

CROSSPOINT

AT PALMETTO COMMERCE PARK

BUILDING #2 – Permitted and Pad-Ready

182,000 SF of Class “A” Industrial For Lease

Palmetto Commerce Parkway - North Charleston - South Carolina



For Information and Site Tours:

CHARLESTON INDUSTRIAL

Michael G. White, SIOR, CCIM

Broker-in-Charge

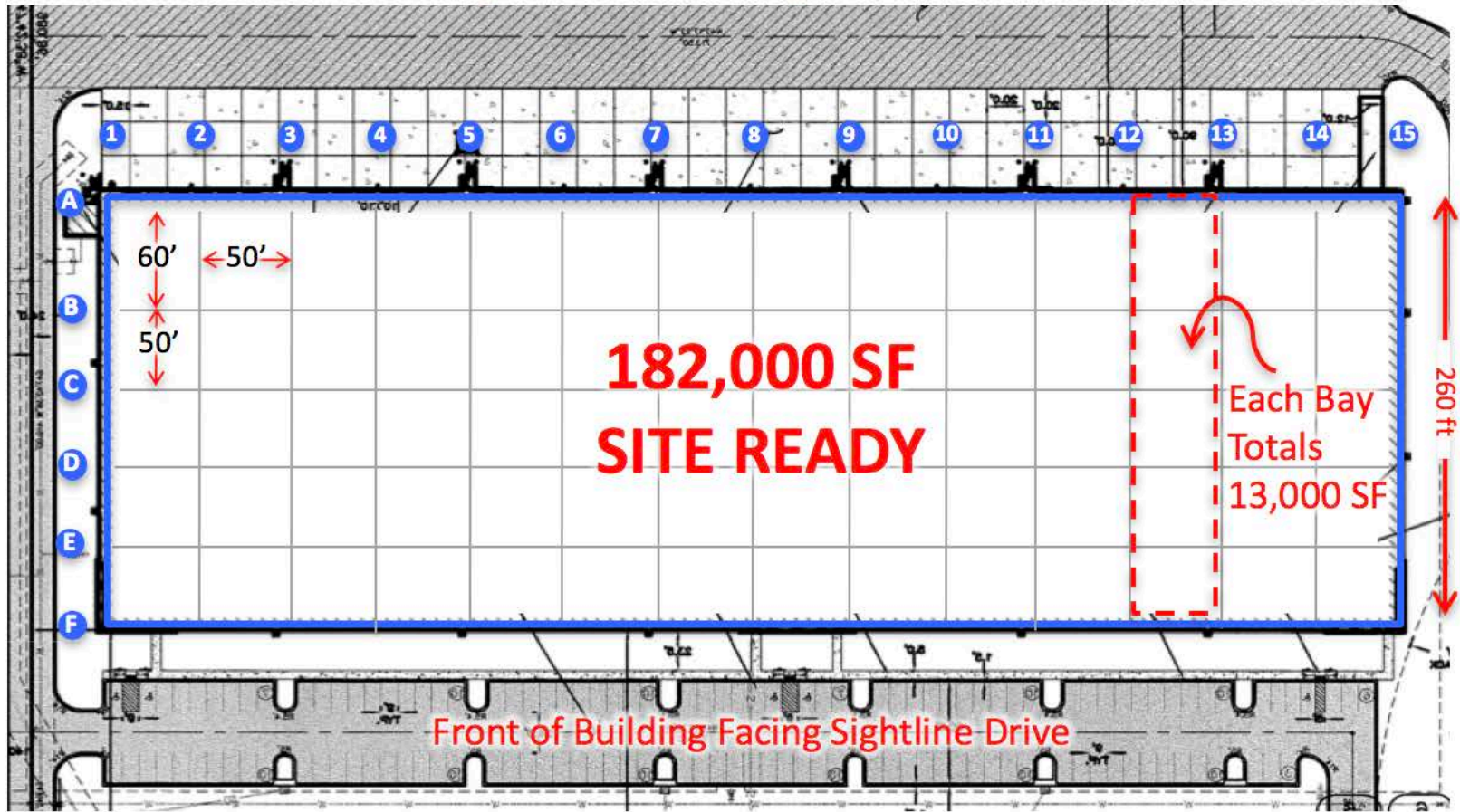
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CK Childress
Klein

Visit Crosspoint online at
www.CrosspointCharleston.com

Crosspoint Building 2 Floor Plan



CROSSPOINT BUILDING 2 SPECIFICATIONS:

- Total Building Size - 182,000 SF
- 22 acre site
- 53 trailer parking spaces
- 121 auto parking spaces
- 42 dock-high doors
- Building Dimensions: 700'-wide x 260'-deep
- 30' clear height below joist
- Rear-loading Class A warehouse facility with 180' deep truck trailer court
- Bay Spacing - 50' x 50' with a 60'-deep loading bay along dock doors
- Base building includes one (1) 4' x 4' window per 50'-wide bay in the rear wall above dock doors
- 277/480-volt, 3-phase electrical service



Ideally located, zoned for industrial use and ready for immediate development

The most exciting land-use development in the Charleston Industrial market is occurring just north of Boeing's 787 Dreamliner Final Assembly Campus, in a Light-Industrial complex known as Palmetto Commerce Park. The Crosspoint site comprises approximately 335 acres in North Charleston, located between I-26 and Highway 78. The Palmetto Commerce Parkway connects this strategic business park to the Boeing 787 manufacturing campus at the Charleston airport. The selection by Boeing for 787 Interiors, 737 Propulsion, and the new Boeing Research and Technology Center, further cements Crosspoint as the key location for future advanced manufacturing and aerospace supplier operations.

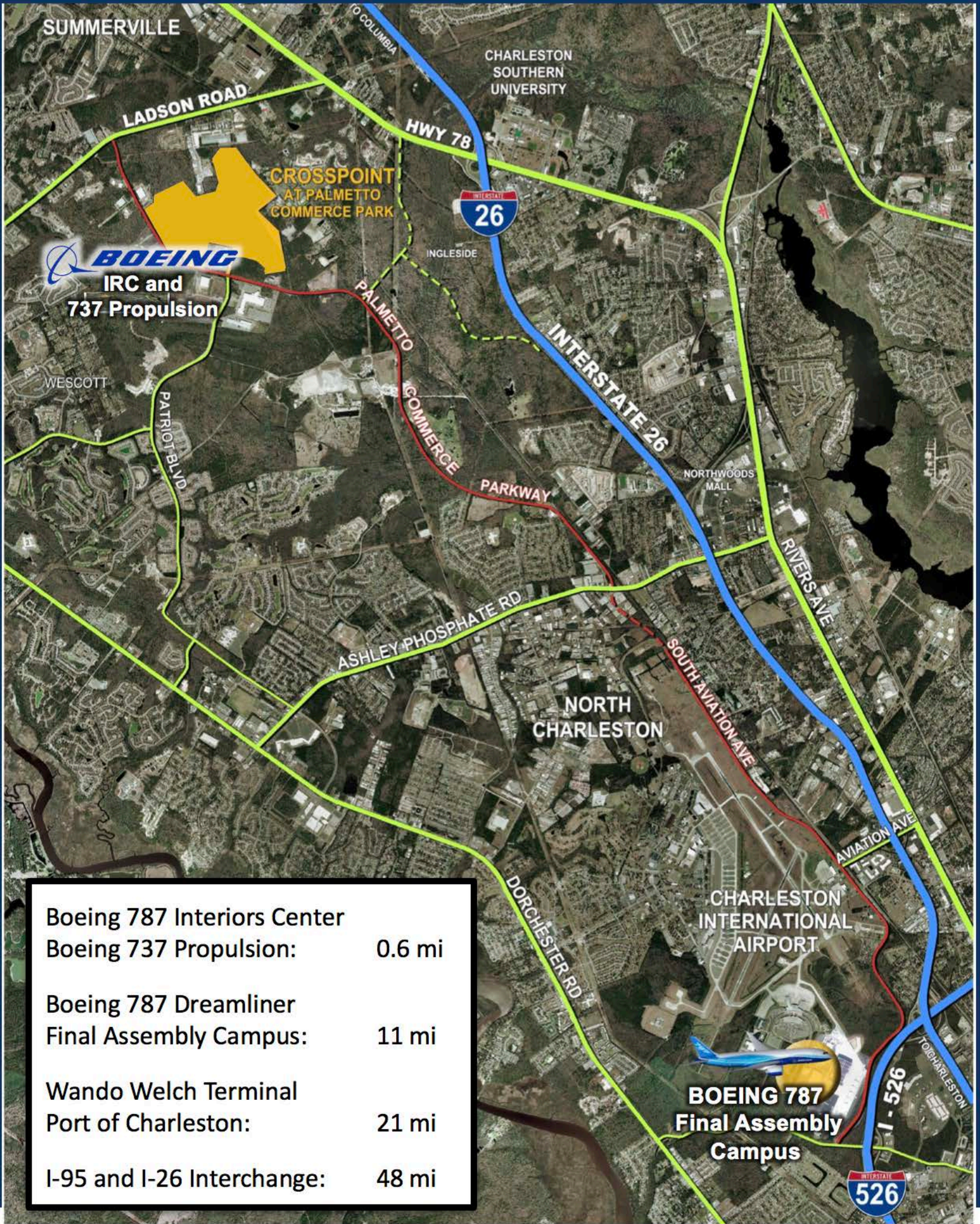
Other large scale manufacturers and distributors already located within Palmetto Commerce Park include Mercedes Benz Vans Manufacturing, IFA Rotorion, Foodhandler, Cummins Turbo Technologies, Shimano American, Tightco, Streit USA Armoring, Venture Aerobearings, JAS Forwarding (logistics), AMT Senior Aerospace, Thyssenkrupp, Pilot Services, GENCO and Marolina Outdoor.

Owned by Childress Klein, Crosspoint promises to provide the Charleston region with more than 2.7 million square feet of Class "A" industrial space well-suited for aerospace and automotive suppliers, manufacturers and logistics providers.

Crosspoint is located in a high-growth area that provides a brand new network of roads and access to an abundant, highly skilled labor base in North Charleston and surrounding communities. Crosspoint's owners are able to finance any size industrial development and provide additional acreage for our tenants' growth and planned expansions.

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AT PALMETTO COMMERCE PARK



Boeing 787 Interiors Center	
Boeing 737 Propulsion:	0.6 mi
Boeing 787 Dreamliner	
Final Assembly Campus:	11 mi
Wando Welch Terminal	
Port of Charleston:	21 mi
I-95 and I-26 Interchange:	48 mi

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