



7035

CROSS COUNTY ROAD

NORTH CHARLESTON, SC 29418

SINGLE TENANT NET LEASE INVESTMENT

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7035 Cross County Rd

New 20,250 sf freestanding warehouse located in Pepperdam Industrial Park. The building has a 12'x14' drive-in, covered double loading dock doors and an attractive facade facing Cross County Rd. There is great access to both Ashley Phosphate and Dorchester Rd. It is conveniently located to aerospace and automotive manufacturers. The property offers ample customer and employee parking with dedicated entrance for loading areas and main office entrance.

Snapshot

Tax Map	397-00-00-535
Acres	1.84 acres
GLA	20,250 sf
Year Built	2019
Zoning	M-1
County	Charleston
Municipality	North Charleston



The Offering

Sale Price: \$2,300,000

Cap Rate: 6%

Tenant : Pacific Shore Stones

Lease Commencement : October 15, 2019

Lease Expiration : October 31, 2024

Year 1 NOI: \$138,370

Annual Escalations: 3%



7035 Cross County Rd is leased to Pacific Shore Stones for five years. Tenant currently uses the space as a warehouse showroom. Pacific Shores Stones is an exotic natural stone distributor of quartz and premium surfaces with 19 locations nationwide.



Site Plan



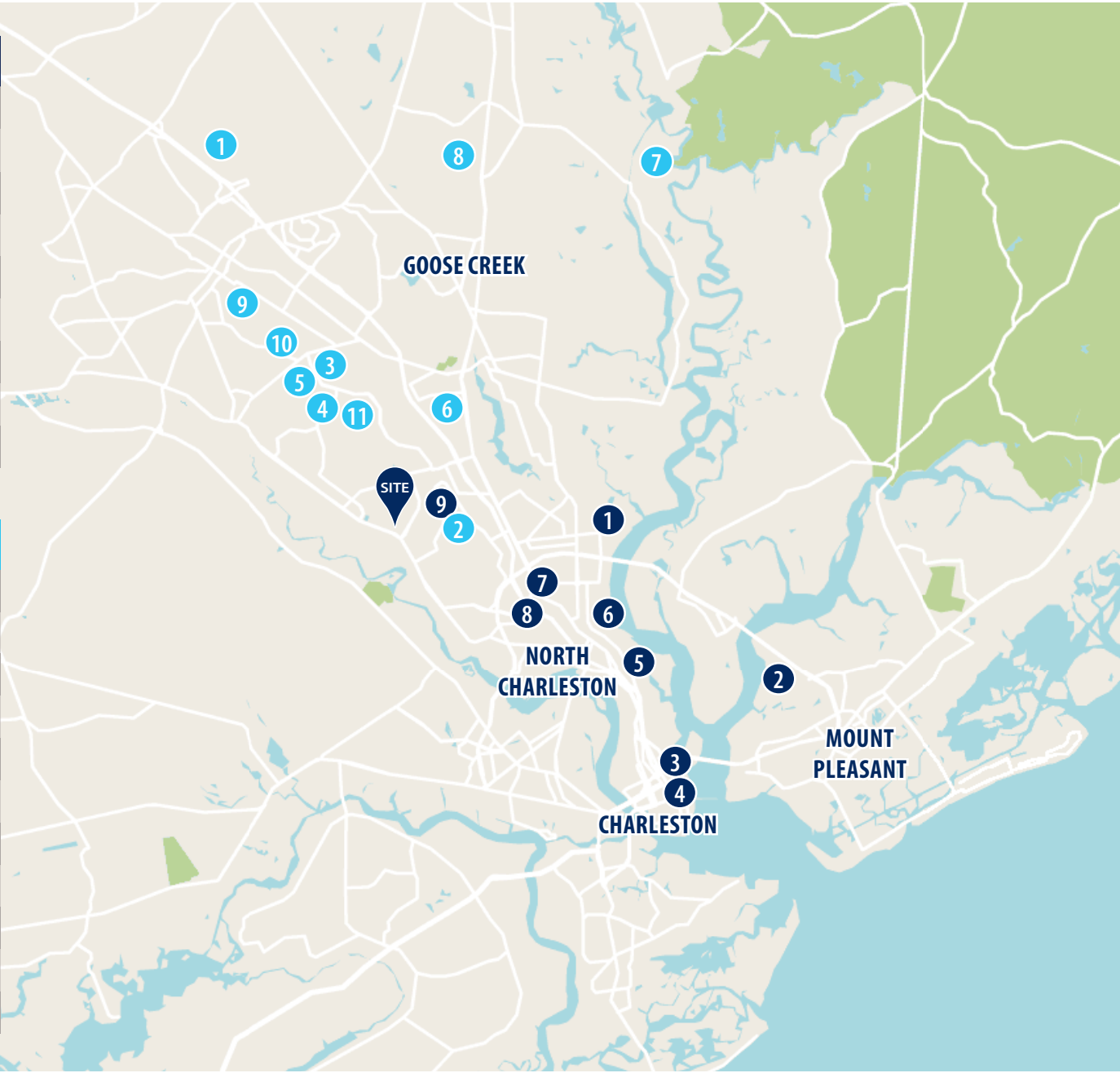
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PORT, RAIL & AIR TERMINALS

- 1 North Charleston Container Terminal
- 2 Wando Welch Terminal
- 3 Columbus Street Terminal
- 4 Union Pier
- 5 Veterans Terminal
- 6 SPAWAR
- 7 CSX Yard
- 8 Norfolk Southern Yard
- 9 Charleston International Airport

MANUFACTURING & DISTRIBUTION CENTERS

- 1 TBC Tire Kingdom
- 2 Boeing
- 3 Shimano
- 4 Boeing Interiors
- 5 Cummins
- 6 Caterpillar
- 7 Dupont
- 8 Google
- 9 Food Handler
- 10 Bosch
- 11 Daimler Chrysler Plant



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Listing Broker



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Thank you.

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