



±5.3 INDUSTRIAL ACRES (SUBDIVIDABLE)

FOR LEASE

2880 ASHLEY PHOSPHATE ROAD, NORTH CHARLESTON, SC 29418

JOHN BEAM, SIOR
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IMMEDIATE AVAILABILITY

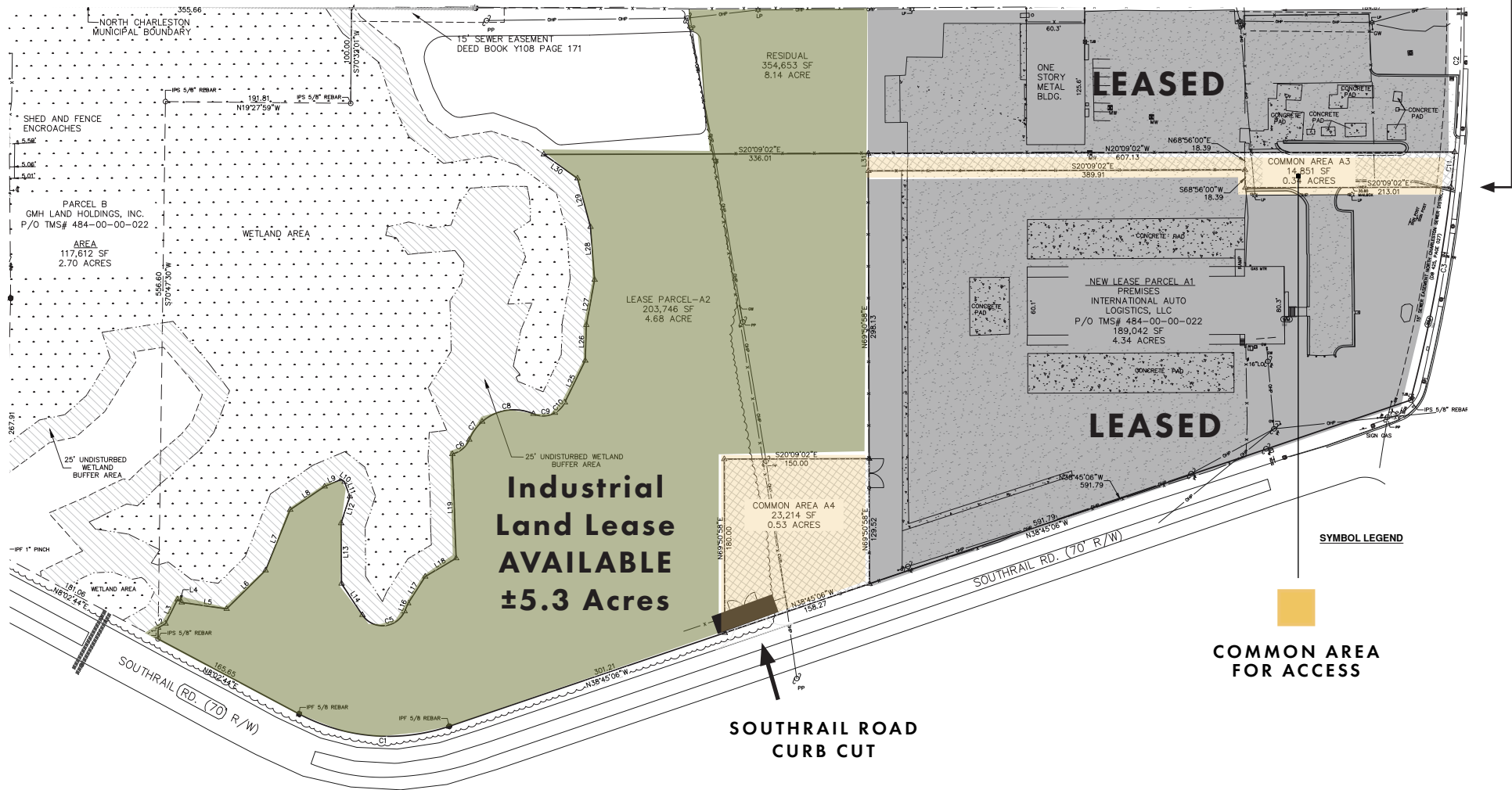
- M-1 (Light Industrial Zoning) City of North Charleston
- Infill industrial location less than 1 mile from I-26
- Improved site conditions for outdoor storage permits

PROPERTY AVAILABILITY

2880 ASHLEY PHOSPHATE ROAD, NORTH CHARLESTON, SC 29418



ASHLEY PHOSPHATE
ROAD CURB CUT



LOCATION OVERVIEW

205

PALMETTO COMMERCE PKWY



EXIT 206
New Weber Boulevard
Interchange

INTERSTATE
26

SOUTHEND RAIL



209

ASHLEY PHOSPHATE RD



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: ±5.3 acres available for lease. Landlord will consider subdividing available space.

LAND: \$6,500/AC/month NNN

ACRES: Approximately ±7 Acres

ZONING: M-1 Light Industrial (LI), City of North Charleston

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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