

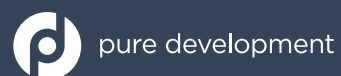


COASTAL CROSSROADS



Excellent Visibility + Access To I-26
Full Interchange at I-26 and Jedburg
Construction Ready Sites Build to Suit
Construction Completed September 2024
High Quality Construction
Flexible Floor Plates
50,000 - 503,111 SF Available Now
20 Mins to Hugh K Leatherman Terminal

2.5 MILLION SF INDUSTRIAL PARK
FOR LEASE & LAND AVAILABLE



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
503,111 SF Available
40' Clear height
Cross Dock

BUILD TO SUIT OR USER OPPORTUNITIES

BUILDING 2

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

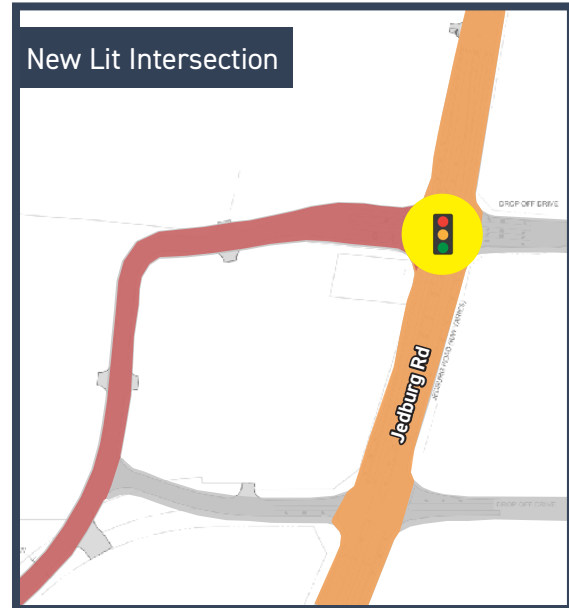
BUILDING 4

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

EXCELLENT ACCESS



KEY

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

BUILDING 1

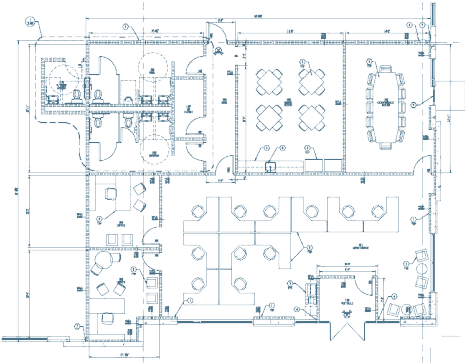
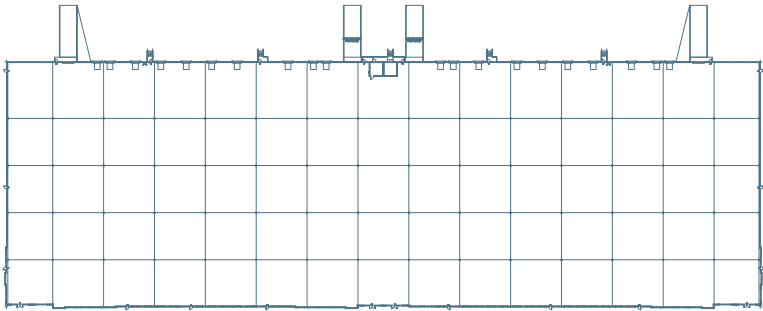
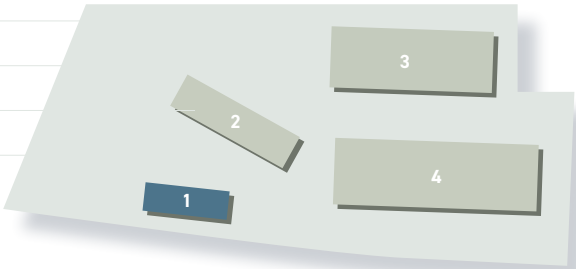
460 STRATHMORE ROAD, SUMMERVILLE, SC

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 35,000# 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

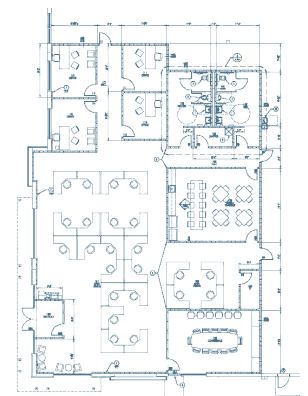
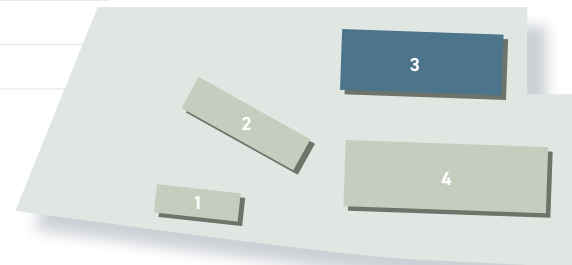
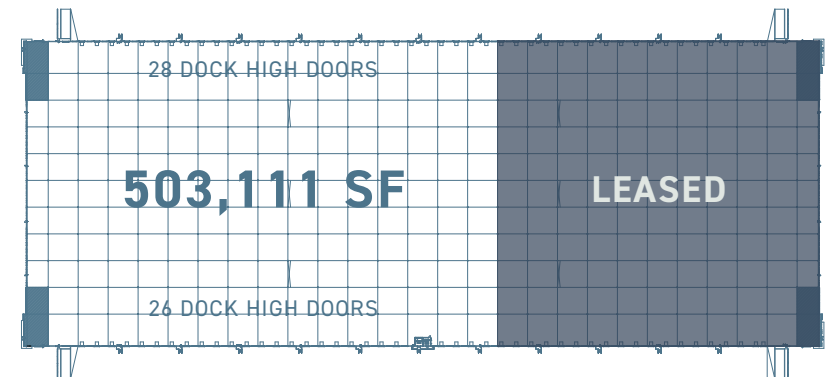
AVAILABLE SF	503,111
SPEC OFFICE SF	4,980
DIMENSIONS	881'X570'

PROPERTY FEATURES

SITE AREA	49 ACRES
CLEAR HEIGHT	40'
COLUMN SPACING	56'X50' (60' SPEED BAY)
DOCK DOORS	54 WITH 39 KNOCKOUTS
DRIVE-IN DOORS	2
DOCK EQUIPMENT	54 MECHANICALLY OPERATED 35,000# 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
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



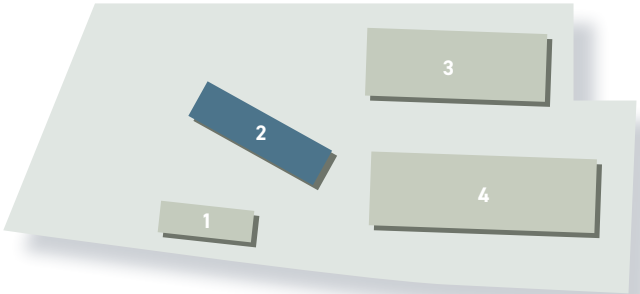
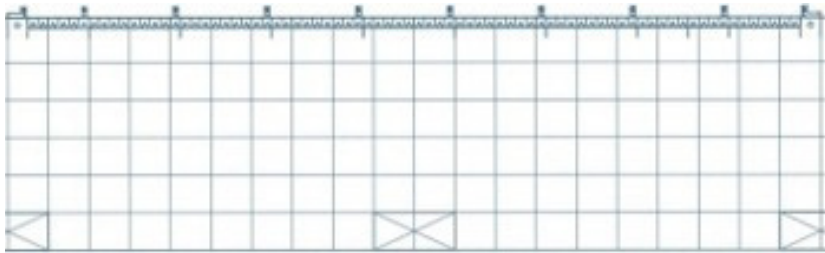
SPEC OFFICE: 4,980 SF

SITE 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, 35K 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

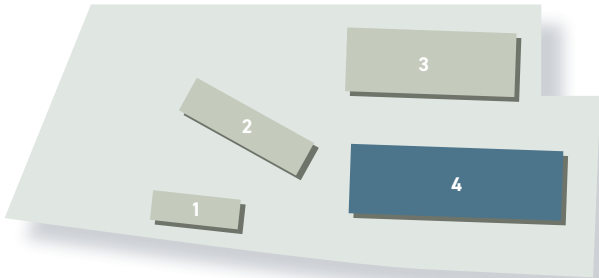
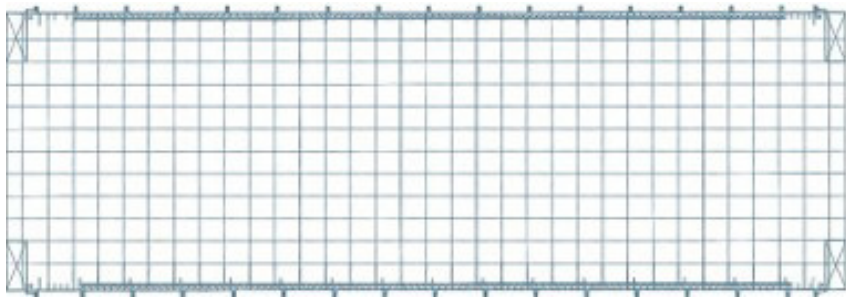


SITE 4

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, 35K 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

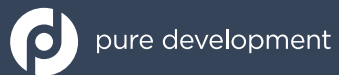


Immediate access to I-26 via the
Jedburg Road Interchange

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 LAND FOR SALE OPPORTUNITIES

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