

INDUSTRIAL LAND FOR SALE



JEDBURG INDUSTRIAL AREA

450 STRATHMORE ROAD | SUMMERVILLE, SC 29483



ATLANTIC

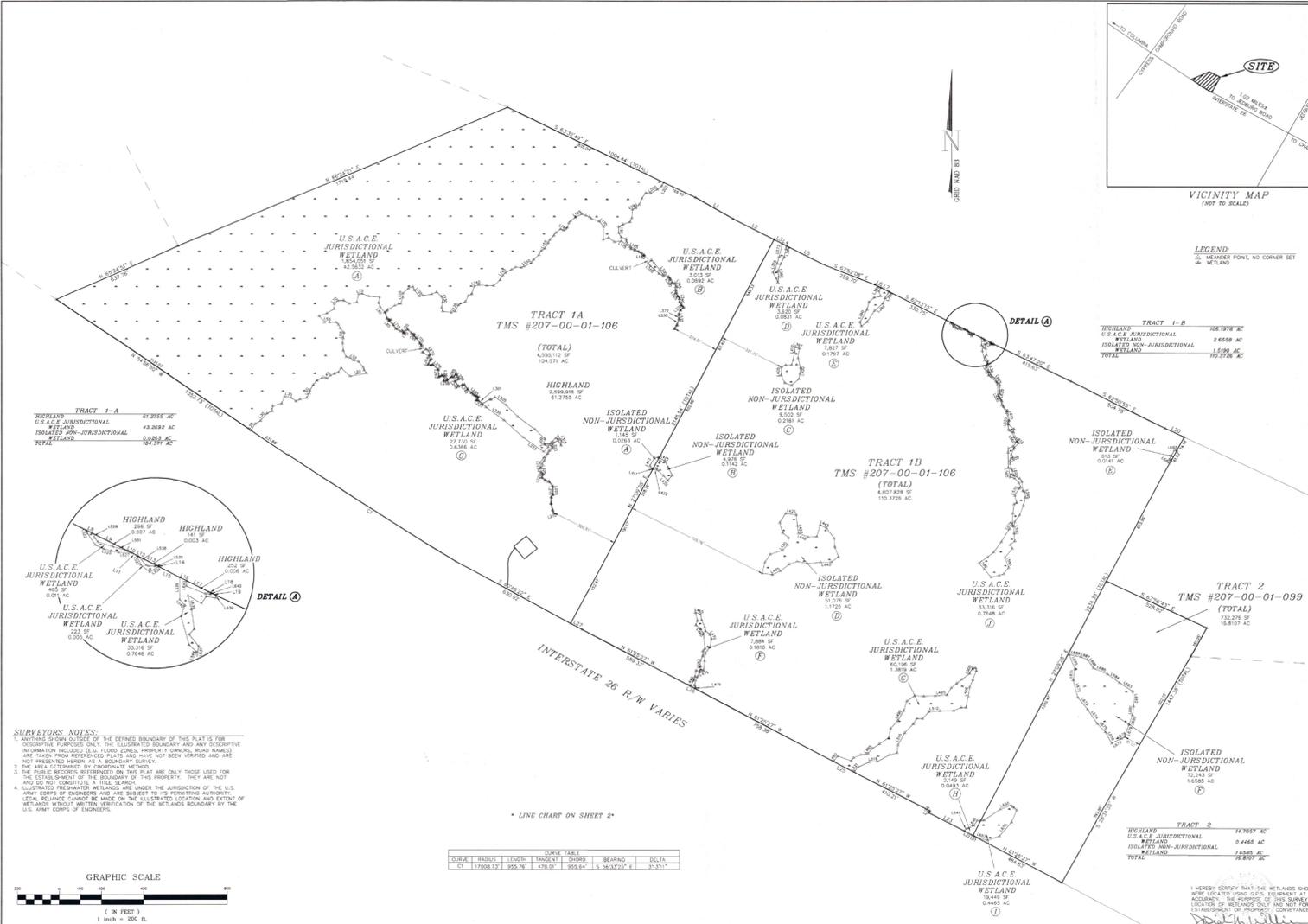
COLDWELL BANKER COMMERCIAL ATLANTIC
3506 WEST MONTAGUE AVENUE, SUITE 200 NORTH CHARLESTON, SC 29418
CBCATLANTIC.COM

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PROPERTY OVERVIEW



OFFERING SUMMARY

FOR SALE: \$10,690,000

LOT SIZE: 213 ACRES

PROPERTY SUBTYPE: Industrial

COUNTY: Berkeley

TAX ID: 207-00-01-006, 207-00-01-106

PROPERTY OVERVIEW

213 acre Heavy Industrial tract with 5,000 feet of frontage along I-26 at the Jedburg Exit. This rapidly growing manufacturing and distribution area of Charleston is within 2 miles of the new interchange for Volvo, 18 miles of the Boeing Exit, 30 miles from Port access and 30 miles from I-95.

The parcel has water and sewer availability along the frontage road and is capable of 3 phase power from the powerlines in the rear with fiber optics nearby. Widening projects for I-26 are underway along with improvements to the Jedburg interchange and a new Volvo interchange.

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PROPERTY OVERVIEW 2

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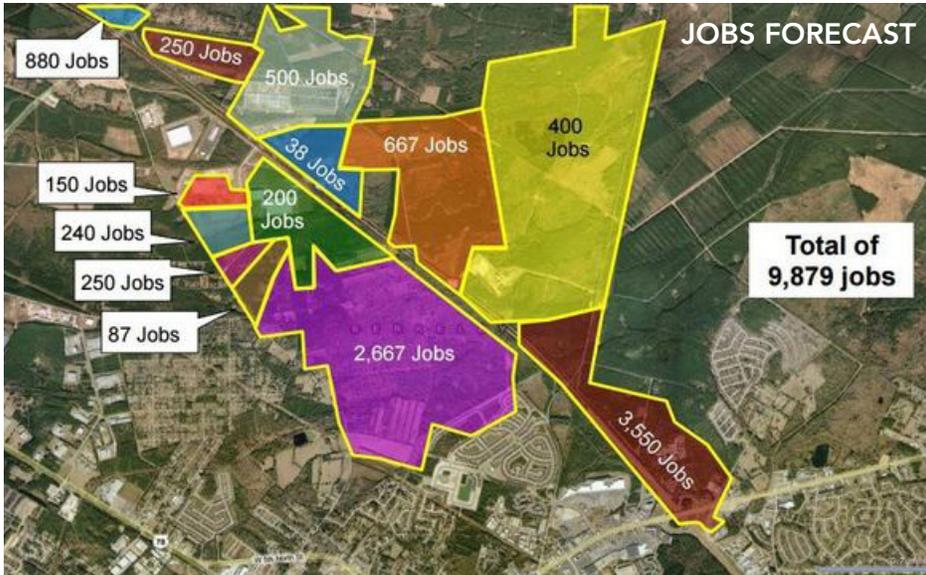
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AREA



NEARBY CONSTRUCTION

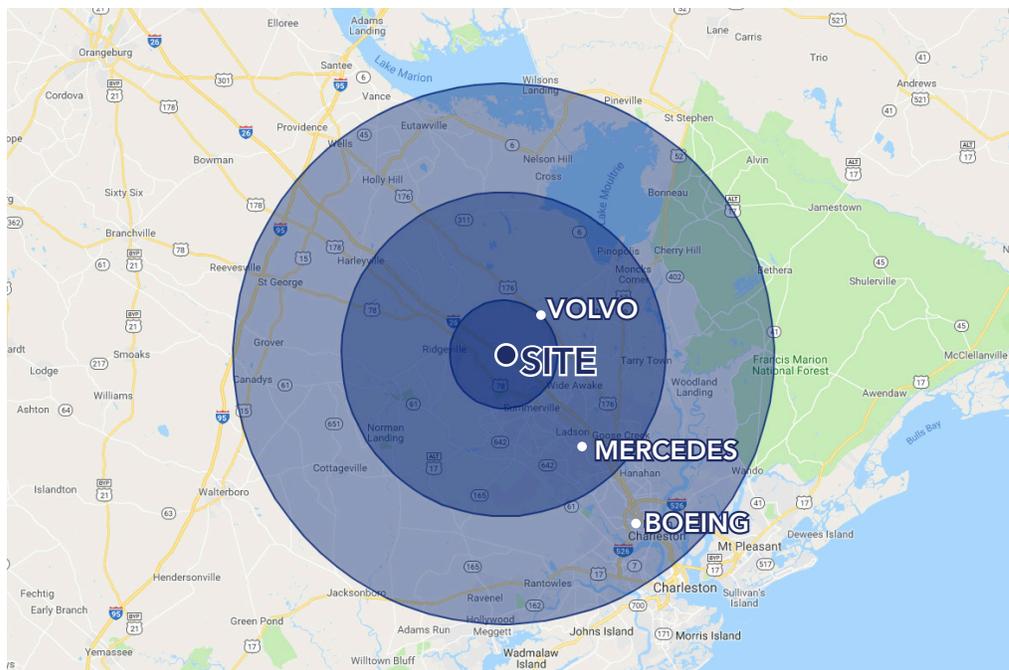


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AREA 3

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DISTANCE MAP

SITE	MILEAGE	DRIVE TIME
*VOLVO US OPERATIONS:	7 MILES	10 MINUTES
MERCEDES BENZ VANS PLANT:	12 MILES	14 MINUTES
BOEING SOUTH CAROLINA:	22 MILES	30 MINUTES

*From New Exit 189

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