

INDUSTRIAL SPACE FOR LEASE

CROSSPOINT
AT PALMETTO COMMERCE PARK

Crosspoint XI

157,407 SF Class "A" Industrial Space
for Lease in North Charleston

4250 CROSSPOINT DRIVE | LADSON, SOUTH CAROLINA



FOR MORE INFORMATION:

Michael G. White, SIOR, CCIM

BROKER-IN-CHARGE

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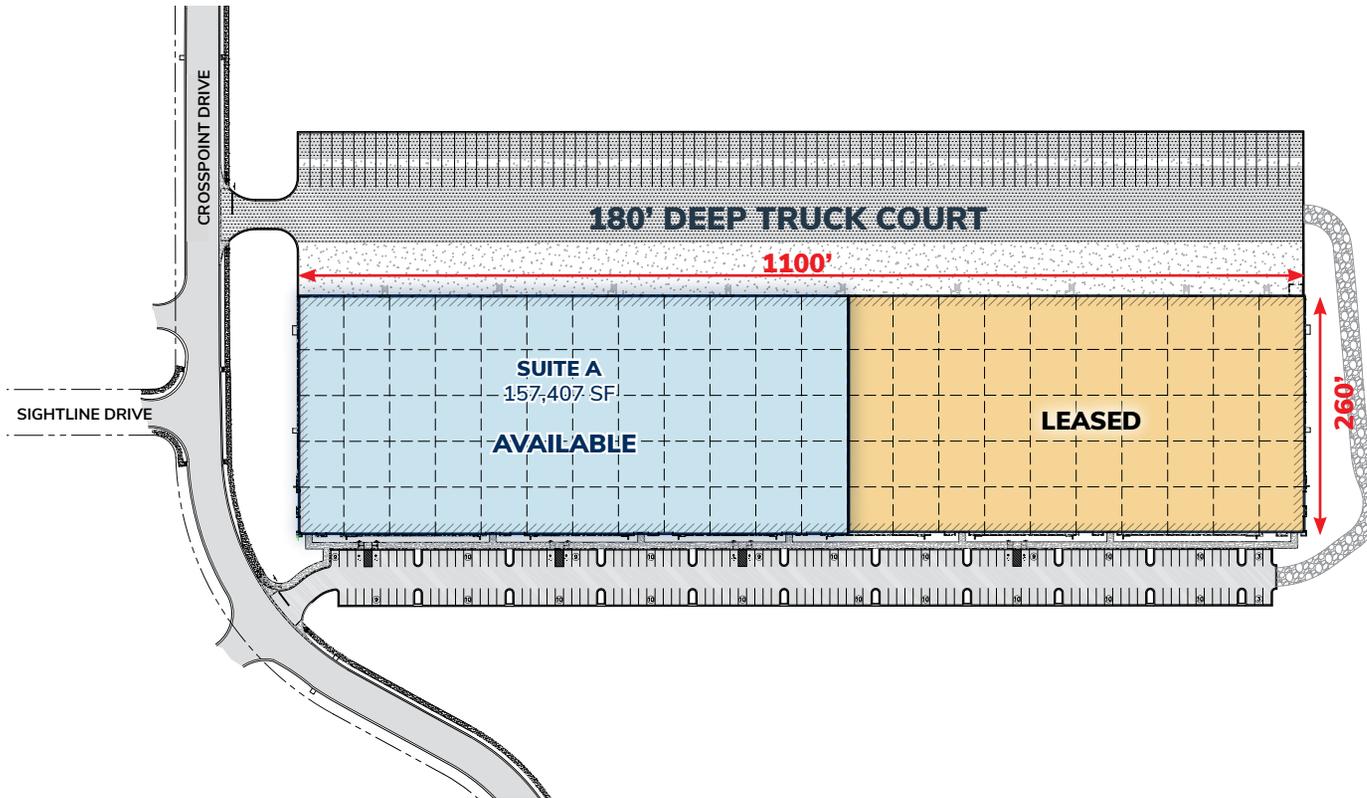
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CK Childress
Klein

CHARLESTON INDUSTRIAL

www.crosspointcharleston.com

CROSSPOINT XI FLOOR PLAN
4250 CROSSPOINT DRIVE



SUITE A SPECIFICATIONS

- 157,407 SF Total (12 Bays)
- 2,559 SF Office
- Forty One (41) 9' x 10' Dock Doors
- Four (4) Knock-Outs (12' x 14') at Existing Dock Doors
- 50 Trailer Parking Spaces
- 110 Auto Parking Spaces

BUILDING SPECIFICATIONS

- 288,602 SF Total Building Size
- Building Dimensions: 1,100' x 260'
- 32' 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
- 180'-Deep Truck Court with 60'-Deep Concrete Apron



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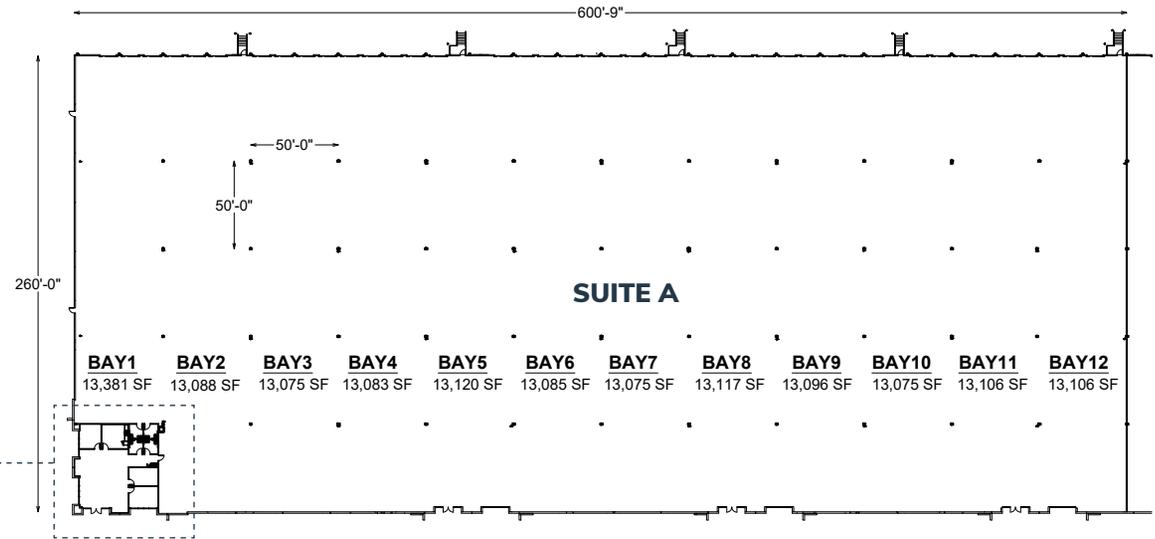
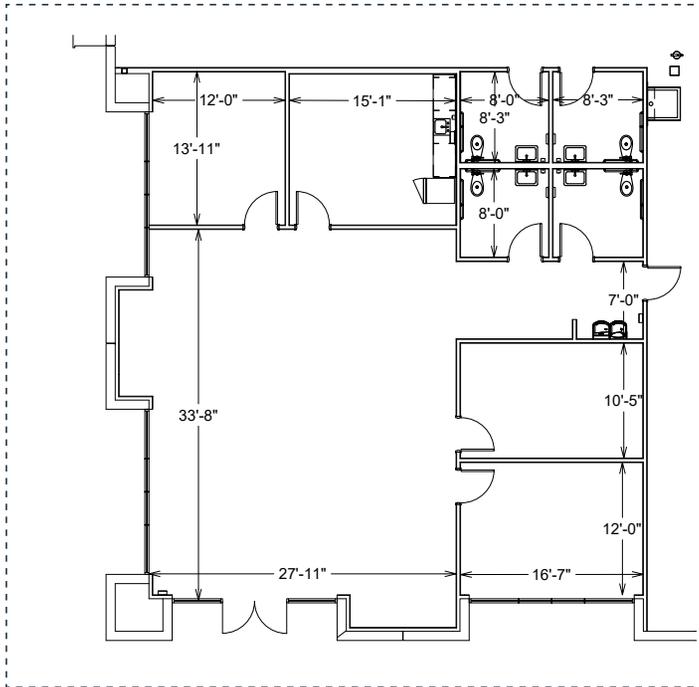
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SUITE A SPECIFICATIONS

- 157,407 SF Total (12 Bays)
- 2,559 SF Office
- Forty One (41) 9' x 10' Dock Doors
- Four (4) Knock-Outs (12' x 14') at Existing Dock Doors for Future Drive-In Doors
- 50 Trailer Parking Spaces
- 110 Auto Parking Spaces



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SUMMERVILLE

AERIAL SITE PLAN

4250 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

PALMETTO COMMERCE PKWY

DORCHESTER ROAD

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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