

FOR SALE

6.19 AC
INDUSTRIAL LAND



BANKS COMMERCE PARK
3287 LADSON RD, LADSON, SC 29456



PROPERTY HIGHLIGHTS

- Industrial zoned parcels
- Part of banks commerce center
- Located in the heart of ladson, near the intersection of I-26 and Highway 78
- Properties can be subdivided
- 10" water main running down commercial center drive
- 8" sewer main running down commercial center drive
- Master drainage plan with offsite retention to allow for better utilization of property
- Street scaping with lighted sidewalks
- There is North Charleston sewer adjacent to the property along both Ladson Rd and the western property line

OFFERING

SIZE	LIST PRICE	PARCEL ID
6.19 SC	\$2,500,000	390-00-00-087 390-00-00-196 390-00-00-084

PROPERTY SPECS

AVAILABLE AC	6.19 SC
TAX ID/APN	390-00-00-087 390-00-00-196 390-00-00-084
ZONING	Light Industrial - City of North Charleston
COUNTY	Charleston
SEWER	8" Sewer Main
WATER	10" Water Main

The property is subject to restrictions, prohibiting the development of convenience stores, gas stations and/or other businesses selling fuels, lottery tickets, tobacco (including electronic delivery systems), and/or beer and/or wine for off-premises consumption; dollar stores; or fast casual restaurants, and carwashes.

LIGHT INDUSTRIAL: CITY OF NORTH CHARLESTON

It is the intent of the M-1 zoning district to provide areas for commercial, warehousing, transportation, & certain light manufacturing activities within the city.

Permitted uses: The following uses shall be permitted in the M-1 zoning district:

1. Establishments engaged in the construction, repair or demolition of buildings, streets, water and sewer systems, bridges and similar construction; such as building, electrical, heating, air conditioning, heavy construction, paving and earth moving operations.
2. Service-oriented establishments supplying other businesses, industries or individuals, such as laundry and dry cleaning plants, linen supply plants, carpentry shops, bakeries, machine shops, cabinet and metal shops, welding shops, and paint and body shops.
3. Establishments for the interchange of freight such as truck terminals, railroad freight depots, and air freight terminals. This does not include use of shipping containers as storage units, shipping container drop yards or container depots, all of which are prohibited in the M-1 light industrial district.
4. Car wash.
5. Highway oriented uses such as: establishments selling used and new cars, motorcycles, boats, trailers, mobile homes, farm and industrial equipment, truck rentals, building material and automotive service stations.

Conditional uses: The following uses shall be permitted on a conditional basis in any M-1 zoning district, subject to the stated conditions:

1. Uses permitted in the B-2 zoning district excluding single-family dwellings, multi-dwellings, townhomes or row houses, mobile homes and mobile home parks except in any designated Accident Potential Zone of Charleston Air force Base. The proposed use and location shall be submitted to the zoning administrator, who shall determine the compatibility based on the proposed use and location of the property.
2. Warehouse or other storage facility, provided that there is no open storage of junk or salvage materials nor bulk storage of Class I or Class II combustible liquids as classified by the National Fire Protection Association for wholesale distribution.
3. Any industrial use, plus operations incidental to such use, which involves manufacturing, processing, and/or assembly, provided that any noise, vibration, smoke, gas, fumes, odor, dust, fire hazard, dangerous radiation or other injurious or obnoxious conditions related to the operation are not sufficient to be likely to create a nuisance beyond the premises. Further provided that uses involving the processing of solid bulk materials shall not be allowed in the M-1, light industrial zoning district.

Banks Commerce Park, Ladson, SC 29456

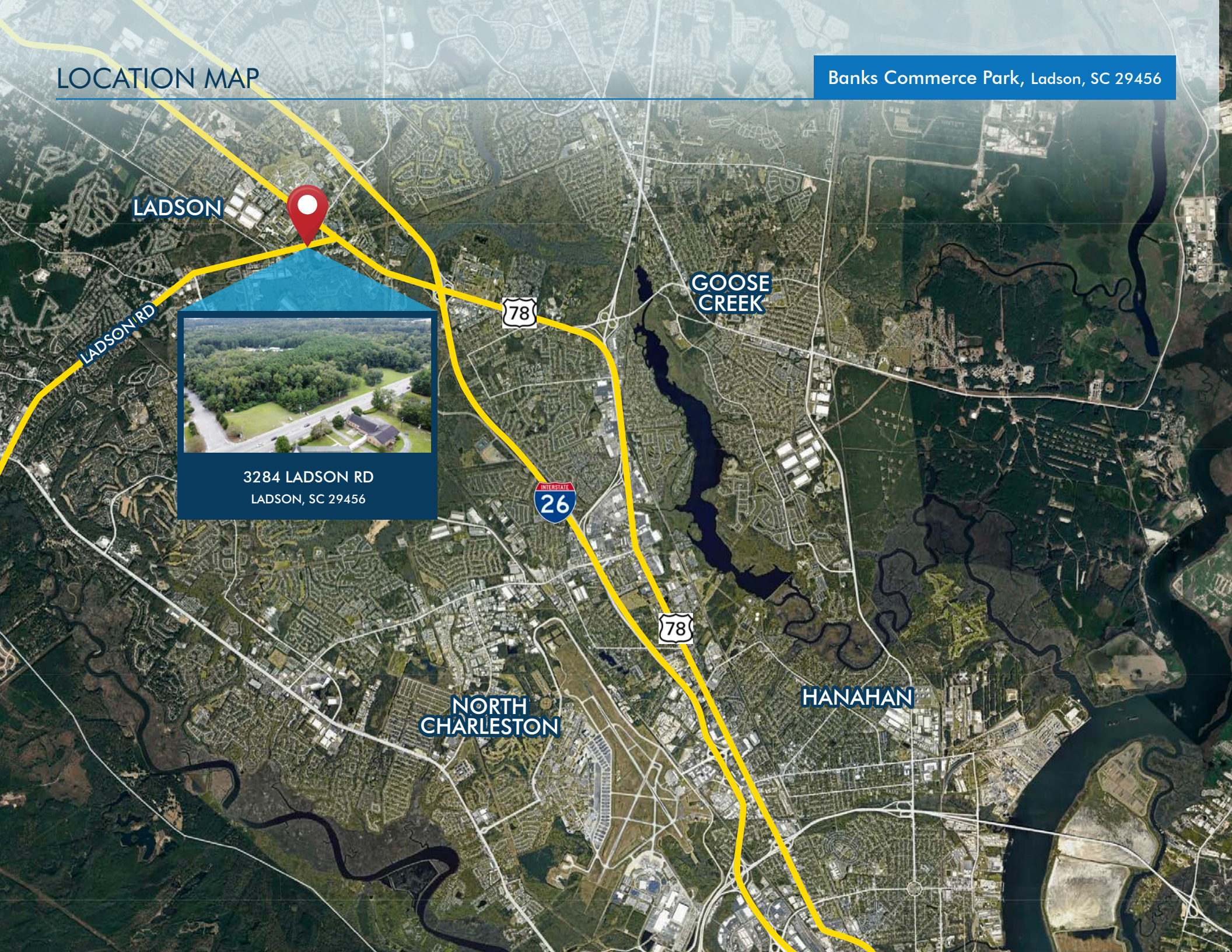
PARCEL MAP

**AVAILABLE
6.19 ACRES**

INDUSTRIAL CENTER DR

LOCATION MAP

Banks Commerce Park, Ladson, SC 29456



LADSON

GOOSE
CREEK

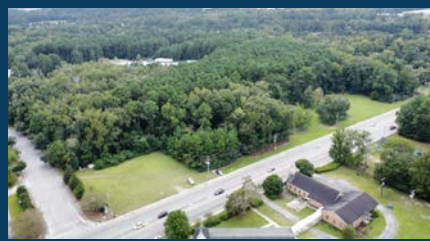
78

26

78

NORTH
CHARLESTON

HANAHAN



3284 LADSON RD
LADSON, SC 29456



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