



4279

CROSSPOINT DR,
LADSON, SC 29456



26,000 SF CLASS A WAREHOUSE AVAILABLE **FOR SUBLEASE**

LEAD CONTACT:



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PROPERTY OVERVIEW

PROPERTY DESCRIPTION

4279 Crosspoint Drive Suite P is a +/- 26,000 SF, Class A, Industrial suite available for sublease at Crosspoint Industrial Park in Ladson, SC. There are approximately 4 years left on the existing Tenant's Term. Suite P measures 260' deep and 100' wide with columns spaced 50'x50' (60' in the loading area). The office measures approximately 800 SF and features a glass entryway, bullpen, kitchenette, one (1) private office, and two (2) bathrooms. The warehouse features five (5) +/- 10'x10' loading docks with mechanical levelers, one +/- 10'x10' Drive-in Door, +/- 30' clear height, motion sensor LED Lighting, ESFR Sprinklers, and 277/480 volt 3-phase electrical service. Zoned Light Industrial.

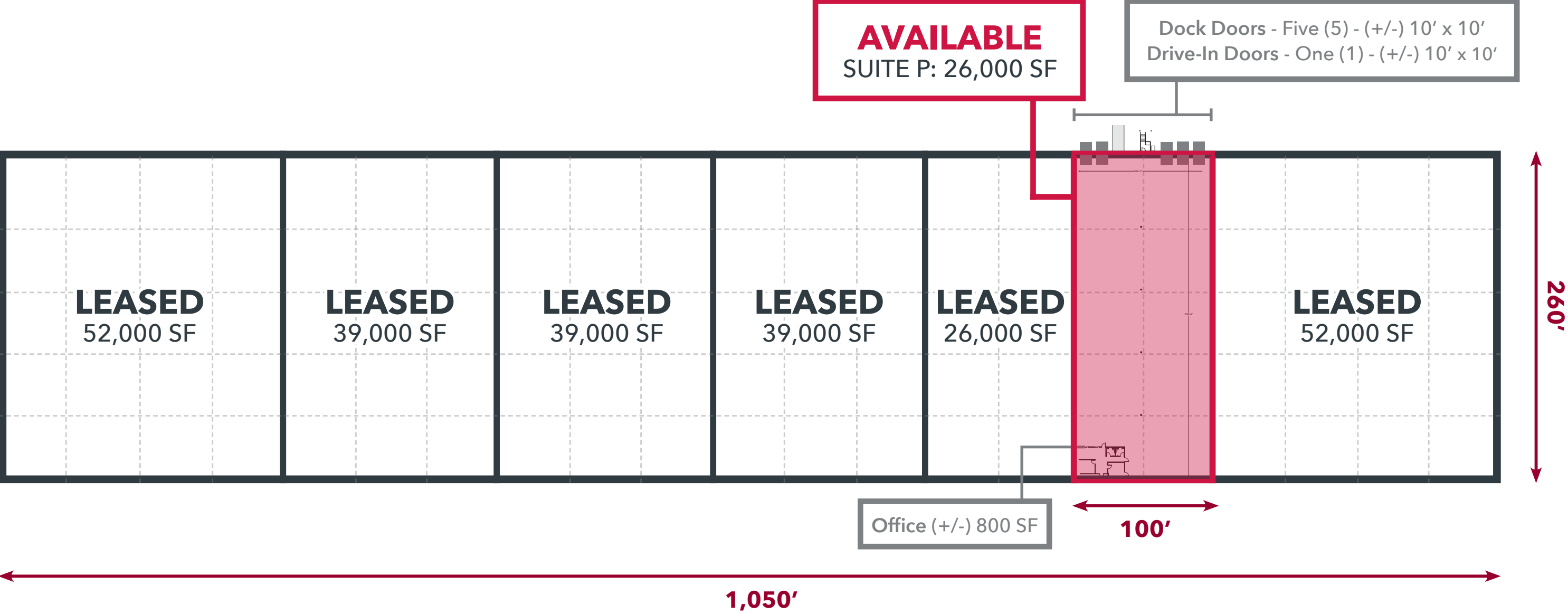
*Estimated NNN Passthrough \$2.03/SF/YR.



BUILDING SPECIFICATIONS

| | |
|-----------------|---|
| ADDRESS | 4279 CROSSPOINT DR, SUITE P, LADSON, SC 29456 |
| AVAILABLE SPACE | 26,000 SF |
| LEASE RATE | \$10.14/SF/YR (NNN) |
| TMS | 393-00-00-449 |
| ZONING | M-1 Light Industrial |
| YEAR BUILT | 2018 |
| SPRINKLERS | ESFR |
| CLEAR HEIGHT | (+/-) 30 |
| DOCK HIGH DOORS | FIVE (5) |
| DRIVE IN DOORS | ONE (1) |
| COLUMN SPACING | 50' X 50' (60' SPEED BAY) |
| TRUCK COURT | (+/-) 180' WITH TRAILER PARKING |

FLOOR PLAN



AERIAL OVERVIEW



DRIVE TIMES:

- Summerville 14 min
- Downtown Charleston 23 min
- HWY 17 23 min
- North Charleston 8 min
- Goose Creek 14 min
- Charleston Int'l Airport 21 min
- I-526 17 min
- I-26 11 min

LOCATION OVERVIEW



MARKET OVERVIEW

188,926
TOTAL POPULATION
WITHIN 5 MILES

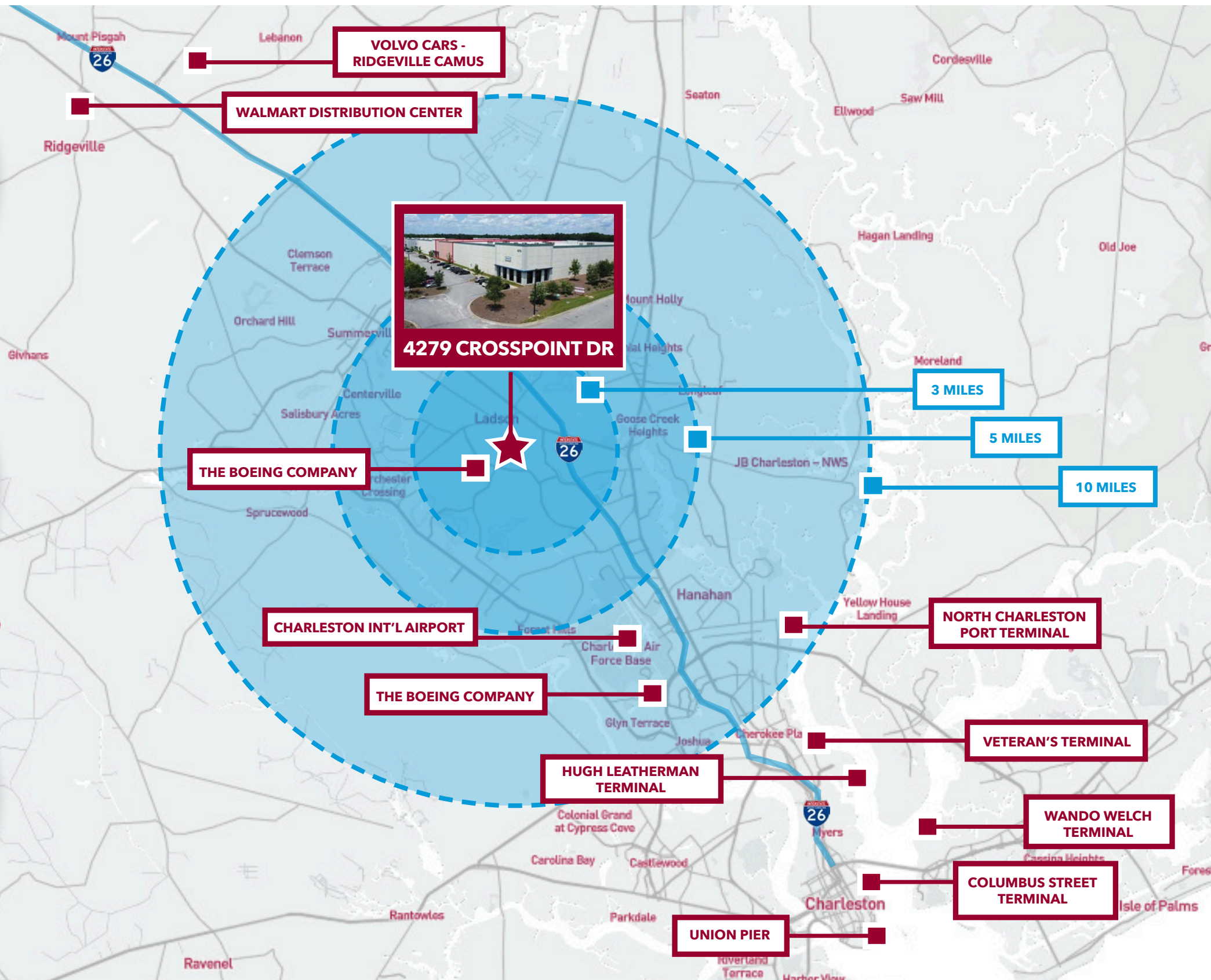
73,750
TOTAL HOUSEHOLDS
WITHIN 5 MILES

36.4
MEDIAN AGE
WITHIN 5 MILES

\$95,638
AVG HH INCOME
WITHIN 5 MILES

5,757
TOTAL BUSINESSES
WITHIN 5 MILES

165,435
TOTAL DAYTIME POP
WITHIN 5 MILES



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