

# 7240 CROSS PARK DRIVE

30,000 - 96,641 SF + 1.5 ACRES AVAILABLE

FOR LEASE

PARTIALLY CONDITIONED WAREHOUSE AVAILABLE IN NORTH CHARLESTON

**JOHN BEAM** SIOR  
Senior Vice President  
+1 843 810 6868  
[john.beam@bridge-commercial.com](mailto:john.beam@bridge-commercial.com)

**HAGOOD S. MORRISON (HAGOOD II)** SIOR  
Executive Vice President  
+1 843 830 9108  
[hs.morrison@bridge-commercial.com](mailto:hs.morrison@bridge-commercial.com)

**BROOKS COURTNEY** SIOR  
Vice President  
+1 859 327 8749  
[brooks.courtney@bridge-commercial.com](mailto:brooks.courtney@bridge-commercial.com)

**GRAHAM MEISEL**  
Associate  
+1 301 580 8099  
[graham.meisel@bridge-commercial.com](mailto:graham.meisel@bridge-commercial.com)





### SUMMARY OF OFFERING

7240 Cross Park Drive is a 6.10 acre property zoned Light Industrial in North Charleston, South Carolina. The property is improved with a 110,381 SF metal warehouse built in 1996. A 66,641 SF portion of the rear section of the building is available and offers exclusive dock high and drive-in loading. 1,600 SF office has been built out within available space. An additional 30,000 SF portion is also available for lease with ±4,000 SF second floor office space.

# PROPERTY INFO

## 7240 CROSS PARK DRIVE

### SUITE 100

<b>SF Available</b>	66,641 SF
<b>Office SF</b>	±1,600 SF Main, ±240 SF Shipping
<b>Dimensions</b>	170' X 392'
<b>Clear Height (Eave)</b>	25'6"
<b>Column Spacing</b>	28' X 56'8"
<b>Doors</b>	7 Dock Doors; 1 Drive In
<b>Sprinkler System</b>	Dry System
<b>Dock Equipment</b>	All doors have bumpers, seals, and lights.
<b>Warehouse Lighting</b>	T-5 & skylights, motion sensors added.
<b>Truck Court</b>	Concrete
<b>Fans</b>	Exhaust fans; one HVLS fan



## 7240 CROSS PARK DRIVE

### SUITE 200

<b>SF Available</b>	30,000 SF
<b>Office SF</b>	±4,000 SF
<b>Clear Height (Eave)</b>	21'
<b>Air Conditioning</b>	Yes
<b>Column Spacing</b>	28' X 56'8"
<b>Doors</b>	3 Dock Doors; 1 Drive In
<b>Sprinkler System</b>	Dry System
<b>Dock Equipment</b>	All doors have bumpers, seals, and lights.
<b>Warehouse Lighting</b>	T-5 & skylights, motion sensors added.
<b>Truck Court</b>	Concrete

# 7240 CROSS PARK DRIVE

## PROPERTY LOCATION: NORTH CHARLESTON



★ 7240 CROSS PARK DRIVE

5.8 MILES



1.6 MILES

EXIT 209



ASHLEY PHOSPHATE RD

1.0 MILE

CROSS COUNTY RD



BOEING

5.4 MILES

CHARLESTON INTERNATIONAL AIRPORT

CHARLESTON AIRFORCE BASE

# 7240 CROSS PARK DRIVE

FOR LEASE



**JOHN BEAM** SIOR  
Senior Vice President  
+1 843 810 6868  
john.beam@bridge-commercial.com

**HAGOOD S. MORRISON (HAGOOD II)** SIOR  
Executive Vice President  
+1 843 830 9108  
hs.morrison@bridge-commercial.com

**BROOKS COURTNEY** SIOR  
Vice President  
+1 859 327 8749  
brooks.courtney@bridge-commercial.com

**GRAHAM MEISEL**  
Associate  
+1 301 580 8099  
graham.meisel@bridge-commercial.com