

CROSSPOINT

AT PALMETTO COMMERCE PARK

BUILDING 11 – AVAILABLE Q4 2024

157,407 SF of Class “A” Industrial For Lease



www.AerialPhotosElite.com

For Information and Site Tours:

Michael G. White, SIOR, CCIM
Broker-in-Charge
843.819.1234

Mike.White@CharlestonIndustrial.com

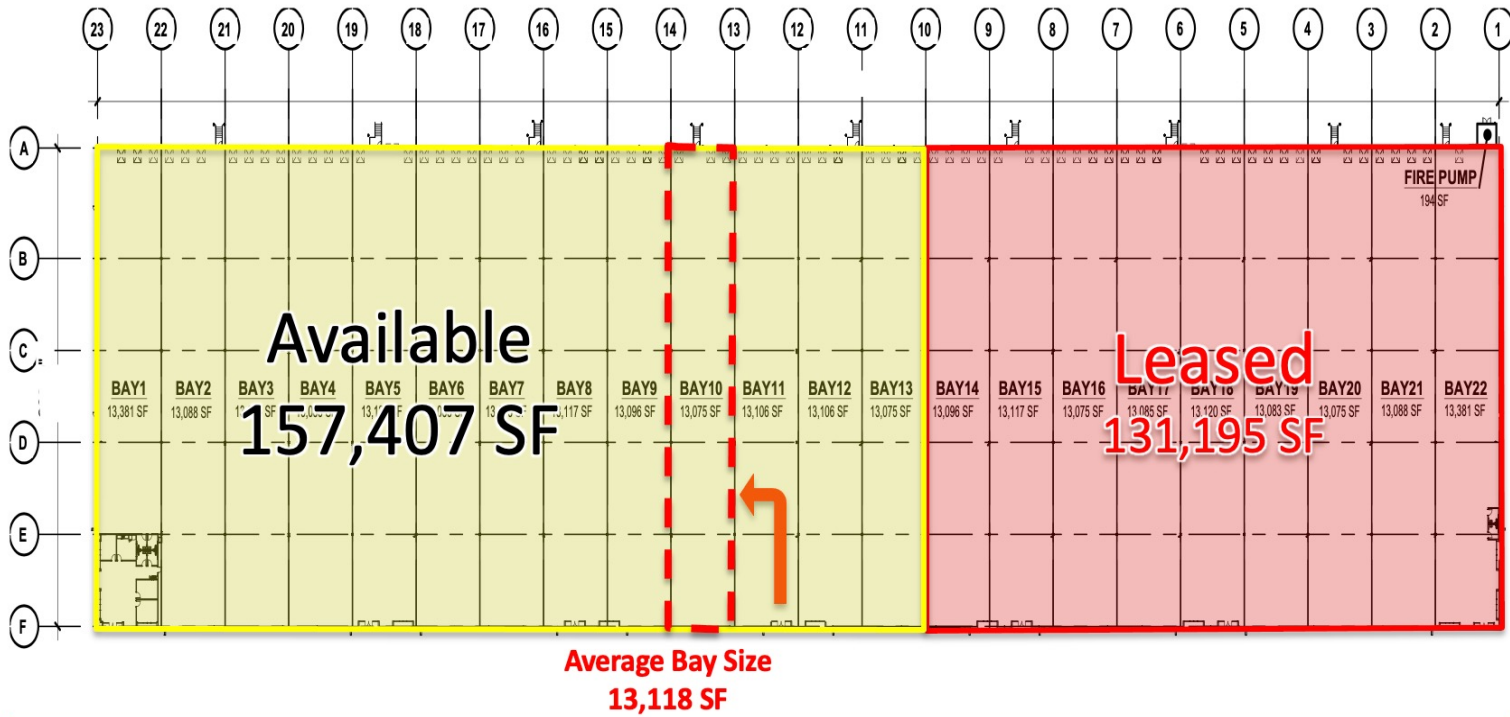
CHARLESTON INDUSTRIAL

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CROSSPOINT BUILDING #11:

- **157,407 SF Available**
- **91 12' trailer parking spaces**
- **201 auto parking spaces**
- **73 9'x10' dock doors**
- **8 knockouts (12'x14') at existing dock doors for future drive-in doors with concrete ramps**
- **Opportunity to grow with other Crosspoint buildings within our 335 acres campus**
- **Office TBD for Tenant**
- **32' clear height**
- **LED lighting**
- **Rear-loading warehouse facility**
- **Bay Spacing - 50' x 50' with a 60'-deep loading bay**
- **13,118 SF average bay size**
- **277/480-volt, 3-phase electrical**
- **ESFR Fire Sprinkler System**
- **Concrete Tilt-Wall Construction**

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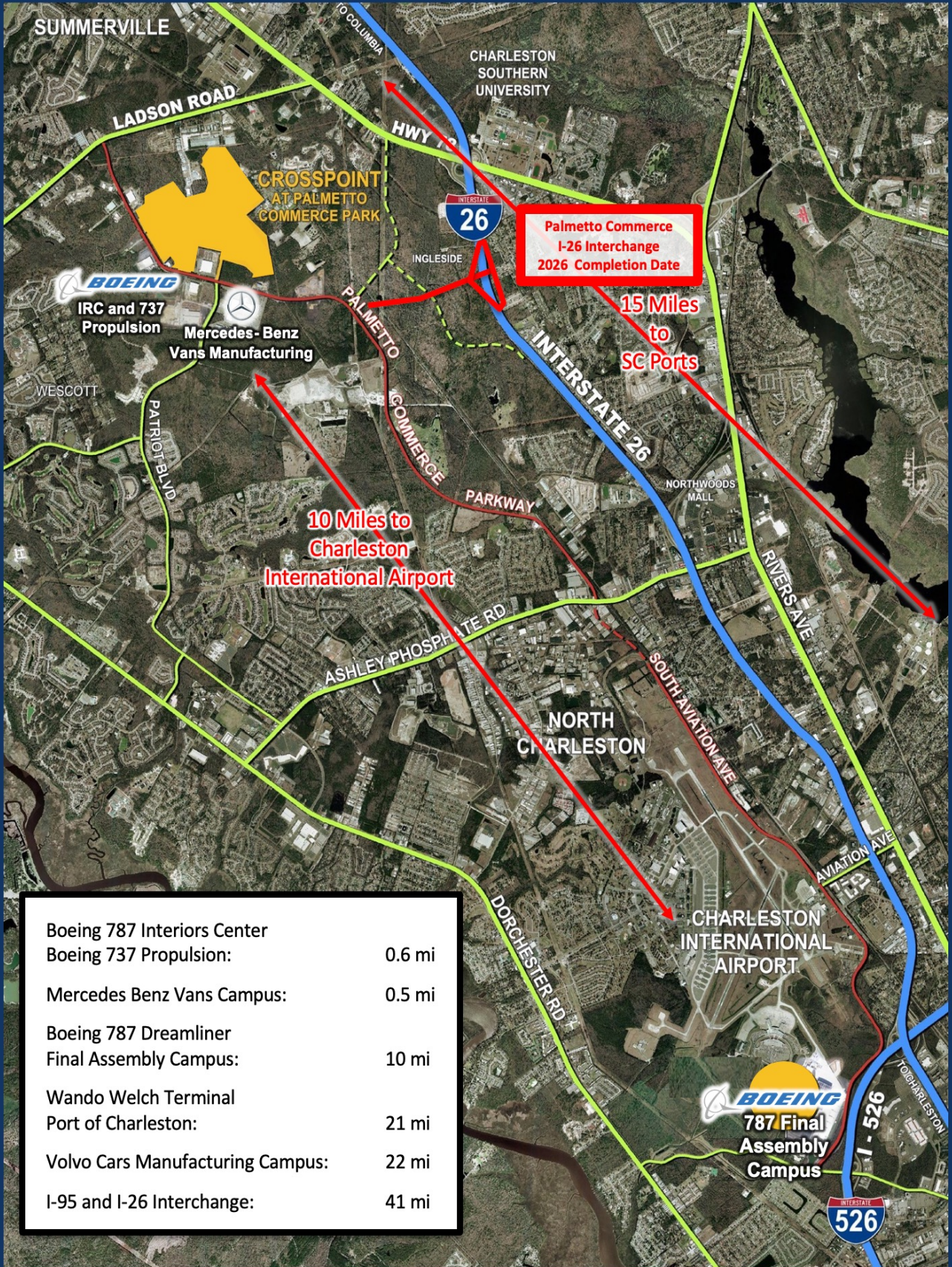
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