

LAND FOR SALE CONSTRUCTION READY

SITE 2: 22.99 ACRES | 368,280 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.

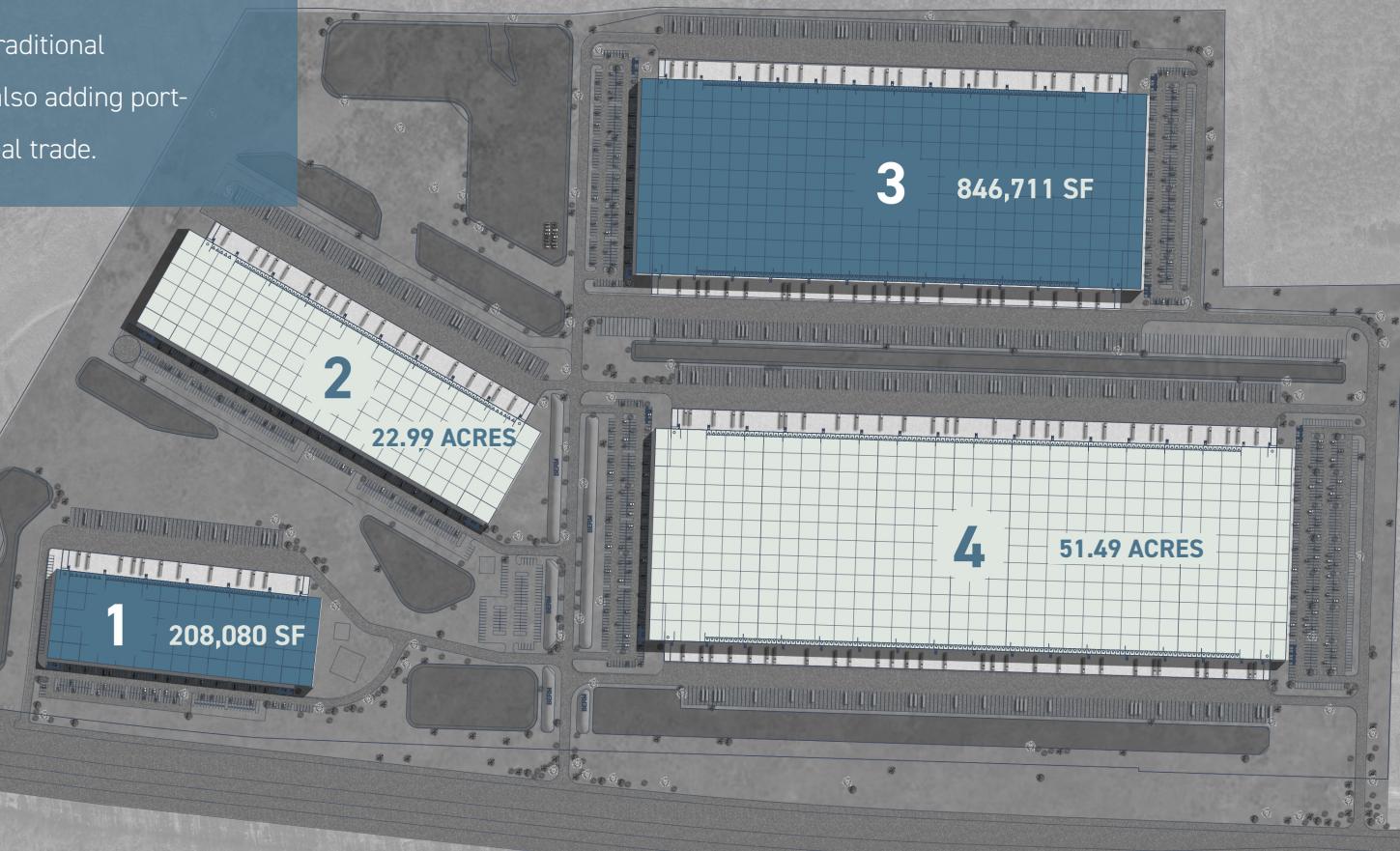
BUILDING 1 & 3
Construction Complete



SITE 2

22.99 ACRES

368,280 BUILDABLE SF

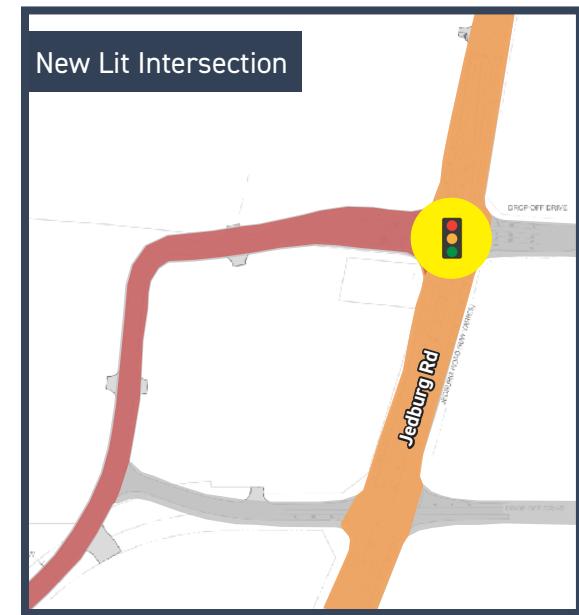


BUILD TO SUIT OR USER OPPORTUNITIES

- 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
- Fenced Outdoor Storage Available



EXCELLENT ACCESS



KEY

- Jedburg Road (orange line)
- Strathmore Road Extension (Complete) (blue line)
- New Access Road (red line)

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.

 **HEAVY INDUSTRIAL ZONING**

 **LANDSCAPED PARK ENVIRONMENT**

 **WETLANDS MITIGATION IN PLACE**

 **RETENTION POND AND STORM SYSTEM IN PLACE**

 **POWER, GAS, SANITARY, WATER IN PLACE**

 **ROAD ACCESSED SITES**

 **PLATTED AND SUBDIVIDED SITES**

 **JEDBURG CORRIDOR IMPROVEMENT DESIGN UNDERWAY**

 **PAD AND PARKING LOT GRADED**

 **CONNECTOR ROAD LINK DESIGN UNDERWAY**

 **APPROVED LAND DISTURBANCE PERMITS**

 **ALLOWANCE OF TRAFFIC IMPACT FEES**

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



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 1-26 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.



Mercedes-Benz

Vans

14 MILES



Distribution
Center

11 MILES



Dreamliner
Campus

22 MILES



Manufacturing
Campus

8 MILES

PROPERTY LOCATION & REGIONAL LOGISTICS



Immediate access to I-26 via the
Jedburg Road Interchange

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

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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.