

**AVISON
YOUNG**



7225

CROSS COUNTY ROAD

NORTH CHARLESTON, SC 29418

INDUSTRIAL SPACE FOR LEASE

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Leasing Information

Size

Lease Rate

Lease Type

4,800 sf

\$8,000/month

NNN

7225 Cross County Road

17 Door Truck Terminal offered for lease located within the Pepperdam Industrial Park. The building has 16 dock high doors , 1 drive- in door and a 3.3 acre fenced yard compacted with ROC for truck and trailer storage. Excellent facility centrally located within Charleston's MSA for crossdocking operations. Convenient location with multiple access routes.

Located on Cross County Rd. with convenient access to all areas of Charleston.

Snapshot

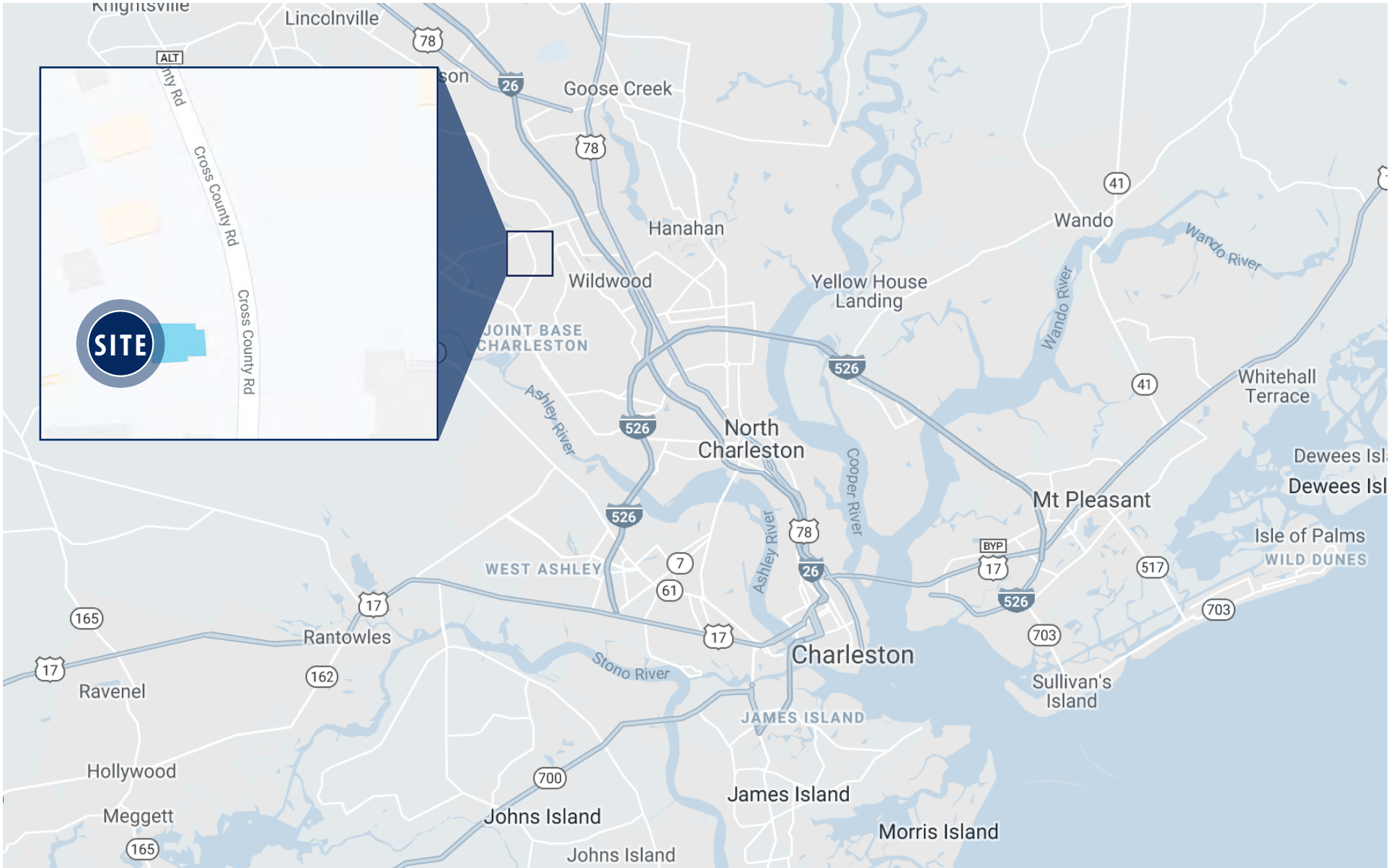
Tax Map	397-00-00-235
Year Built	1987
Total Building Size	4,800 sf
Zoning	Industrial
County	Charleston
Municipality	North Charleston



The information contained herein was obtained from sources believed reliable, however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. South Carolina, USA, Avison Young Offices are Owned and Operated by Avison Young - South Carolina, Inc.

Location Map

From Ashley Phosphate Rd. south, turn left on Cross County Rd. property will be 1/2 mile on right.



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Building Specs

Dimensions

Available Sqft	4,800 sf
Office Sqft	1,200 sf
Warehouse Sqft	3,600 sf
Fenced Yard	Yes

Amenities

HVAC Air	Office only
Clearance Height	12'
Columns	Clear Span
Dock High Doors	(16) 8' x 10'
Drive-In Doors	One (1) 8' x 10'
Eave Height	13'
Heat	In office only
Lights	Fluorescent
Power	Single-phase
Roof	Insulated
Walls	Insulated
Ventilation	No

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South Carolina Brokerage Team

Our South Carolina brokers deliver integrated real estate services to occupiers and investors. Through a dedicated principal-led business resources team, we provide solutions via tools, technology and expertise to support our clients however complex their challenges. Our approach is holistic and consistent. It starts with the Avison Young team's understanding of your business priorities, not with real estate transactions. For our clients, this means we produce customized, cost-effective solutions with speed, creativity and confidence.

Listing Broker



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Thank you.

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