

INDUSTRIAL SPACE FOR LEASE

CROSSPOINT
AT PALMETTO COMMERCE PARK

Crosspoint IV

39,000 SF Class "A" Industrial Space
for Lease in North Charleston

9004 SIGHTLINE DRIVE | LADSON, SOUTH CAROLINA



FOR MORE INFORMATION:

Michael G. White, SIOR, CCIM

BROKER-IN-CHARGE

mike.white@charlestonindustrial.com

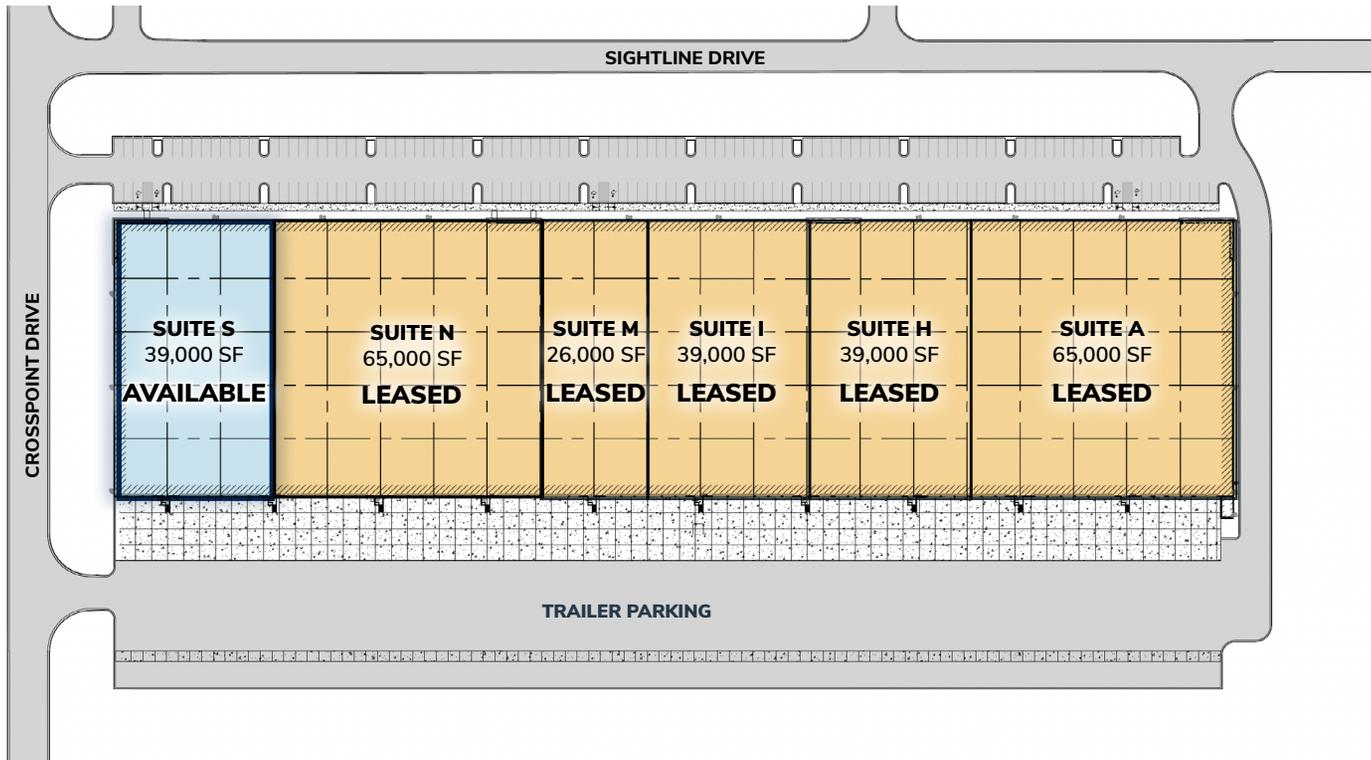
Mobile / (843) 819-1234

CK Childress
Klein

CHARLESTON INDUSTRIAL

www.crosspointcharleston.com

CROSSPOINT IV FLOOR PLAN
9004 SIGHTLINE DRIVE



SUITE S SPECIFICATIONS

- 39,000 SF Total (3 Bays)
- 2,032 SF Office Space
- Eight (8) 9' x 10' Dock Doors, five (5) with Edge-of-Dock Levelers
- 12 Trailer Parking Spaces
- 27 Auto Parking Spaces
- Dimensions: 150' wide x 260' deep
- One (1) 9' x 10' Drive-in Door
- Air-Conditioned Warehouse

BUILDING SPECIFICATIONS

- 273,000 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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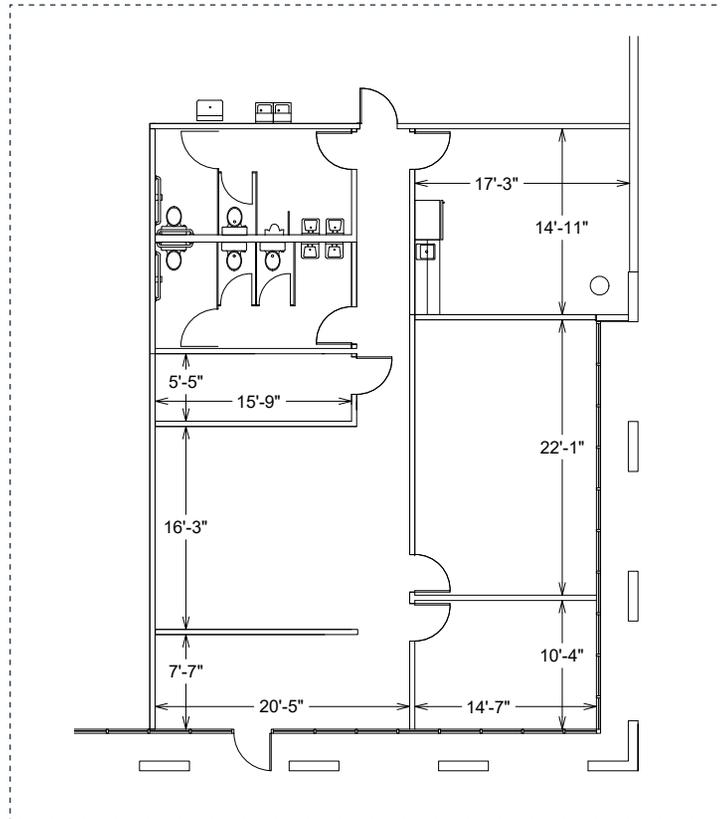
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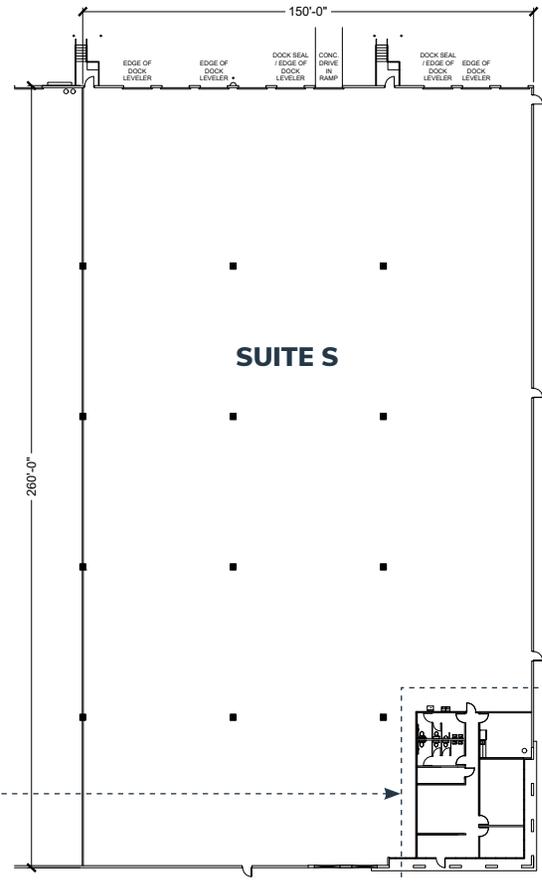
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CROSSPOINT IV (SUITE S)
9004 SIGHTLINE DRIVE



OFFICE ENLARGED



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SUMMERVILLE

AERIAL SITE PLAN

9004 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

DORCHESTER ROAD

NORTH
CHARLESTON

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

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