

AVAILABLE

ADDITIONAL ACCESS POINT

SOUTHRAIL RD

DRIVE LANE

ASHLEY PHOSPHATE RD

±7,800 SF INDUSTRIAL BUILDING & LAYDOWN YARD AVAILABLE

FOR LEASE

2880 ASHLEY PHOSPHATE ROAD, NORTH CHARLESTON, SC 29418

JOHN BEAM, SIOR
+1 843 810 6868
john.beam@bridge-commercial.com

BROOKS COURTNEY, SIOR
+1 859 327 8749
brooks.courtney@bridge-commercial.com

HAGOOD MORRISON II, SIOR
+1 843 830 9108
hs.morrison@bridge-commercial.com

INDUSTRIAL FOR LEASE

- ±7,800 SF on ±7 acres available for lease (subdivisible)
- M-1 (Light Industrial) City of North Charleston zoning
- Infill industrial location less than 1 mile from I-26

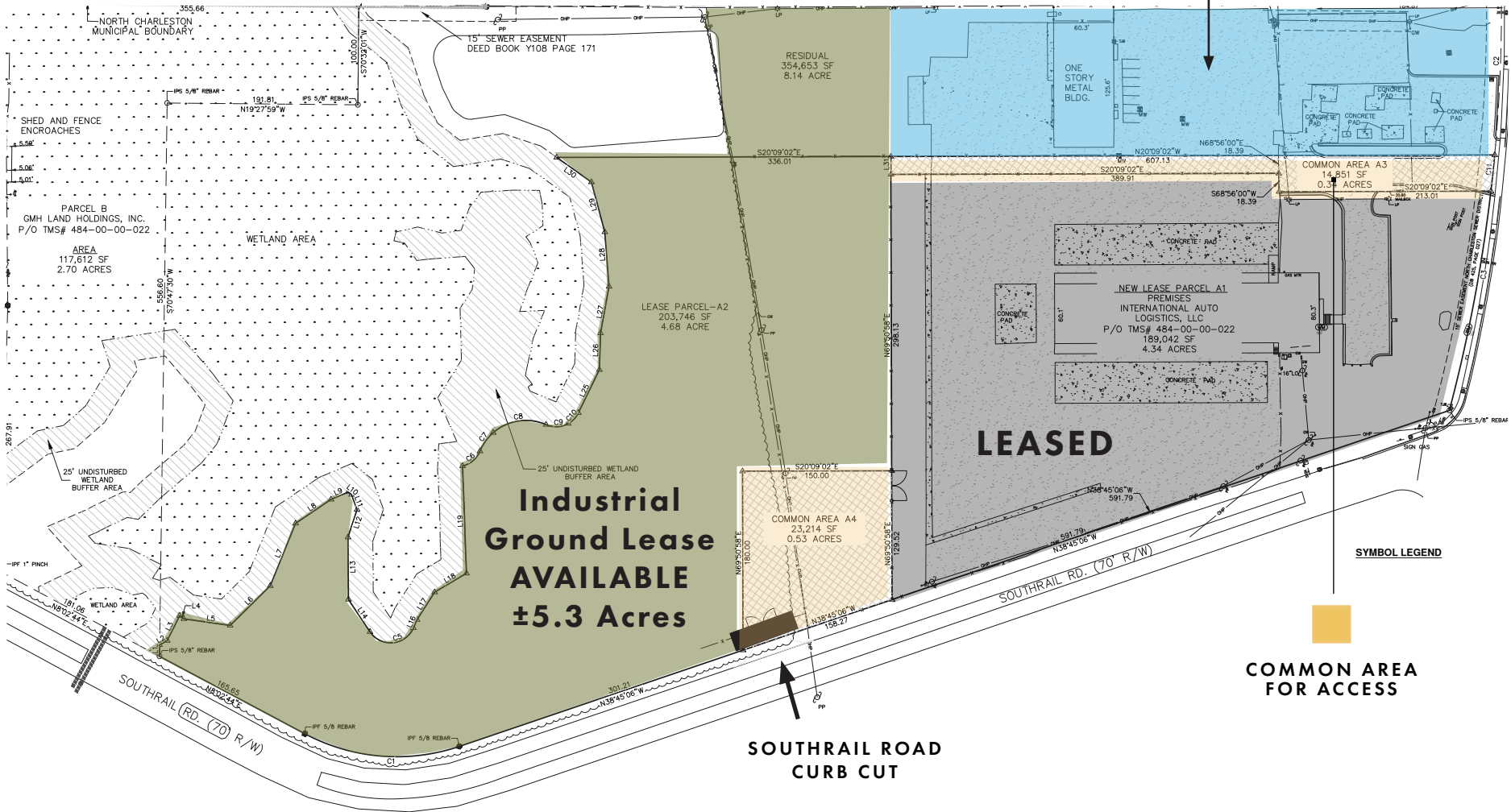
CONCEPTUAL SUBDIVISION PLAN



2880 ASHLEY PHOSPHATE ROAD, NORTH CHARLESTON, SC 29418

7,800 SF on ±2.03 Acres

ASHLEY PHOSPHATE
ROAD CURB CUT



LOCATION

Future interchange connecting I-26 to
Ingleside Blvd & Palmetto Commerce Blvd via
Weber Blvd - EST. Completion Q4 2025



CHARLESTON INT.
AIRPORT

DISTANCE TO:

I-26	0.6 mi
I-526	5 mi
Hugh Leatherman Terminal	12.0 mi
N. Charleston Terminal	7.0 mi
Wando Welch Terminal	15.5 mi

FOR LEASE

- ADDRESS:** 2880 Ashley Phosphate Road, N. Charleston, SC
- AVAILABLE:** ±7,800 SF on ±7 acres available for lease. Landlord will consider subdividing available space.
- LAND:** \$6,700-7,000/AC/month NNN
- BUILDING + 2 ACRES:** \$16,000 /month NNN
- ACRES:** Approximately ±7 Acres
- ZONING:** M-1 Light Industrial (LI), City of North Charleston
- DOORS:** 0 Dock High; 5 Drive-In Doors
- CLEAR HEIGHT:** 18'
- POWER** 3 Phase
- WASH STATION:** 2 covered wash stations
- YARD CONDITION:** Gravel yard with fence and yard lighting.
- ACCESS:** Access from shared driveway off Ashley Phosphate Road as well as additional access point off Southrail Road.
- FACILITY COMMENTS:** Office consists of one private office and showroom. Warehouse offers drive through availability with aligned drive in doors. Clear span warehouse equipped with exhaust fans.



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BROOKS COURTNEY SIOR
+1 859 327 8749
brooks.courtney@bridge-commercial.com

HAGOOD MORRISON, MBA, SIOR, CRE
+1 843 270 5219
hagood.morrison@bridge-commercial.com

