

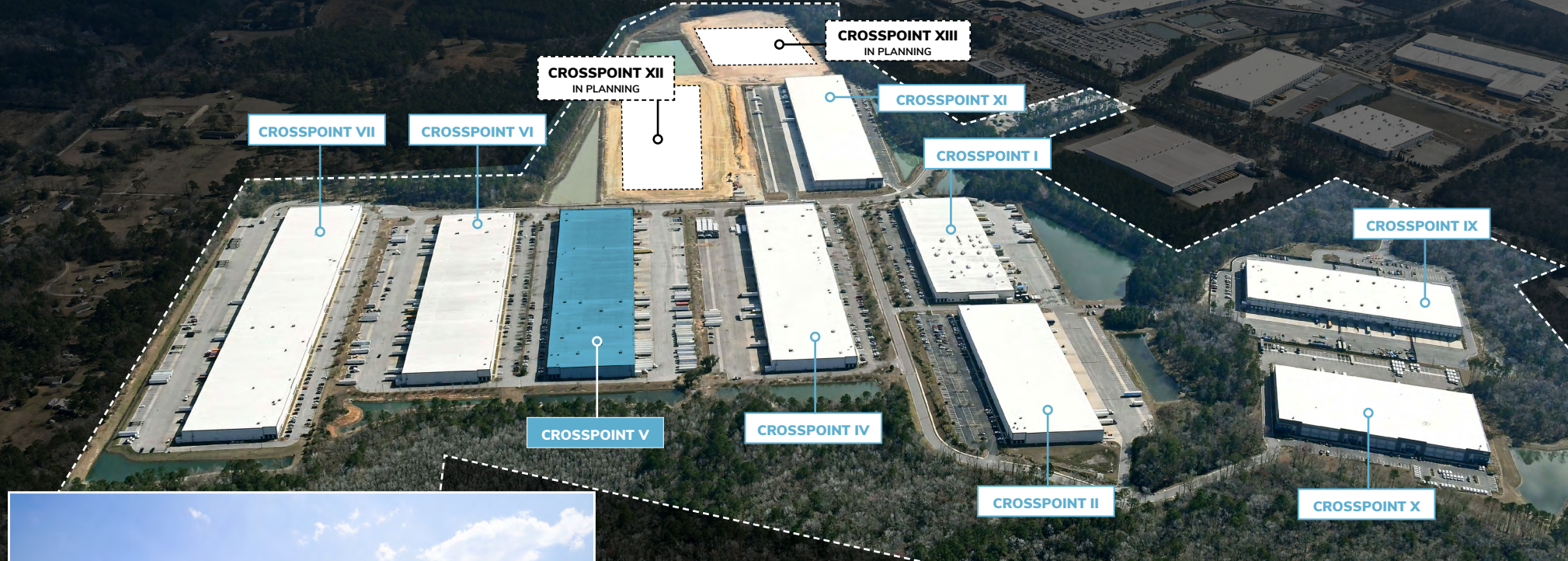
INDUSTRIAL SPACE FOR LEASE

**CROSSPOINT**  
AT PALMETTO COMMERCE PARK

# Crosspoint V

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

4269 CROSSPOINT DRIVE | LADSON, SOUTH CAROLINA



FOR MORE INFORMATION:

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**BROKER-IN-CHARGE**

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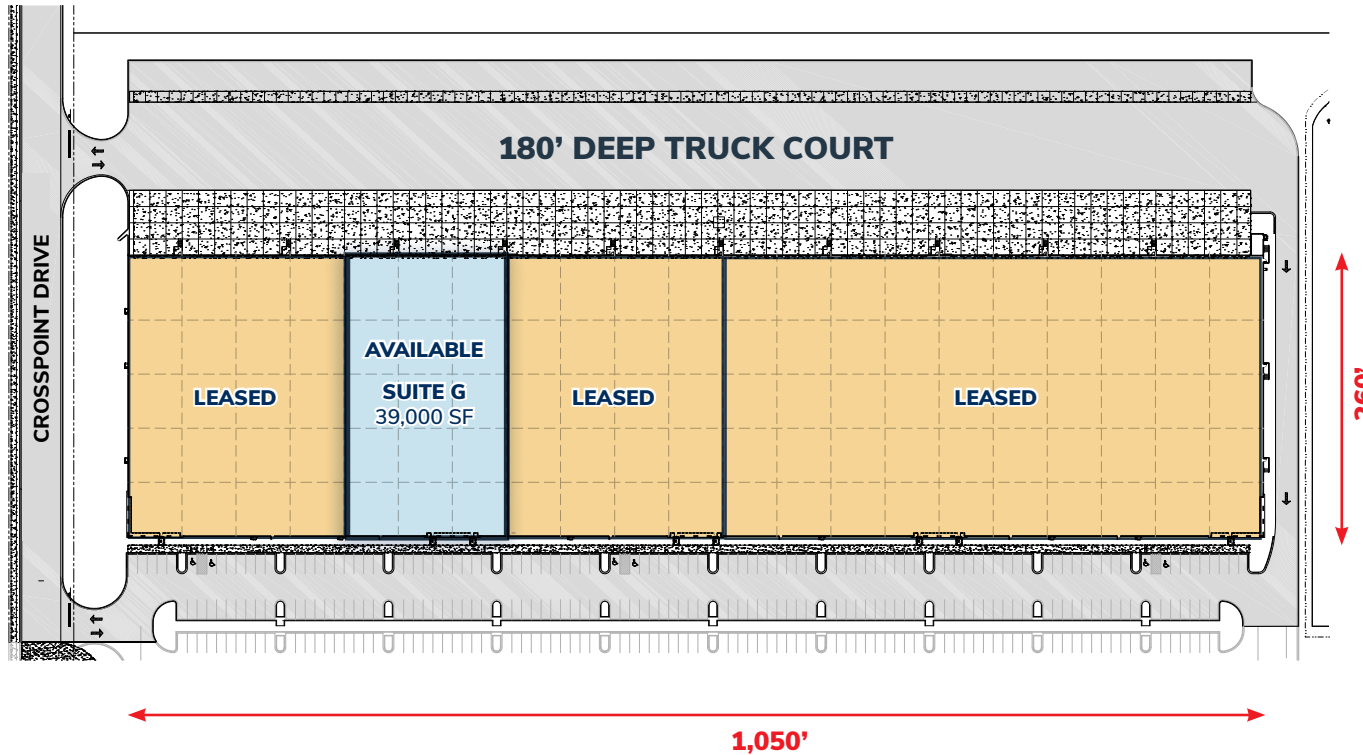
**CK** Childress  
Klein

**CHARLESTON INDUSTRIAL**

[www.crosspointcharleston.com](http://www.crosspointcharleston.com)

# CROSSPOINT V FLOOR PLAN

4269 CROSSPOINT DRIVE



## SUITE G SPECIFICATIONS

- 39,000 SF Total (3 Bays)
- 1,500 SF Office
- Eight (8) 9' x 10' Dock Doors, 2 with Pit Levelers and 6 with Edge-Of-Dock Levelers
- One (1) 9' x 10' Drive-In Door
- 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
- 277/480-Volt, 3-Phase Electrical
- ESFR Fire Sprinkler System
- Concrete Tilt-Wall Construction



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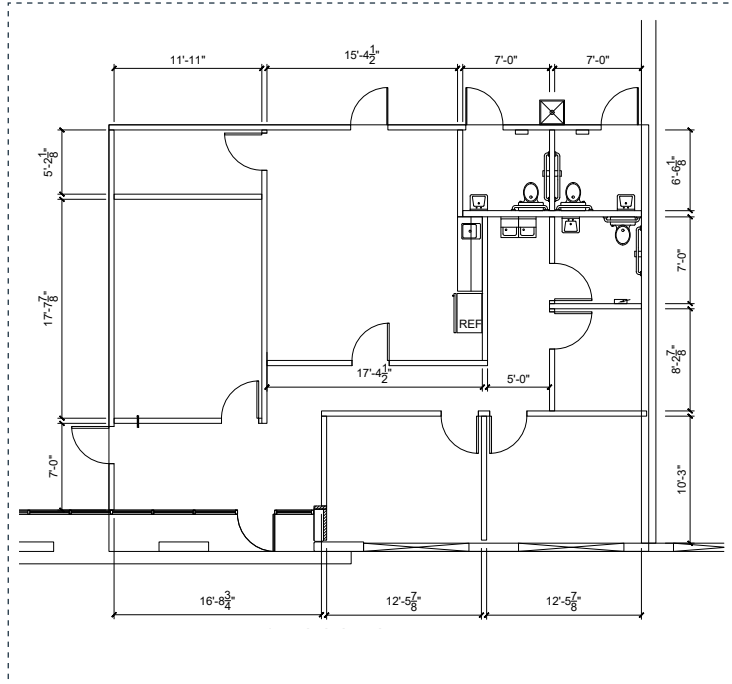
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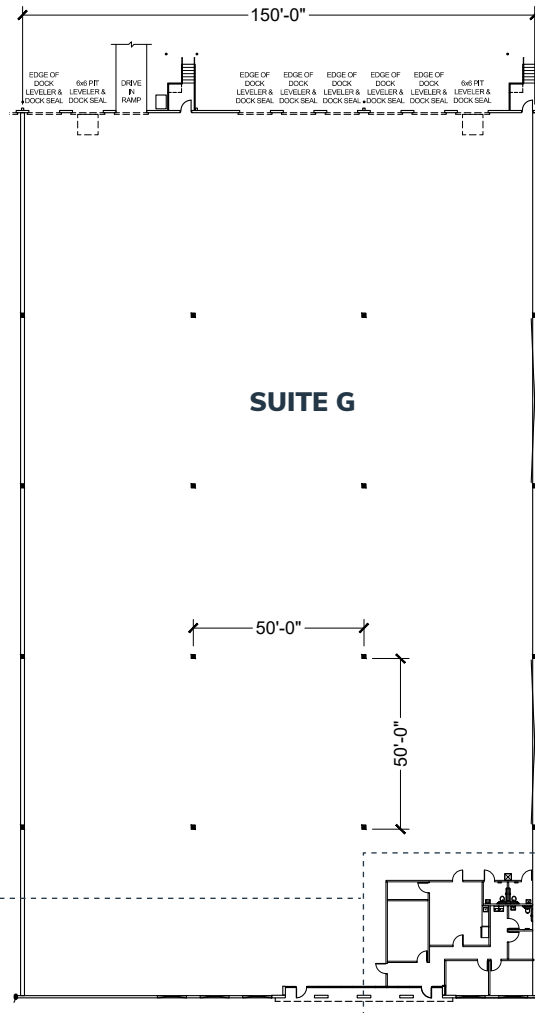
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**CROSSPOINT V (SUITE G)**  
**4269 CROSSPOINT DRIVE**



**OFFICE ENLARGED**



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SUMMERVILLE

# AERIAL SITE PLAN

4269 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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