

# COMMERCIAL PAD-READY SITES

## INGLESIDE PROFESSIONAL PARK

3700 Ingleside Boulevard, Ladson, SC 29456



### PROPERTY HIGHLIGHTS:

- 3 separate pad-ready building sites for sale or build-to-suit at the lighted intersection of Ingleside Blvd. and Zeppelin Dr.
- Unique opportunity to join Charleston Oral & Facial Surgery in Ingleside Professional Park, located within the mixed-use, master-planned Ingleside development
- Area is booming with a variety of growth, including multi-family, office, industrial, hospitality, and more
- Fully entitled with water & sewer at site
- Easy access to I-26 and close proximity to bustling University Blvd., which is full of amenities
- Full set of plans available upon request

### AVAILABLE FOR SALE/BTS

UNIT 2	±12,500 SF (2 stories)	\$950,000
UNIT 3	±12,500 SF (2 stories)	\$950,000
UNIT 4	±16,000 SF (2 stories)	\$1,280,000

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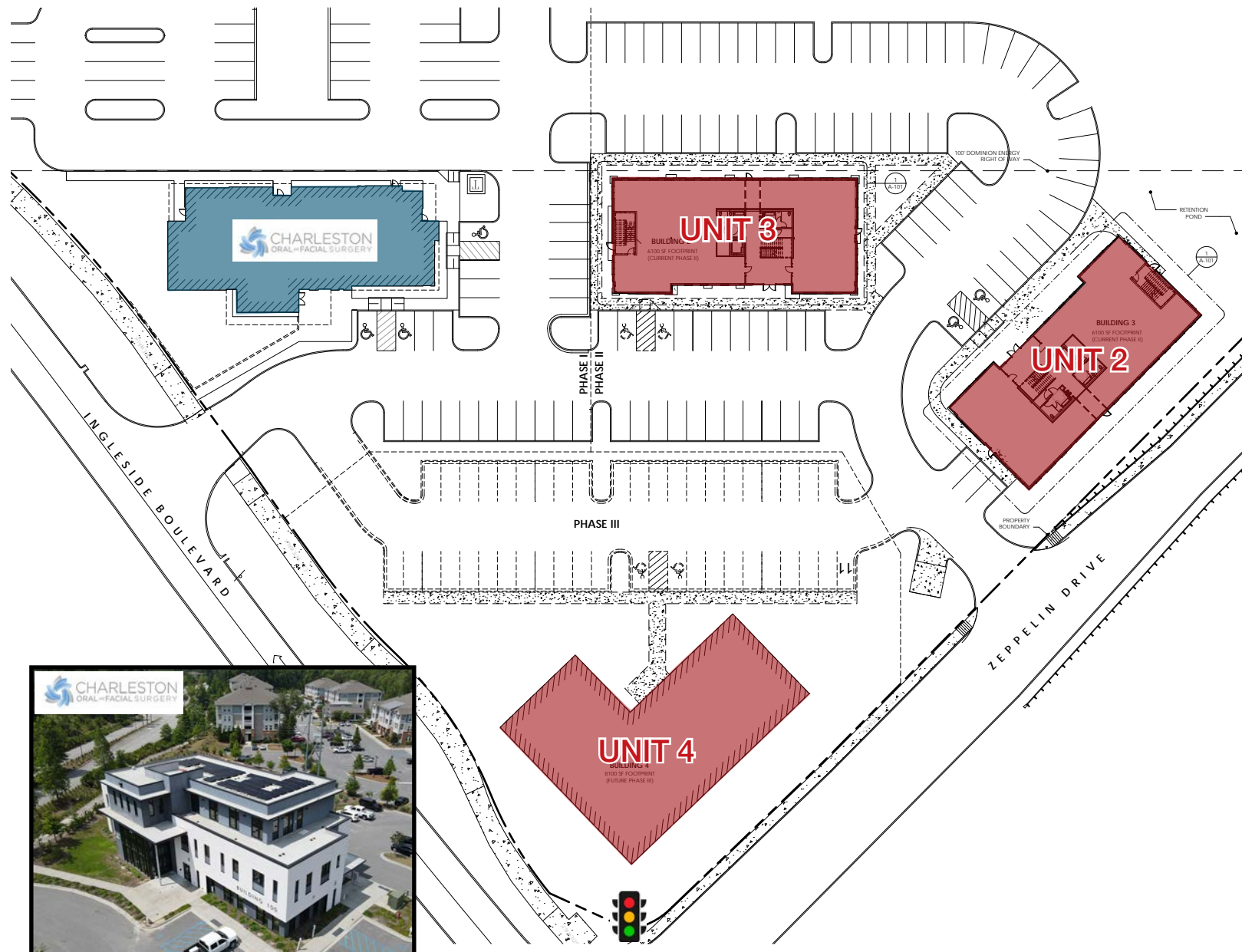
**Scott Peavy, CCIM**

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## AVAILABLE FOR SALE/BTS

UNIT 2	±12,500 SF (2 stories)	\$950,000	Located next to the existing medical office of Charleston Oral & Facial Surgery; great visibility from Ingleside Blvd.
UNIT 3	±12,500 SF (2 stories)	\$950,000	Location fronts Zeppelin Dr.; great visibility from Ingleside Blvd.
UNIT 4	±16,000 SF (2 stories)	\$1,280,000	Ideal location fronting the lighted intersection of Ingleside Blvd. and Zeppelin Dr.; outstanding visibility.



NAD 83 (2011 ADJUSTMENT)

INGLESIDE BLVD (120' R/W)  
CITY OF NORTH CHARLESTON

TRACT A-1  
TMS No. 393-00-00-139  
HWY 78 FRONTAGE TRACTS, LLC

TRACT A-2  
TMS No. 393-00-00-083  
OTTO-LIENHART STRASSE ASSOCIATES, LLC

TRACT A-2-1  
TOTAL AREA=4.597 ACRES

TRACT A-2-2  
TMS No. 393-00-00-438  
MOSBY INGLESIDE, LLC

**CONDO REGIME EXHIBIT**  
UNIT #1 AREA=0.189 ACRE  
UNIT #2 AREA=0.151 ACRE  
UNIT #3 AREA=0.151 ACRE  
UNIT #4 AREA=0.211 ACRES  
COMMON AREA=3.895 ACRES  
TOTAL AREA (TRACT A-2-1)=4.597

TMS No. 393-00-00-381

PREPARED FOR:  
ESD, LLC

INGLESIDE BOULEVARD  
CITY OF NORTH CHARLESTON  
CHARLESTON COUNTY, S.C.

SCALE: 1"=60' DATE: JANUARY 4, 2017  
REVISED DATE: JANUARY 5, 2017  
REVISED DATE: MAY 15, 2018

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GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

JOB #247

SANITARY SEWER EASEMENT  
REF. DEED N200-481

EXCEPTION #10  
REF. DEED 0242-153  
EXCEPTION #14  
REF. DEED 0263-305

R/W AS SHOWN ON A PLAT  
RECORDED IN PLAT BOOK L18, PAGES  
0395-0401, BY DAVIS & FLOYD  
REF. DEED 0242-153  
REF. DEED 0263-305

VARIABLE WIDTH  
WATER EASEMENT  
REF. DEED 0198-257  
REF. PB LL, PG 0210

±1300' TO  
US HWY 78

5/8" RBF  
(POINT OF BEGINNING)  
L4 (TIE)



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

JOHN MADISON DANGERFIELD II, PE, PLS, No. 21620



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1250 BRICKLE STREET - ORANGEBURG, SC 29118

# RENDERINGS



RENDERINGS



BELLO | GARRIS  
ARCHITECTS

# MAPS

