

INDUSTRIAL SPACE FOR LEASE

CROSSPOINT  
AT PALMETTO COMMERCE PARK

# Crosspoint IX

40,500 SF Class "A" Industrial Space  
for Lease in North Charleston

9028 PALMETTO COMMERCE PARKWAY | LADSON, SOUTH CAROLINA



FOR MORE INFORMATION:

**Michael G. White, SIOR, CCIM**

**BROKER-IN-CHARGE**

mike.white@charlestonindustrial.com

Mobile / (843) 819-1234

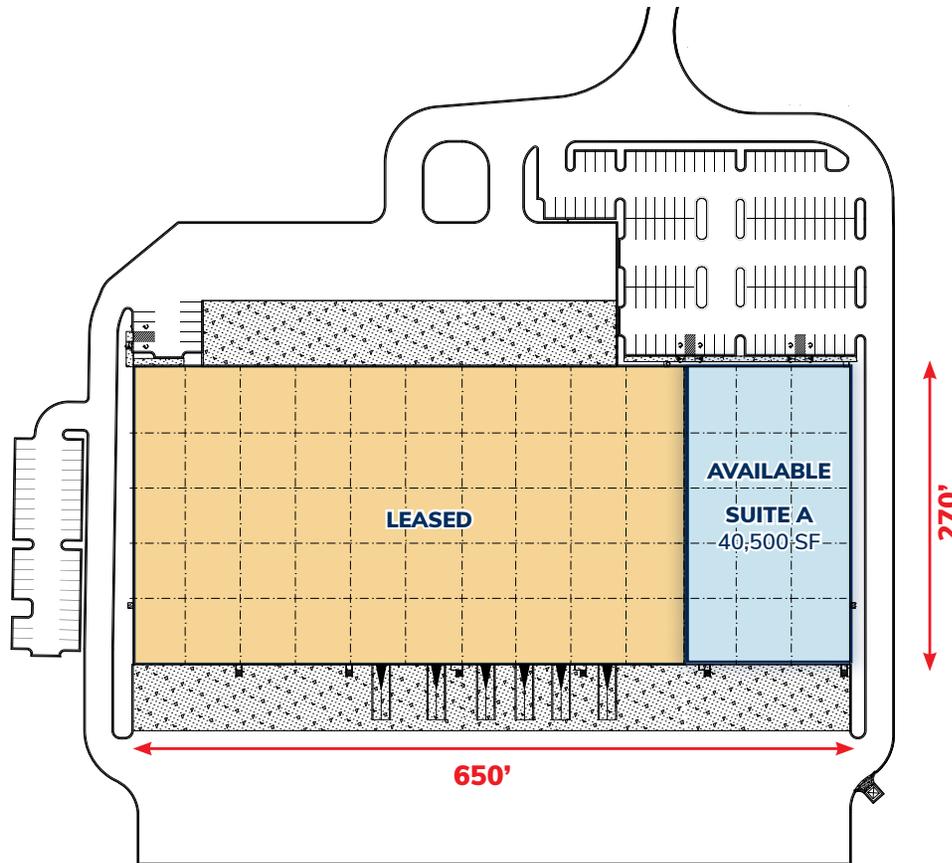
**CK** Childress  
Klein

**CHARLESTON INDUSTRIAL**

www.crosspointcharleston.com

## CROSSPOINT IX FLOOR PLAN

9028 PALMETTO COMMERCE PARKWAY



### SUITE A SPECIFICATIONS

- 40,500 SF Total (3 Bays)
- Nine (9) 9' x 10' Dock Doors
- 12 Trailer Parking Spaces
- 56 Auto Parking Spaces
- Dimensions: 150' wide x 270' deep

### BUILDING SPECIFICATIONS

- 175,000 SF Total Building Size
- 36' 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



FOR MORE INFORMATION:

**Michael G. White, SIOR, CCIM**

**BROKER-IN-CHARGE**

mike.white@charlestonindustrial.com

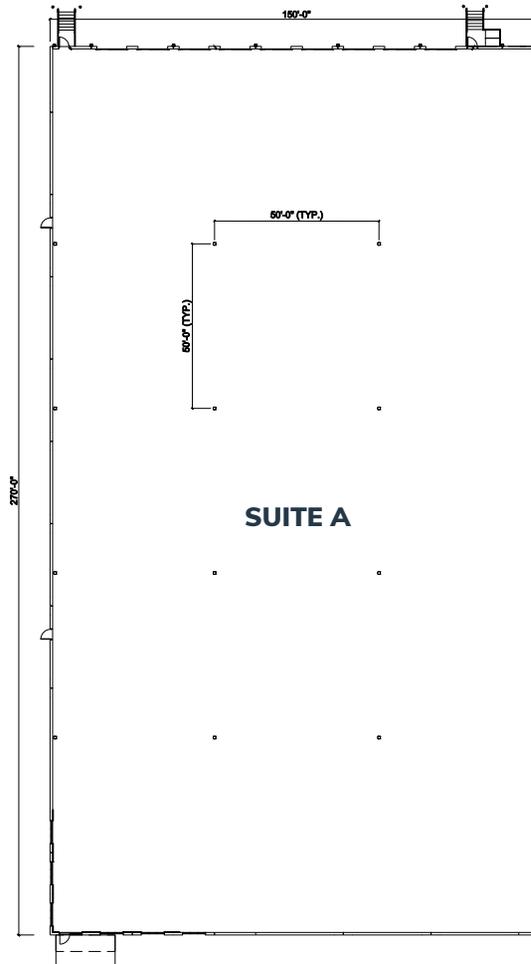
Mobile / (843) 819-1234

**CK** Childress  
Klein

**CHARLESTON INDUSTRIAL**

www.crosspointcharleston.com

**CROSSPOINT IX (SUITE A)**  
9028 PALMETTO COMMERCE PARKWAY



**SUITE A SPECIFICATIONS**

- 40,500 SF Total (3 Bays)
- Nine (9) 9' x 10' Dock Doors
- 12 Trailer Parking Spaces
- 56 Auto Parking Spaces
- Dimensions: 150' wide x 270' deep

**BUILDING SPECIFICATIONS**

- 175,000 SF Total Building Size
- 36' 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

FOR MORE INFORMATION:

**Michael G. White, SIOR, CCIM**

**BROKER-IN-CHARGE**

mike.white@charlestonindustrial.com

Mobile / (843) 819-1234

**CK** Childress  
Klein

**CHARLESTON INDUSTRIAL**

www.crosspointcharleston.com

SUMMERVILLE

**AERIAL SITE PLAN**

4279 CROSSPOINT 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

DORCHESTER ROAD

PALMETTO COMMERCE PKWY

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

FOR MORE INFORMATION:

**Michael G. White, SIOR, CCIM**

**BROKER-IN-CHARGE**

mike.white@charlestonindustrial.com

Mobile / (843) 819-1234

**CK** Childress  
Klein

**CHARLESTON INDUSTRIAL**

www.crosspointcharleston.com