

NEW CONSTRUCTION 2024
FOR LEASE AND BUILD TO SUIT



C O A S T A L
C R O S S R O A D S

2.5 MILLION SF INDUSTRIAL PARK

BUILDINGS 1 & 3 COMPLETE



BUILDING 3

BUILDING 1

460 & 420 STRATHMORE RD
SUMMERVILLE, SC 29483





MASTER PLAN

Coastal Crossroads is designed to meet the traditional manufacturing prowess of Charleston while also adding port-related warehousing for global trade.

CONSTRUCTION PHASE 1 COMPLETE

BUILDING 1	BUILDING 3
Spec Building	Spec Building
208,080 SF	846,711 SF
32' Clear height	40' Clear height
Rear Load	Cross Dock

BUILD TO SUIT

BUILDING 2	BUILDING 4
BTS Building	BTS Building
368,280 SF	1,156,920 SF
36' Clear height	40' Clear height
Rear Load	Cross Dock

1 208,080 SF

2 368,280 SF
PAD READY

3 846,711 SF

4 1,156,920 SF
PAD READY



PHASE 1

BUILDING 1 SPECIFICATIONS

SQUARE FOOTAGE

TOTAL BUILDING SF	208,080
DIMENSIONS	800'X260'

PROPERTY FEATURES

SITE AREA	25 ACRES
CLEAR HEIGHT	32'
COLUMN SPACING	54'X50' (60' SPEED BAY)
DOCK DOORS	20 WITH 24 KNOCKOUTS
DRIVE-IN DOORS	2
DOCK EQUIPMENT	20 MECHANICALLY OPERATED 35,000# LEVELERS WITH DOCK SEALS
TRUCK COURT DEPTH	185' (60' DOCK APRON, 70' DRIVE LANE AND 55' TRAILER PARKING)
TRAILER PARKING	50 STALLS
CAR PARKING	134 STALLS EXPANDABLE TO 177 STALLS
POWER	2000 AMP (EXPANDABLE)

CONSTRUCTION OVERVIEW

EXTERIOR WALLS	CONCRETE TILT WALLS
ROOF TYPE	60 MIL TPO
ROOF WARRANTY	20 YEARS
FIRE PROTECTION	ESFR K 22.5 HEADS
INTERIOR LIGHTING	LED LIGHT FIXTURES, 30FC
INTERIOR WALLS	WHITE INTERIOR WALLS



PHASE 1

BUILDING 3 SPECIFICATIONS

SQUARE FOOTAGE

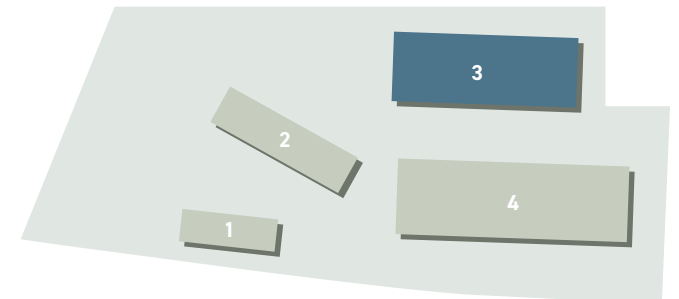
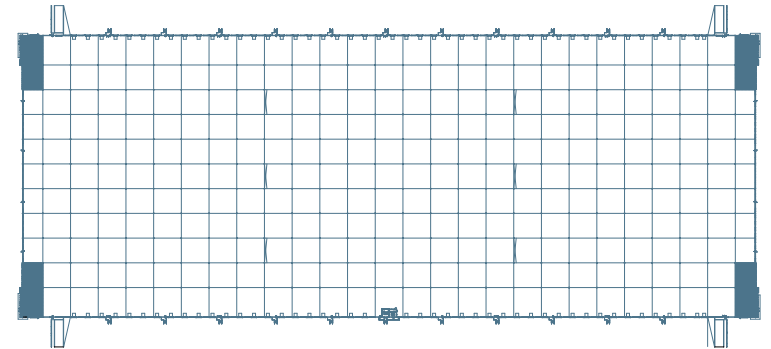
TOTAL BUILDING SF	846,711
DIMENSIONS	1482'X570'

PROPERTY FEATURES

SITE AREA	46 ACRES
CLEAR HEIGHT	40'
COLUMN SPACING	56'X50' (60' SPEED BAY)
DOCK DOORS	92 WITH 94 KNOCKOUTS
DRIVE-IN DOORS	4
DOCK EQUIPMENT	92 MECHANICALLY OPERATED 35,000# LEVELERS WITH DOCK SEALS
TRUCK COURT DEPTH	185' (60' DOCK APRON, 70' DRIVE LANE AND 55' TRAILER PARKING)
TRAILER PARKING	230 STALLS EXPANDABLE TO 375 STALLS
CAR PARKING	231 STALLS EXPANDABLE TO 462 STALLS
POWER	2 - 2000 AMP (EXPANDABLE)

CONSTRUCTION OVERVIEW

EXTERIOR WALLS	CONCRETE TILT WALLS
ROOF TYPE	60 MIL TPO
ROOF WARRANTY	20 YEARS
FIRE PROTECTION	ESFR K 25.2 HEADS
INTERIOR LIGHTING	LED LIGHT FIXTURES, 30FC
INTERIOR WALLS	WHITE INTERIOR WALLS







COASTAL CROSSROADS

Charleston International Airport 22 miles

Port of Charleston North Terminal 25 miles


Interchange 29 miles


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 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.

- 180 Acre Master Plan**
- 4 Class-A Buildings Totaling 2.5 Million SF**
- 1.0 Million SF New Construction**
- 1.5 Million SF Build To Suit Opportunities**



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 LEASE OR BTS OPPORTUNITIES

ROBERT BARRINEAU

Senior Vice President

+1 843 577 1157

robert.barrineau@cbre.com

BRENDAN REDEYOFF, SIOR

Senior Vice President

+1 843 577 1167

brendan.redeyoff@cbre.com

TIM RABER, SIOR

Vice President

+1 843 972 3220

tim.raber@cbre.com

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.