

FOR LEASE



104,000 SF AVAILABLE

4289-Z Crosspoint Drive

Sublease thru July 31, 2026

104,000 Square Foot Warehouse/Distribution Facility
Crosspoint at Palmetto Commerce Park
4289-Z Crosspoint Drive
Ladson, South Carolina



Warehouse Fast Facts:

- 104,000 Square Feet
- 23 Dock High Doors Total
- 17 Docks High Doors with Edge-of-Dock Levers
- 6 Dock High Doors with 6' x 6' 35,000 lb. pit levers
- Drive-in-Door (1) - 12' wide x 14' high
- 1,919 Sq. Foot Administrative Office
- Concrete Tilt-Wall Construction
- 30' Clear Height
- (33) 12'-wide trailer parking spaces rear of court
- Bay Spacing - 50' x 50' with 60' Deep Loading Bay
- ESFR Sprinkler System
- 277/480-volt, 3 Phase electrical service
- Lighting - LED light fixtures with Motion Sensors
- Heat - Suspended gas-fired unit heaters



PROPERTY DATA

Owner

Childress Klein

Address Information

4289-Z Crosspoint Drive

Ladson, South Carolina 29456

City: City of North Charleston

County: Charleston

Building Information

Building Sq Footage: 364,000 (104,000 Sq. Ft. Available)

Building Dimensions: 1,400' x 260'

Year Built: 2020

Ceiling Height: 30' (Bottom of Joist)

Typical Bay Size: 50' x 50' with 60' Loading Bay

8 Bays at 13,000 SF Per Bay

Sprinkler Type: ESFR System

Interior Lighting: LED Motion Sensor Lighting



Michael G. McFall, CCIM, SIOR

(843) 740-9202

CORECommercialPartners.com



TRUCKS

Truck

- Number of Truck Doors: 23 Dock High Doors Total
17 Docks High Doors with Edge-of-Dock Levers
6 Dock High Doors with 6' X 6' 35,000 lb. pit levers
- Truck Parking: (33) 12'-wide trailer parking spaces rear of truck court
- Drive-in Door: (1) 12' wide x 14' high drive-in door



Michael G. McFall, CCIM, SIOR
(843) 740-9202
CORECommercialPartners.com



PROPERTY DATA

Administrative Offices

Square Footage: 1,919 Sq. Ft.

Number of Parking Spaces: 7

Warehouse Office Space

Square Footage: There is no warehouse office space other than the Administrative office space inside the warehouse.

Bathrooms: Bathrooms for Office users are separate from the Bathrooms for Warehouse Users. See Office Floor Plan.

Public Utilities

Electric Service: 277/480-Volt

3 Phase Electrical Service

Gas and Electricity: South Carolina Electric & Gas

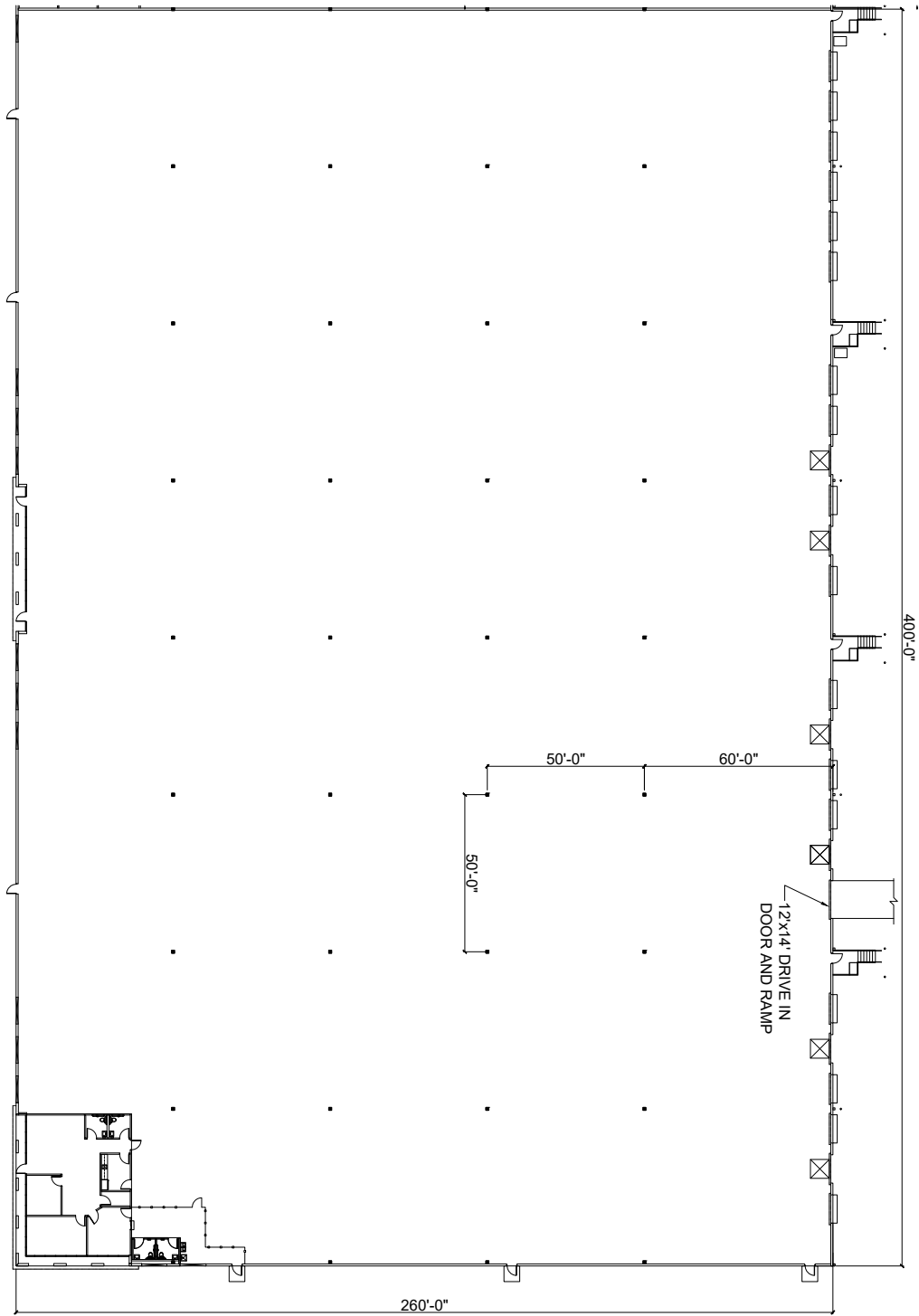
Water and Sewer: City of Charleston, Commissioner of Public Works



Michael G. McFall, CCIM, SIOR

(843) 740-9202

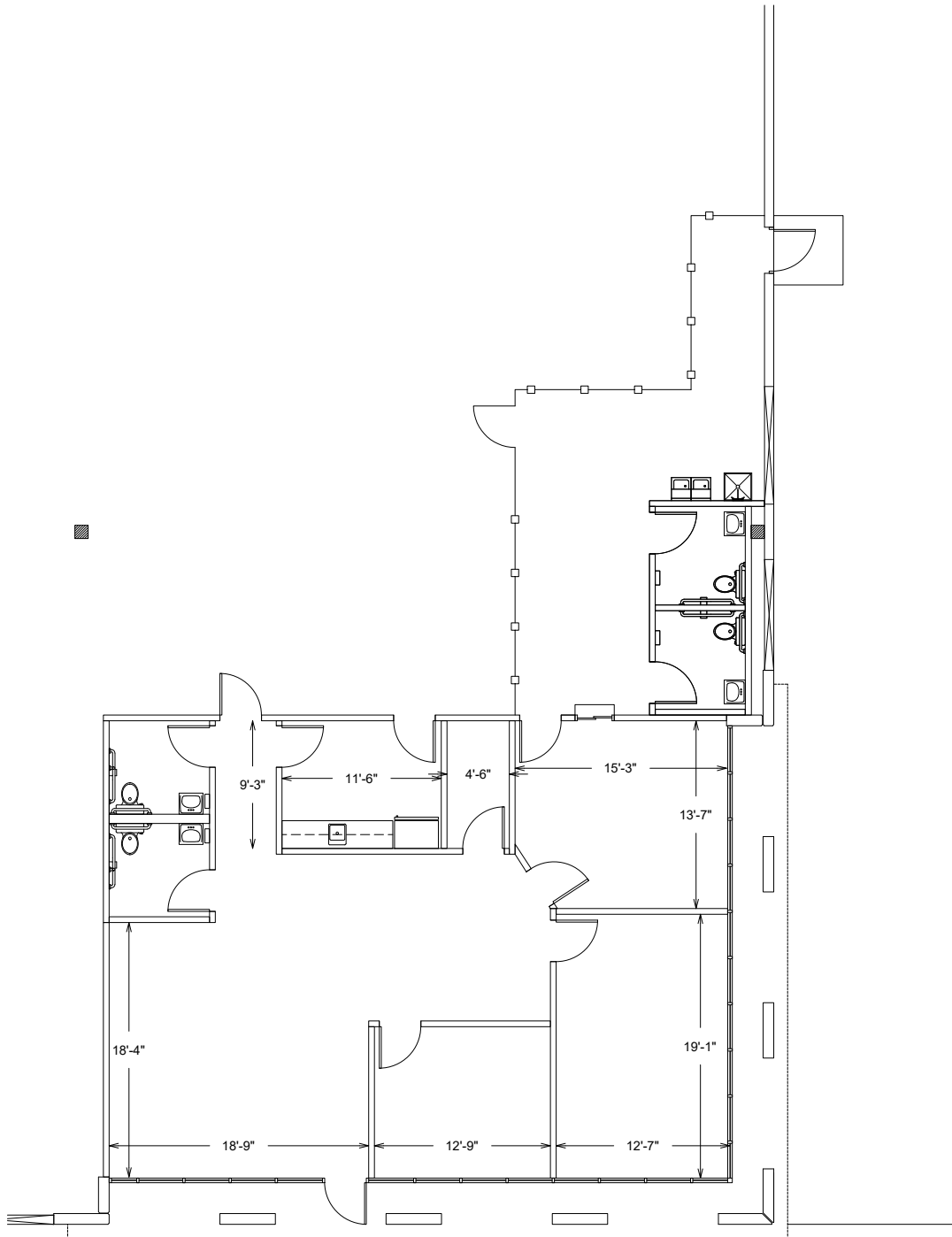
CORECommercialPartners.com



BUILDING FLOOR PLAN



Michael G. McFall, CCIM, SIOR
(843) 740-9202
CORECommercialPartners.com



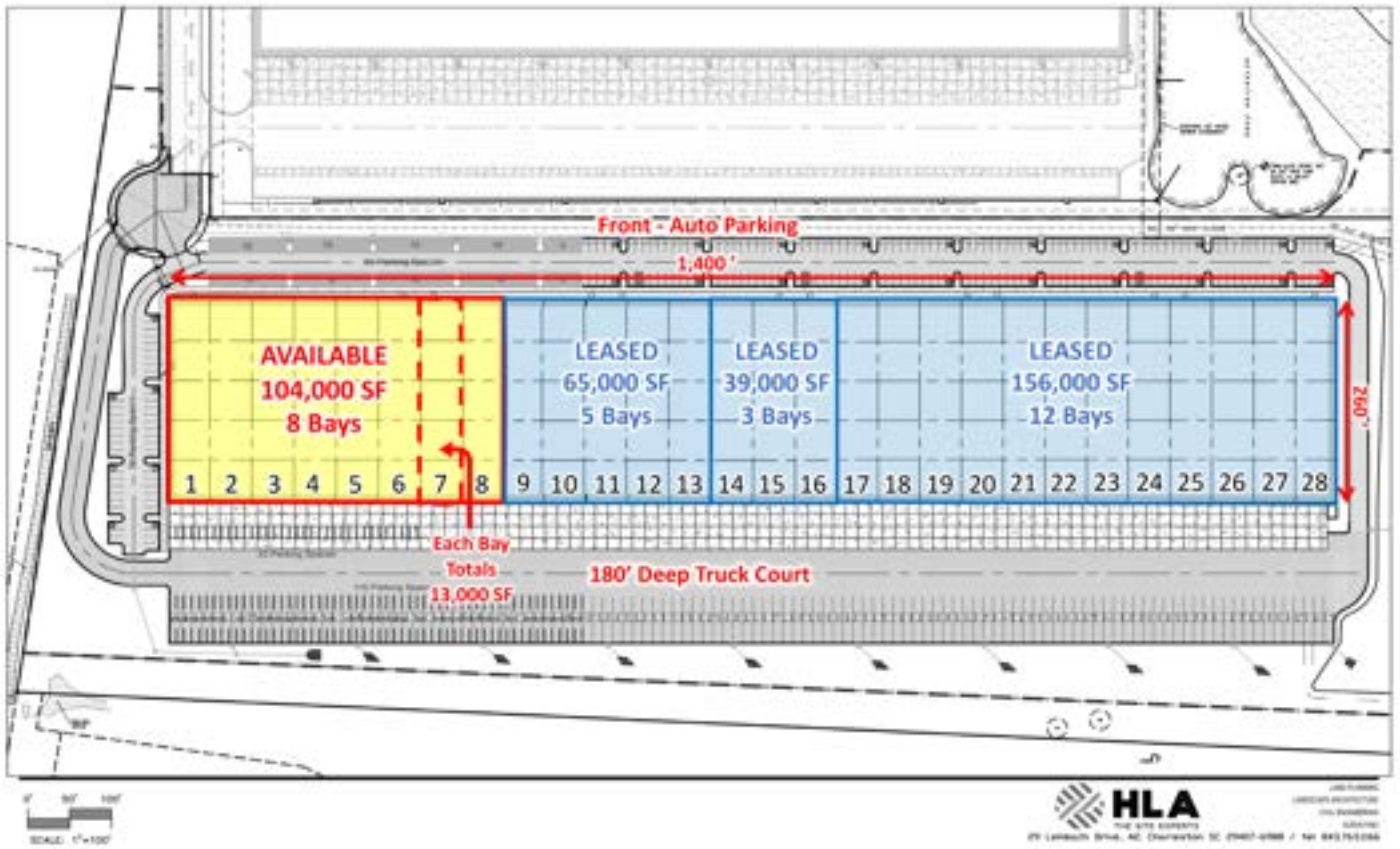
OFFICE FLOOR PLAN



Michael G. McFall, CCIM, SIOR

(843) 740-9202

CORECommercialPartners.com



CROSSPOINT BUILDING 7 FLOOR PLAN



Michael G. McFall, CCIM, SIOR
 (843) 740-9202
 CORECommercialPartners.com

