

# LAND FOR SALE CONSTRUCTION READY

SITE 4: 51.49 ACRES | 1,158,455 BUILDABLE SF



## COASTAL CROSSROADS



LAND AVAILABLE FOR  
BUILD TO SUIT OR USER OPPORTUNITIES

 pure development

 CITIMARK  
-1982 -

 CBRE

# 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.

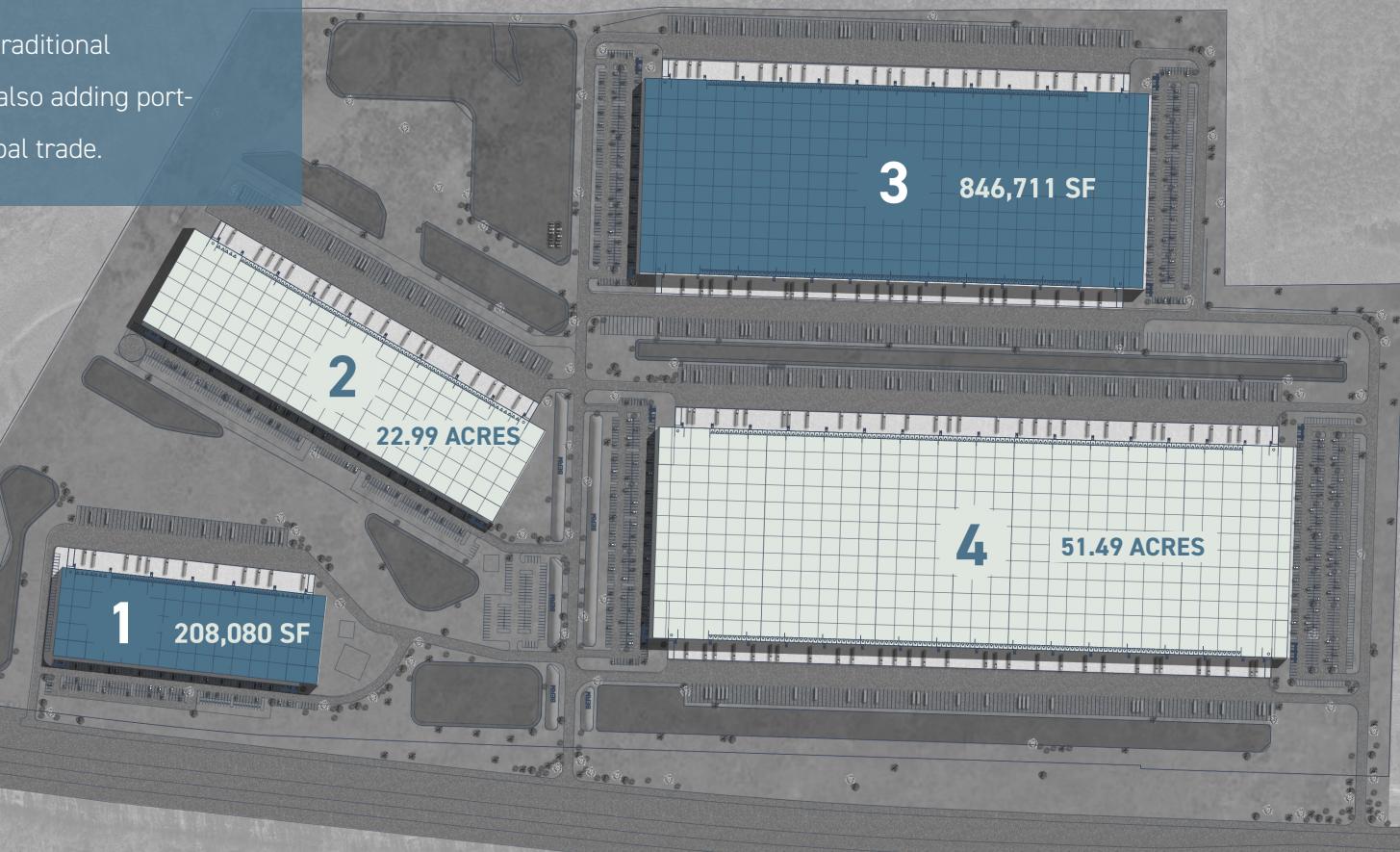
**BUILDING 1 & 3**  
Construction Complete



## SITE 4

**51.49 ACRES**

**1,158,455 BUILDABLE SF**

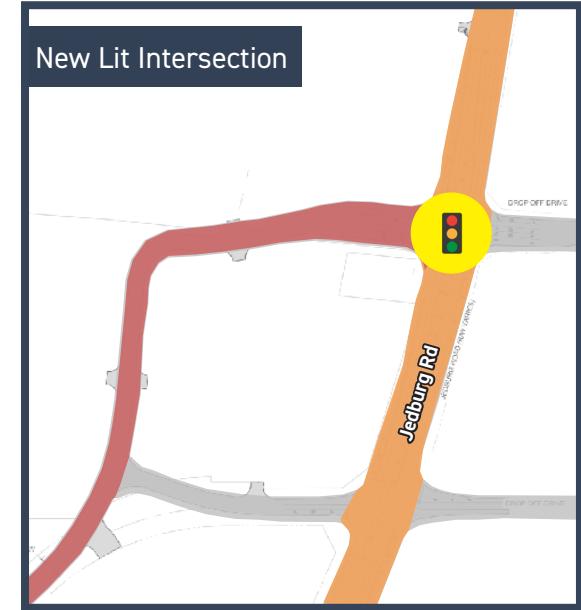


## BUILD TO SUIT OR USER OPPORTUNITIES

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



# EXCELLENT ACCESS



## KEY

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

# SITE FEATURE CHECKLIST



COASTAL  
CROSSROADS

## 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.

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

**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**



Immediate access to I-26 via the  
Jedburg Road Interchange

# 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



## CONTACT US FOR LAND FOR SALE OPPORTUNITIES

### ROBERT BARRINEAU

Senior Vice President

+1 843 270 7851

[robert.barrineau@cbre.com](mailto:robert.barrineau@cbre.com)

### BRENDAN REDEYOFF, SIOR

Senior Vice President

+1 843 793 8839

[brendan.redeyoff@cbre.com](mailto:brendan.redeyoff@cbre.com)

### TIM RABER, SIOR

Vice President

+1 843 972 3220

[tim.raber@cbre.com](mailto:tim.raber@cbre.com)

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

## 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.