

25,000/SF OFFICE/WAREHOUSE FOR LEASE

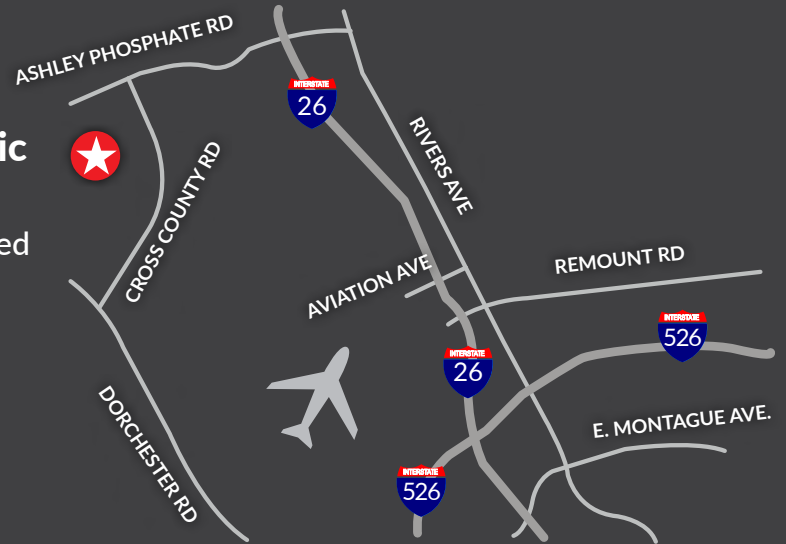


7216 Cross Park Drive - N. Charleston SC

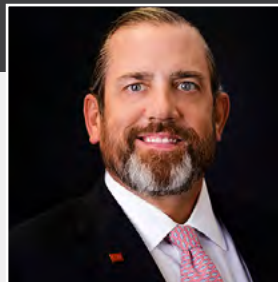
CROSS COUNTY COMMERCE PARK

Conveniently located in the geographic center of the Charleston region.

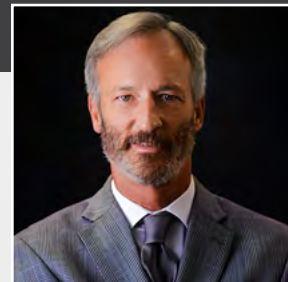
Cross County Commerce Park is a master planned Industrial Park located in the center of North Charleston South Carolina. The new 25,000 SF Office/Warehouse will be state of the art with Dock High doors, Drive In doors and an ample outside storage laydown yard. With a central location to the entire Charleston market this building will service a variety of companies.



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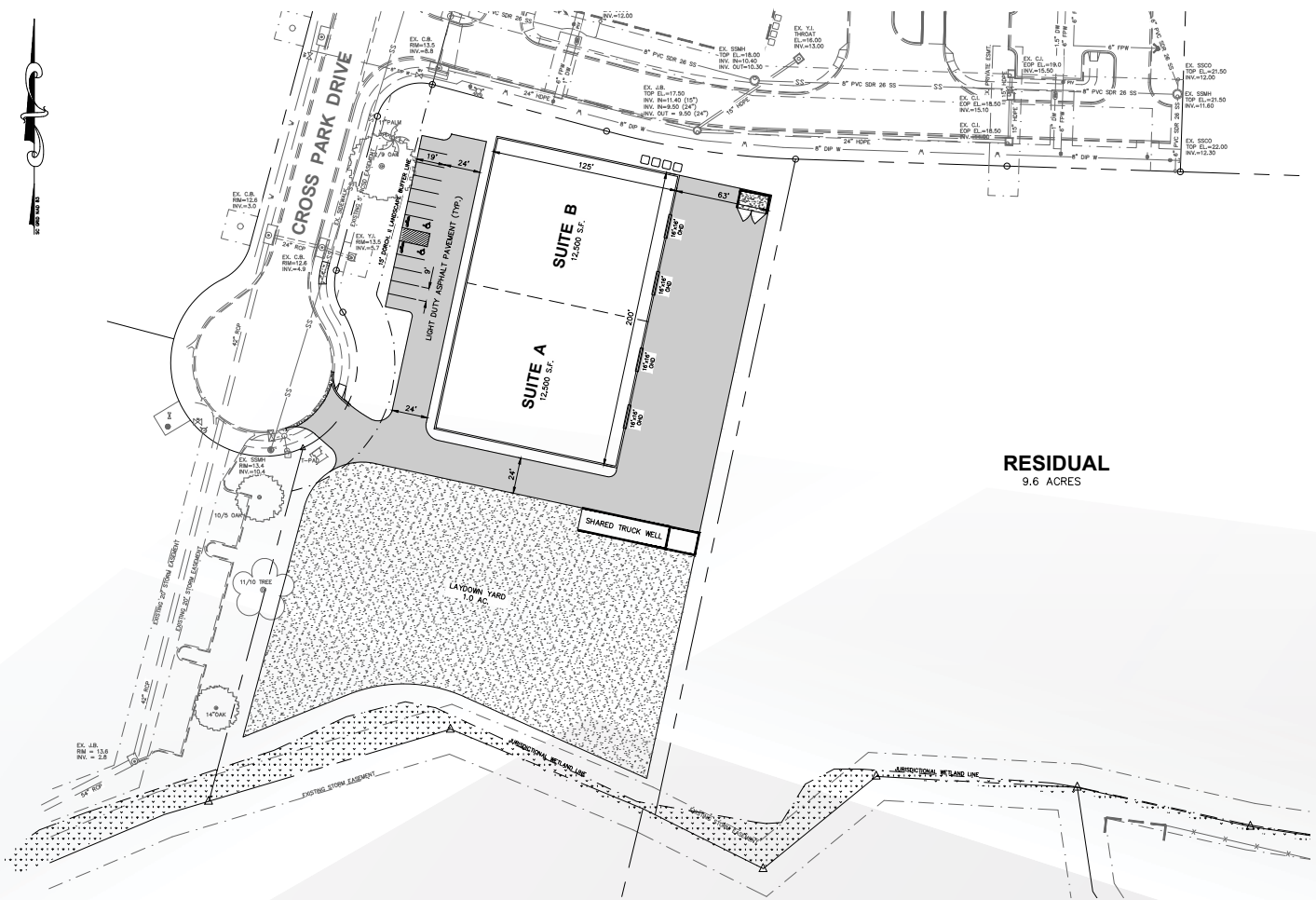
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7216 CROSS PARK DRIVE

CROSS COUNTY COMMERCE PARK

AVAILABLE FOR LEASE

SITE PLAN



RESIDUAL
9.6 ACRES

- SIZE: 25,000 SF Expandable by 10,000 SF for future expansion
Demisable to 12,500 SF
- ACREAGE: 2.8 Acres
- DOORS: Dock High Doors and Drive-In Doors
- PARKING: 10 + Spaces
- OUTSIDE STORAGE: Ample room for a fenced yard, 1.0 Acre
- OFFICE: To suit

LOCATION:

Direct access from Cross Park Drive and conveniently located in the center of the greater Charleston MSA, in between Ashley Phosphate Road and Dorchester Road with close proximity to I-26.



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7216 CROSS PARK DRIVE - NORTH CHARLESTON SC

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CROSS COUNTY COMMERCE PARK
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AERIAL MAP



TRAFFIC COUNT

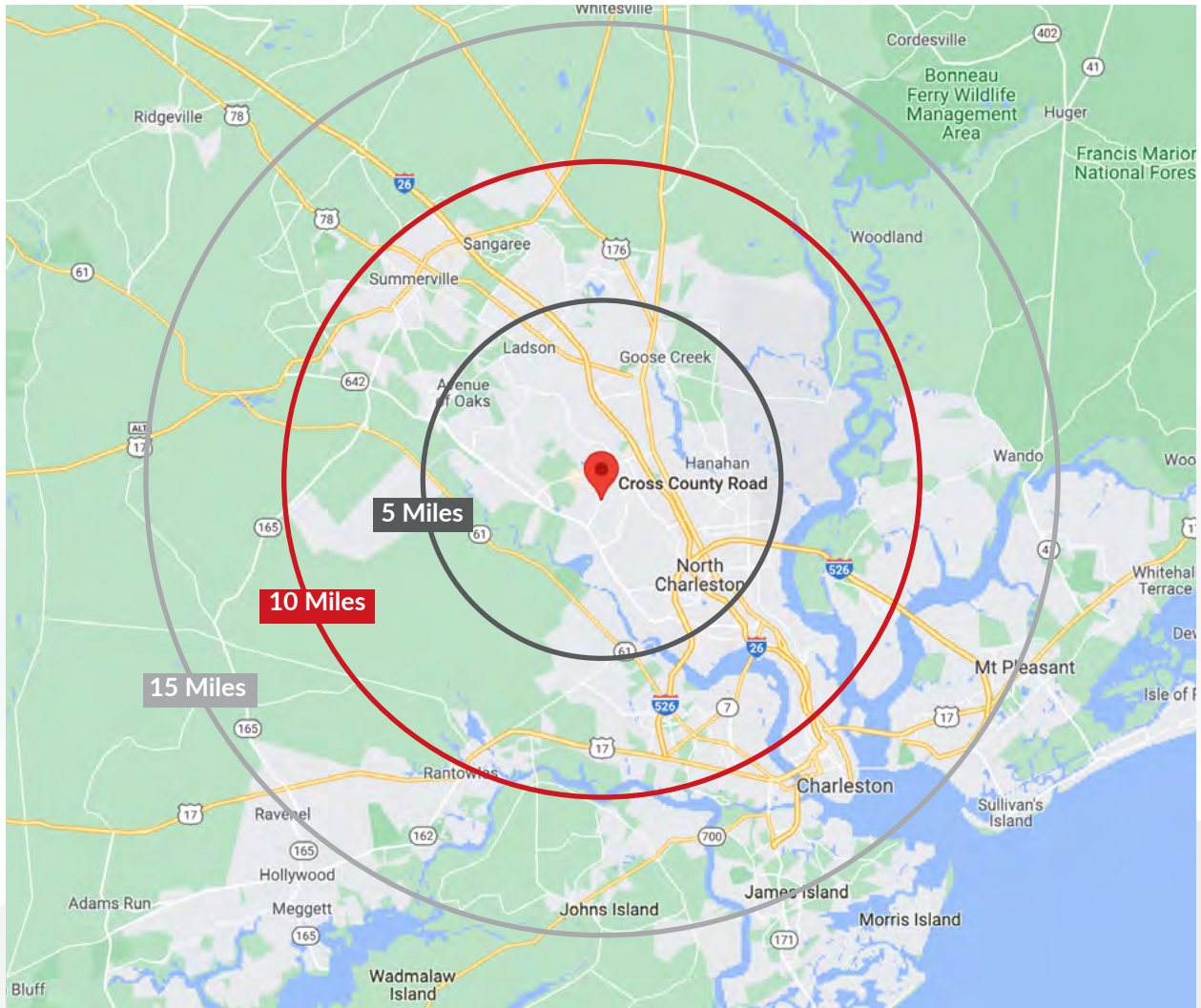
- Cross County / Ashley Phosphate 38,800 VPD
- Cross County Road 12,900 VPD
- Cross County Road / Dorchester 39,600 VPD



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DISTANCE MAP



7216 CROSS PARK DRIVE - NORTH CHARLESTON SC



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