

INDUSTRIAL SPACE FOR LEASE

CROSSPOINT
AT PALMETTO COMMERCE PARK

Crosspoint VI

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

4279 CROSSPOINT DRIVE | LADSON, SOUTH CAROLINA



FOR MORE INFORMATION:

Michael G. White, SIOR, CCIM

BROKER-IN-CHARGE

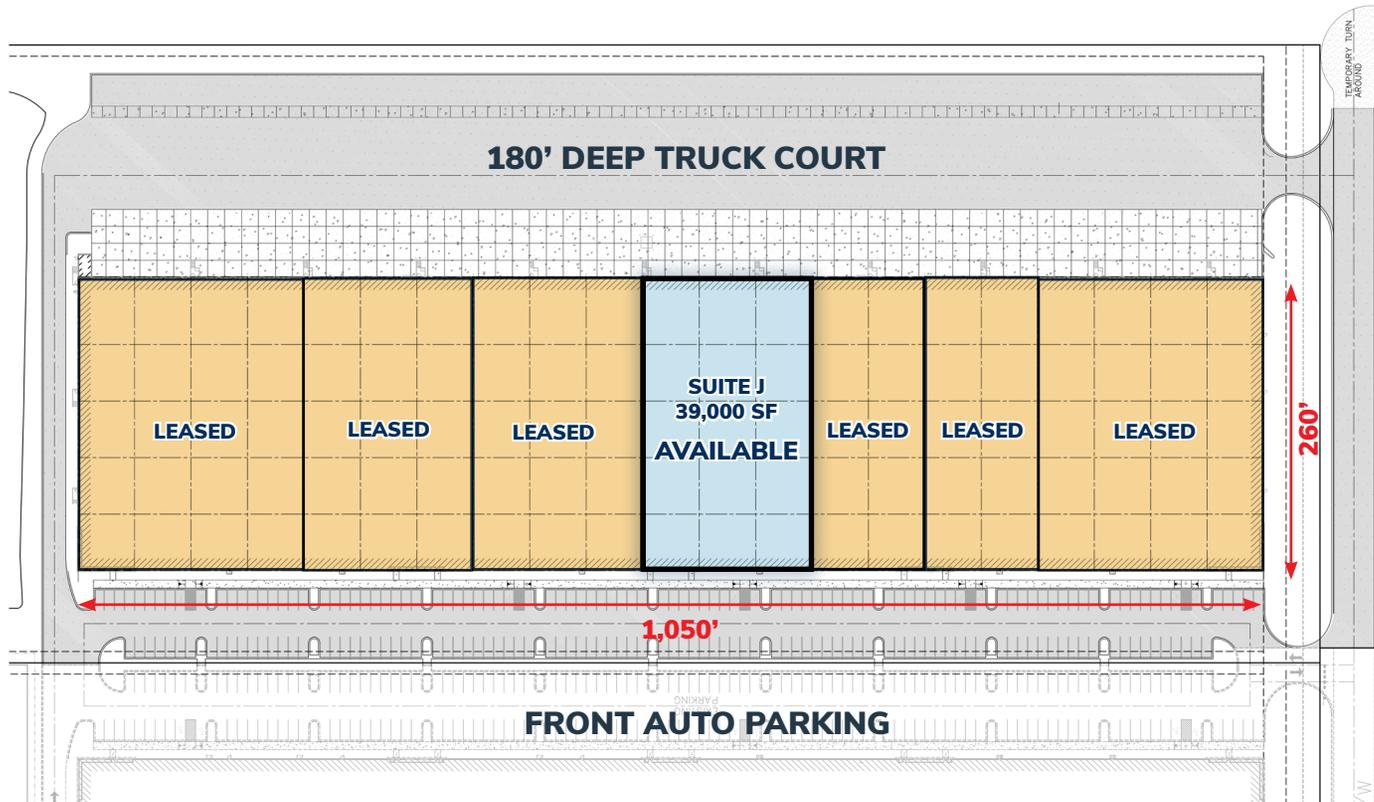
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CK Childress
Klein

CHARLESTON INDUSTRIAL

www.crosspointcharleston.com



SUITE J SPECIFICATIONS

- 39,000 SF Total (3 Bays)
- 1,134 SF Office
- Nine (9) 9' x 10' Dock Doors
- 12 Trailer Parking Spaces
- 28 Auto Parking Spaces
- Dimensions: 150' wide x 260' deep

BUILDING SPECIFICATIONS

- 273,000 SF Total Building Size
- 30' Clear Height
- Rear-Loading Facility
- 50' X 50' Bays With 60'-Deep Loading Bay
- Each Bay Totals 13,000 SF
- 277/480-Volt, 3-Phase Electrical
- ESFR Fire Sprinkler System
- Concrete Tilt-Wall Construction



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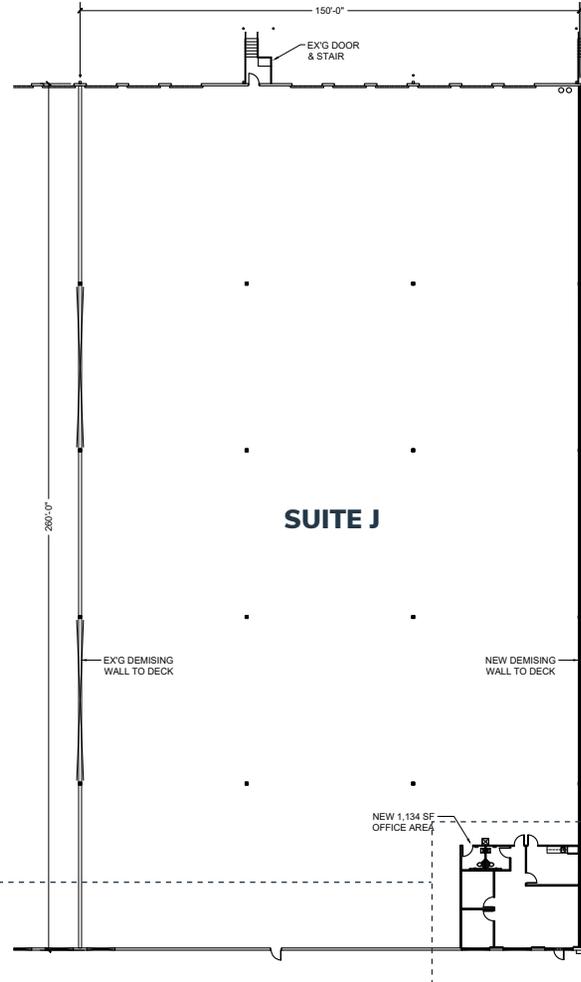
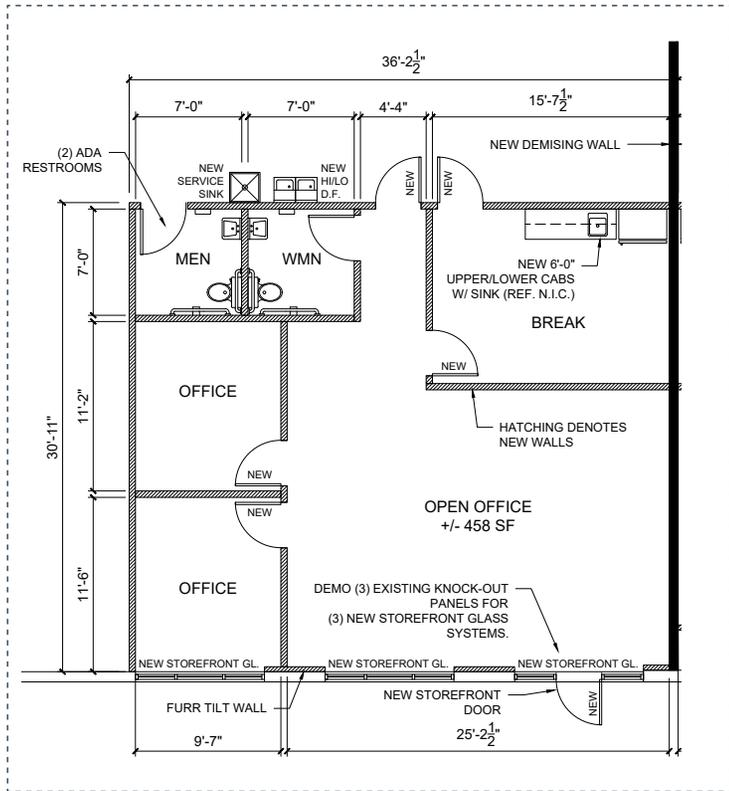
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CROSSPOINT VI (SUITE J)
4279 CROSSPOINT DRIVE



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OFFICE ENLARGED



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SUMMERVILLE

AERIAL SITE PLAN

4279 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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