

7,500-15,000 SF Industrial Space For Lease

7269 CROSS PARK DR

NORTH CHARLESTON, SC



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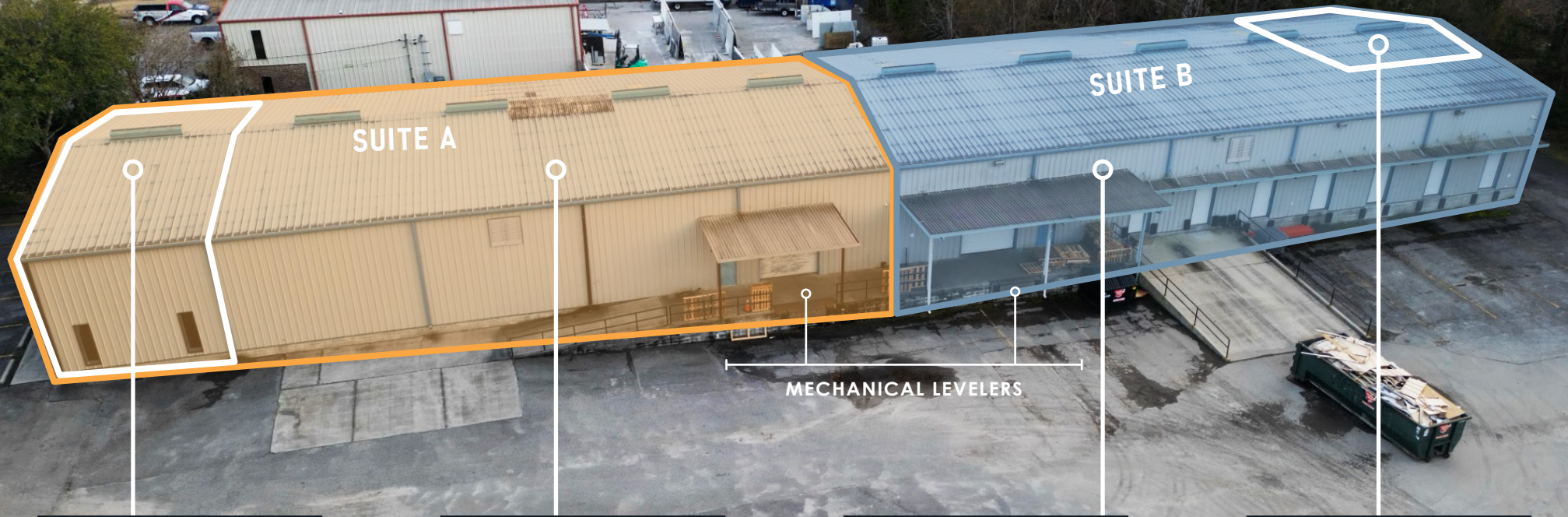
PROPERTY INFO + SPECS

ADDRESS	7269 Cross Park Drive, N. Charleston SC
PARCEL NUMBER	397-00-00-339
ZONING	M-1 Light Industrial
MUNICIPALITY	City of North Charleston
SITE SIZE	3.37 Acres
TOTAL BUILDING SIZE	15,000 SF (Can subdivide)
PRICING	Contact Broker For Guidance
OFFICE SIZE	EST 3,000 SF
YEAR BUILT	2002
CLEAR HEIGHT	EST 21'
TOTAL DOCK POSITIONS	Two (2) w/ Pit Levelers Five (5) Van High Man Doors
RAMP WITH DOORS	2
TRUCK COURT DEPTH	Approx. 87'

Located 2 miles from Exit 209 on I-26, this 15,000 SF warehouse is located within the heart of Charleston's historical industrial market. With proximity to major manufacturers and distributors, this warehouse is perfect for a mid-sized distributor looking for heavy dock doors.



BUILDING SPECS



SUITE A OFFICE



SUITE A WAREHOUSE



SUITE B WAREHOUSE



SUITE B OFFICE

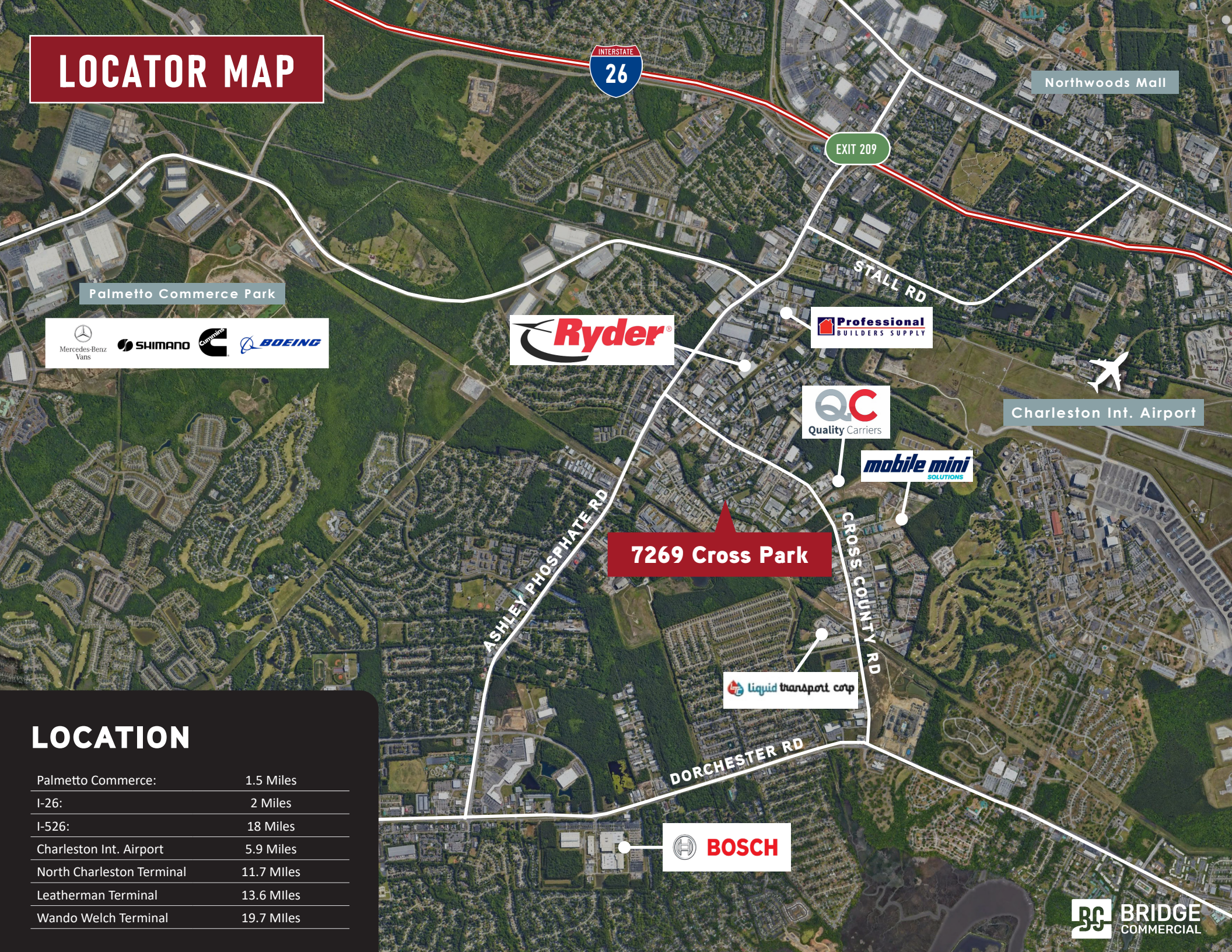
SUITE A

Total SF	7,500
Office SF	Estimated. 2,000
Number of Private Offices	5
Conference Room	1
Warehouse Clear Height	21'
Dock High Postions	1
Drive-In	1

SUITE B

Total SF	7,500
Office SF	Estimated. 1,000
Number of Private Offices	3
Warehouse Clear Height	21'
Dock High Postions	1
Van High Positions	7
Drive-In	1

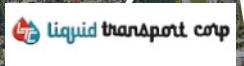
LOCATOR MAP



Palmetto Commerce Park



7269 Cross Park



DORCHESTER RD



Northwoods Mall

Charleston Int. Airport

LOCATION

Palmetto Commerce:	1.5 Miles
I-26:	2 Miles
I-526:	18 Miles
Charleston Int. Airport	5.9 Miles
North Charleston Terminal	11.7 Miles
Leatherman Terminal	13.6 Miles
Wando Welch Terminal	19.7 Miles

7269 CROSS PARK DRIVE



LOCATOR MAP

DISTANCE TO:

N. CHARLESTON TERMINAL

10 Miles

HUGE LEATHERMAN TERMINAL

14 Miles

WANDO WELCH TERMINAL

18 Miles

DISTANCE TO:

I-26

2 Miles

I-526

6.8 Miles

COLUMBIA

107 Miles

7269 CROSS PARK DR

NORTH CHARLESTON, SC



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