



# INDUSTRIAL LAND FOR LEASE

2880 ASHLEY PHOSPHATE ROAD, NORTH CHARLESTON, SC 29418

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## INDUSTRIAL PROPERTY FOR LEASE

- Approximately ±5 acres available for lease
- M-1 (Light Industrial) City of North Charleston zoning
- Infill industrial location less than 1 mile from I-26

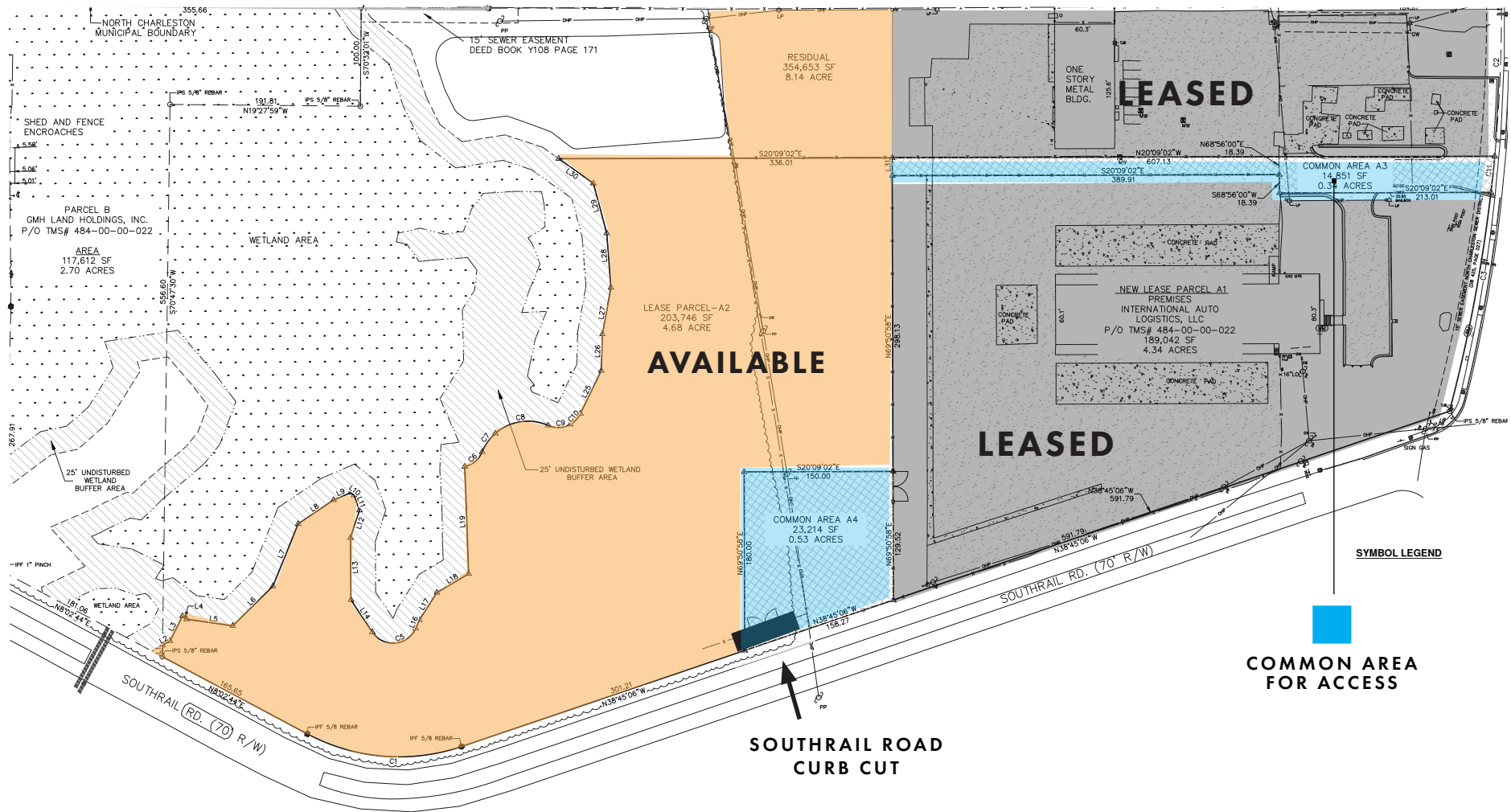
# PLAN & AVAILABILITY



2880 ASHLEY PHOSPHATE ROAD, N. CHARLESTON, SC 29418

**AVAILABLE**

ASHLEY  
PHOSPHATE  
ROAD CURB  
CUT



SOUTHRAIL ROAD  
CURB CUT

SYMBOL LEGEND

 COMMON AREA FOR ACCESS

# LOCATION



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



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

CHARLESTON INTERNATIONAL AIRPORT



# FOR LEASE



2880 ASHLEY PHOSPHATE ROAD, N. CHARLESTON, SC 29418

PROPERTY OFFERS OUTDOOR  
STORAGE AND PARKING FOR TENANTS  
AVAILABLE IN NORTH CHARLESTON, SC

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- ADDRESS:** 2880 Ashley Phosphate Road
- LEASE RATE:** \$7,500 per acre per month
- ZONING:** M-1 Light Industrial (LI), City of North Charleston
- ACRES:** Approximately ±5 Acres
- 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.



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