

INDUSTRIAL SPACE FOR LEASE



Crosspoint X

31,000 SF Class "A" Industrial Space
for Lease in North Charleston

9035 SIGHTLINE DRIVE | LADSON, SOUTH CAROLINA



FOR MORE INFORMATION:

Michael G. White, SIOR, CCIM

BROKER-IN-CHARGE

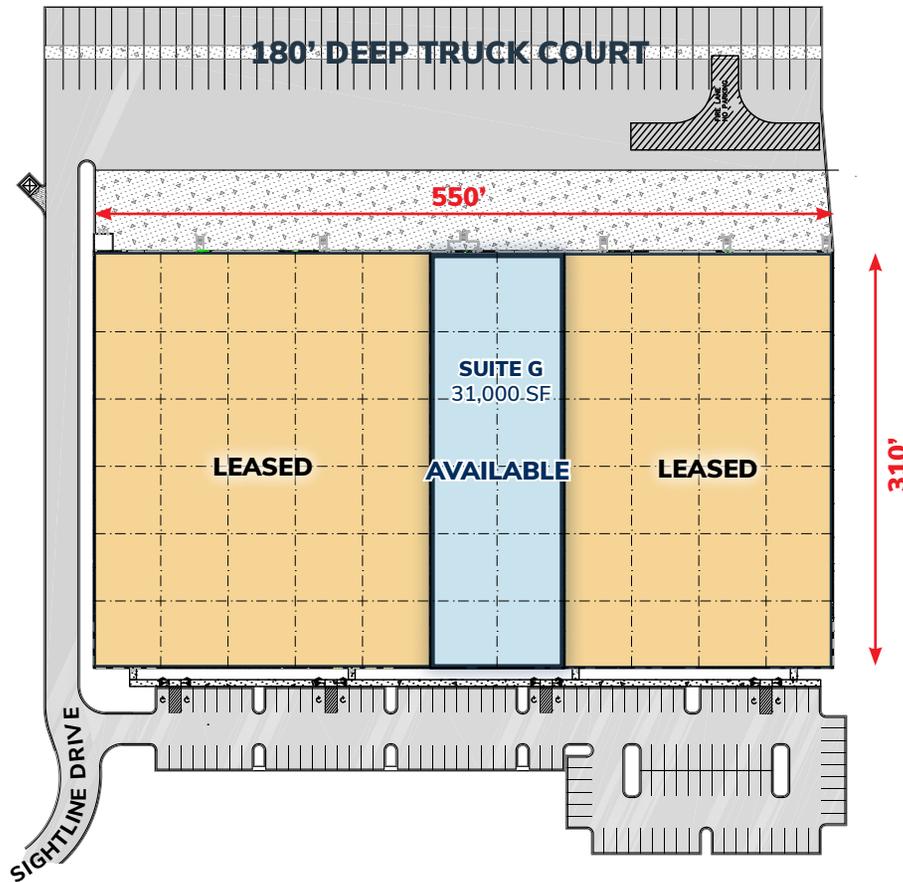
mike.white@charlestonindustrial.com

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CHARLESTON INDUSTRIAL

www.crosspointcharleston.com



SUITE G SPECIFICATIONS

- 31,000 SF Total (2 Bays)
- 2 Restrooms
- Six (6) 9' x 10' Dock Doors, 1 with Pit Leveler and 2 with Edge-Of-Dock Levelers
- 8 Trailer Parking Spaces
- 19 Auto Parking Spaces

BUILDING SPECIFICATIONS

- 170,500 SF Total Building Size
- 30' Clear Height
- Rear-Loading Facility
- 50' x 50' Bays with 60'-Deep Loading Bay
- 277/480-Volt, 3-Phase Electrical
- ESFR Fire Sprinkler System
- Concrete Tilt-Wall Construction



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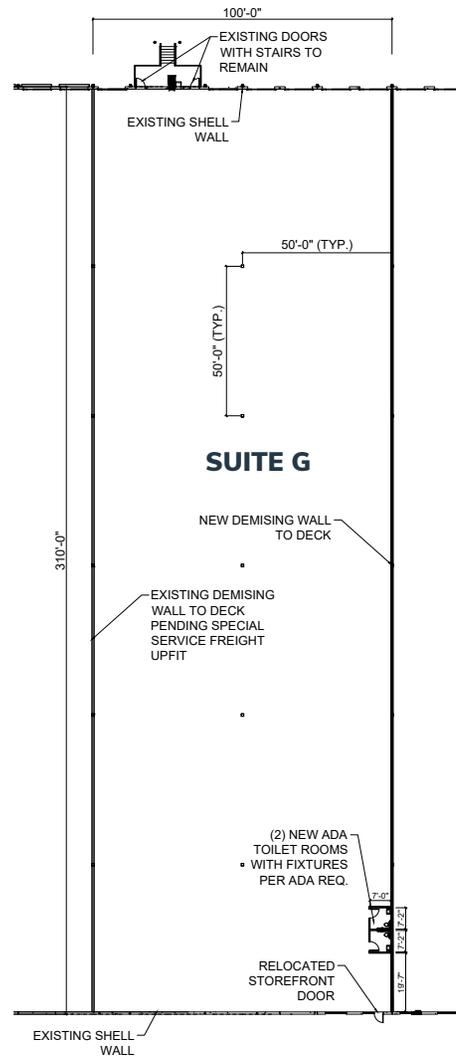
CROSSPOINT X (SUITE G)
9035 SIGHTLINE DRIVE

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SUMMERVILLE

AERIAL SITE PLAN

9035 SIGHTLINE DRIVE



**BOEING
IRC & 737
PROPULSION**

**MERCEDES-
BENZ VANS
MANUFACTURING**

**PALMETTO COMMERCE I-26
INTERCHANGE PROJECT
2026 COMPLETION DATE**

CROSSPOINT

AT PALMETTO COMMERCE PARK

LADSON ROAD

ASHLEY PHOSPHATE RD

NORTH
CHARLESTON

PALMETTO COMMERCE PKWY

DORCHESTER ROAD

10 MILES TO:
CHARLESTON
INTERNATIONAL
AIRPORT

**BOEING
787 FINAL
ASSEMBLY
CAMPUS**

DRIVING DISTANCES

- 0.6 MILES TO BOEING 787 INTERIORS CENTER
- 0.6 MILES TO BOEING 737 PROPULSION
- 0.5 MILES TO MERCEDES-BENZ VANS CAMPUS
- 10 MILES TO BOEING 787 DREAMLINER FINAL ASSEMBLY CAMPUS
- 21 MILES TO WANDO WELCH TERMINAL PORT OF CHARLESTON
- 22 MILES TO VOLVO CARS MANUFACTURING CAMPUS
- 41 MILES TO I-95 AND I-26 INTERCHANGE

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