLAT BY FORSBERG ENGINEERING AND SURVEYING, INC. DATED APRIL 14, 1995 AND RECORDED IN CHARLESTON COUNTY R.M.C. OFFICE IN PLAT BOOK EA PAGE 578.
7. TMS NO. 397-00-00-439.
8. ALL CORNERS MARKED WITH 5/8" IRON ROD UNLESS OTHERWISE NOTED.
9. REFERENCE PLAT BY FORSBERG ENGINEERING AND SURVEYING, INC. DATED JULY 1989 AND RECORDED IN CHARLESTON COUNTY R.M.C. OFFICE IN PLAT BOOK EC PAGE 747.
10. REFERENCE PLAT BY FORSBERG ENGINEERING AND SURVEYING, INC. DATED OCTOBER 20, 1998 AND RECORDED IN CHARLESTON COUNTY R.M.C. OFFICE IN PLAT BOOK 03 PAGE 210.



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY AND PLAT HEREIN COMPLY WITH THE REQUIREMENTS OF THE MAPPING STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

*[Signature]*  
 SHEREE C. BETHANY, P.E. No. 17500

REvised JULY 6, 1989-ADDED TMS TO LOT 6, ADDED REFERENCE No. 10.

FOR SHEREE C. BETHANY, P.E. No. 17500  
 FORSBERG ENGINEERING & SURVIVING, INC.  
 CHARLESTON, SOUTH CAROLINA 29407  
 803/571-2822

# Area Map



Google

Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

# Location Maps

