7240 CROSS PARK DRIVE
FOR SALE OR LEASE

BRIDGE
COMMERCIAL

FRONT LOAD WAREHOUSE AVAILABLE IN NORTH CHARLESTON

56,780 SF AVAILABLE

EXCLUSIVE ACCESS TO 5 DOCK HIGH DOORS & 1 DRIVE IN DOOR

AMPLE PARKING

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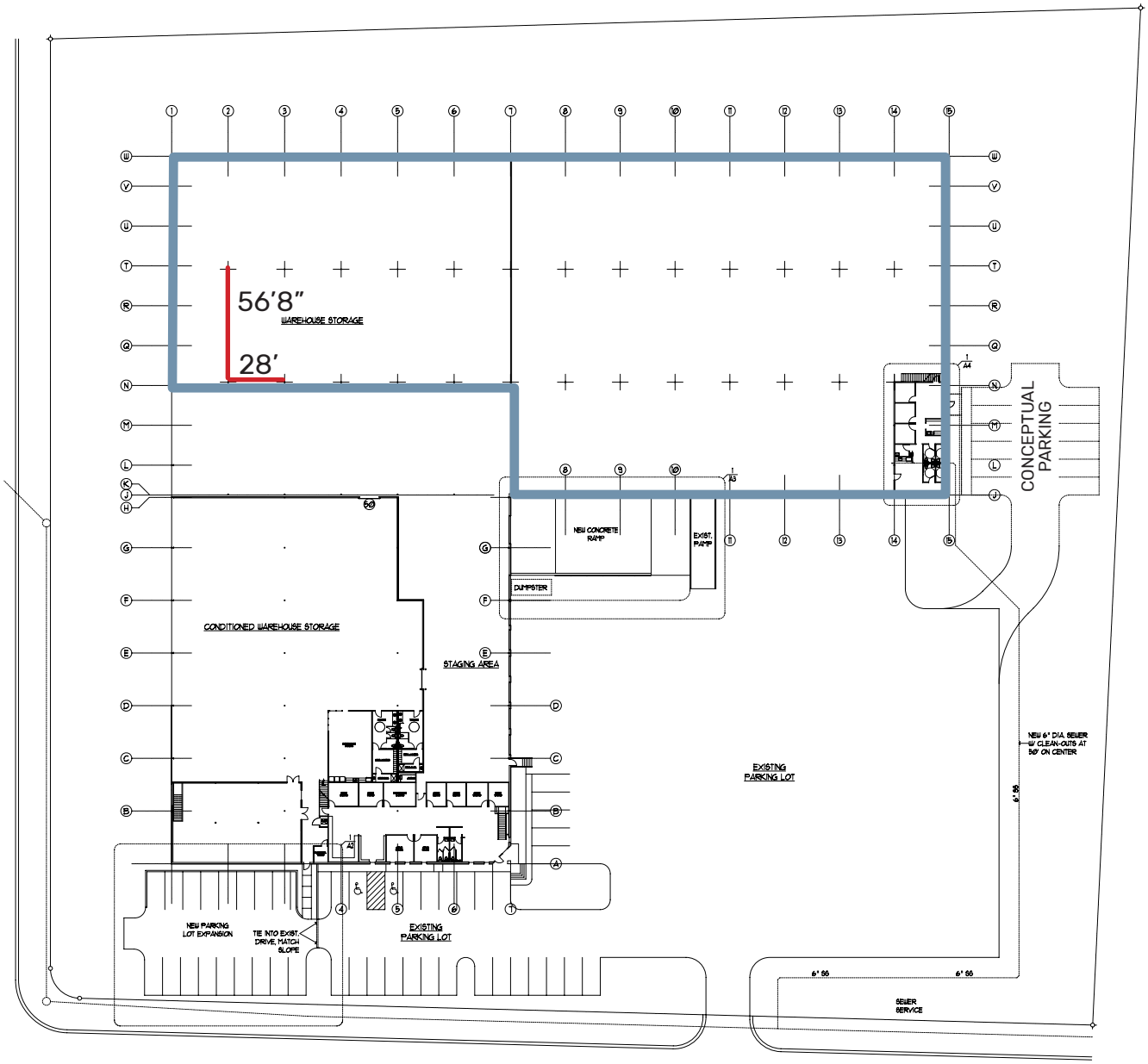
SUMMARY OF OFFERING

7240 Cross Park Drive is a 6.10 acre property zoned Light Industrial in North Charleston, South Carolina. The property is improved with a 106,353 SF metal warehouse built in 1996. A 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. Space is available May 1, 2019 or within 90 days after lease execution if tenant needs sooner occupancy.

FLOOR & SITE PLAN



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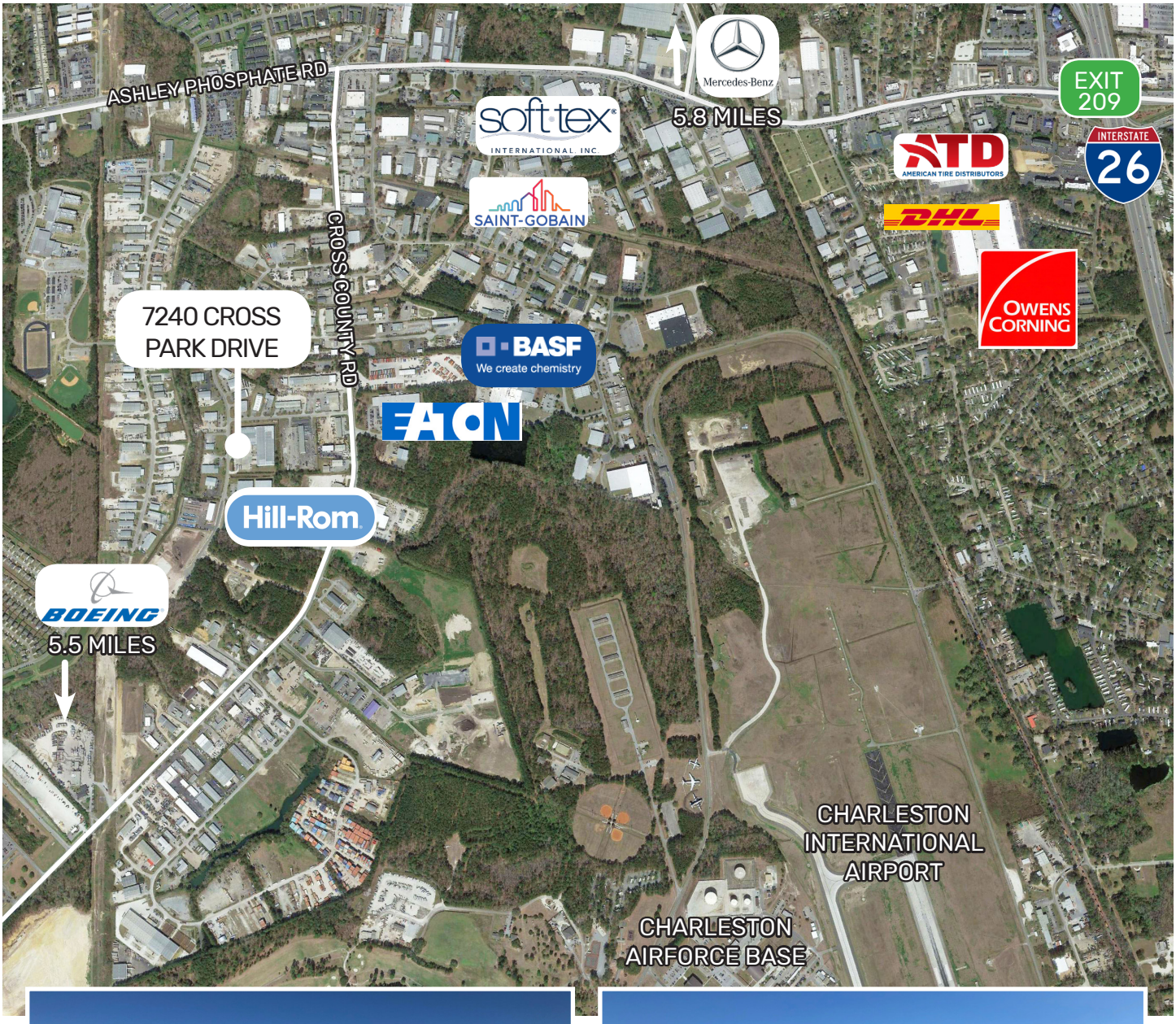
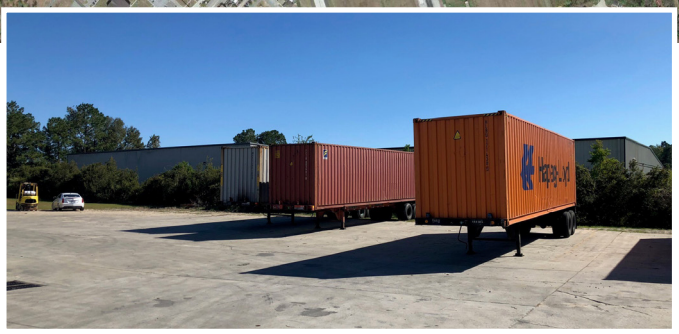
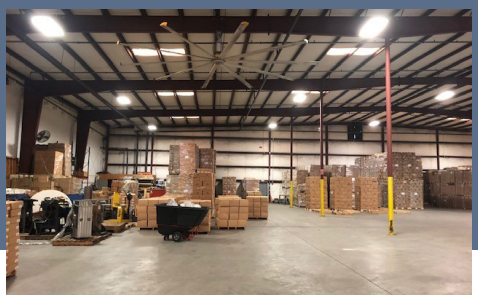
LOCATION OVERVIEW







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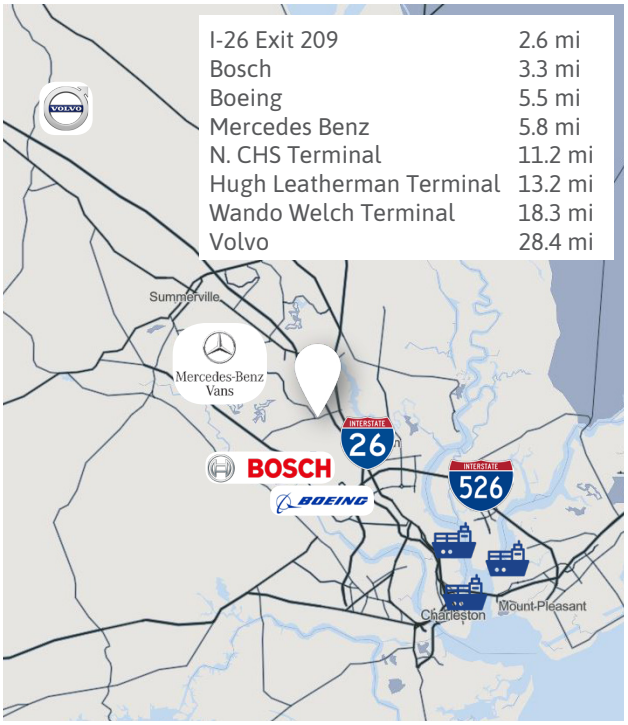
Rental Rate	$5.25 NNN
Sale Price	Call for Details
Total SF	±106,353 SF
SF Available	56,780 SF
Rear Section	66,640 SF
Office SF	±1,600 SF
Rear Dimensions	170’ X 392’
Clear Height (Eave)	25’6”
Column Spacing	28’ X 56’8”
Doors	5 Dock Doors; 1 Drive In
Sprinkler System	Dry System
Dock Equipment	Bumpers & EOD Levelers
Warehouse Lighting	T-5 & skylights
Truck Court	Concrete; 225 depth
Fans	Exhaust fans; one HVLS fan



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