

# ROCK HILL COMMERCE CENTER

2021  
Q4 Delivery  
Rock Hill,  
South Carolina

# 294,000 SF AVAILABLE FOR MANUFACTURING & DISTRIBUTION



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# New Construction

Easy ingress & egress with minimal congestion due to direct access from Celriver Road

## Ample Trailer Parking

Dedicated separate trailer parking lot for additional trailer storage

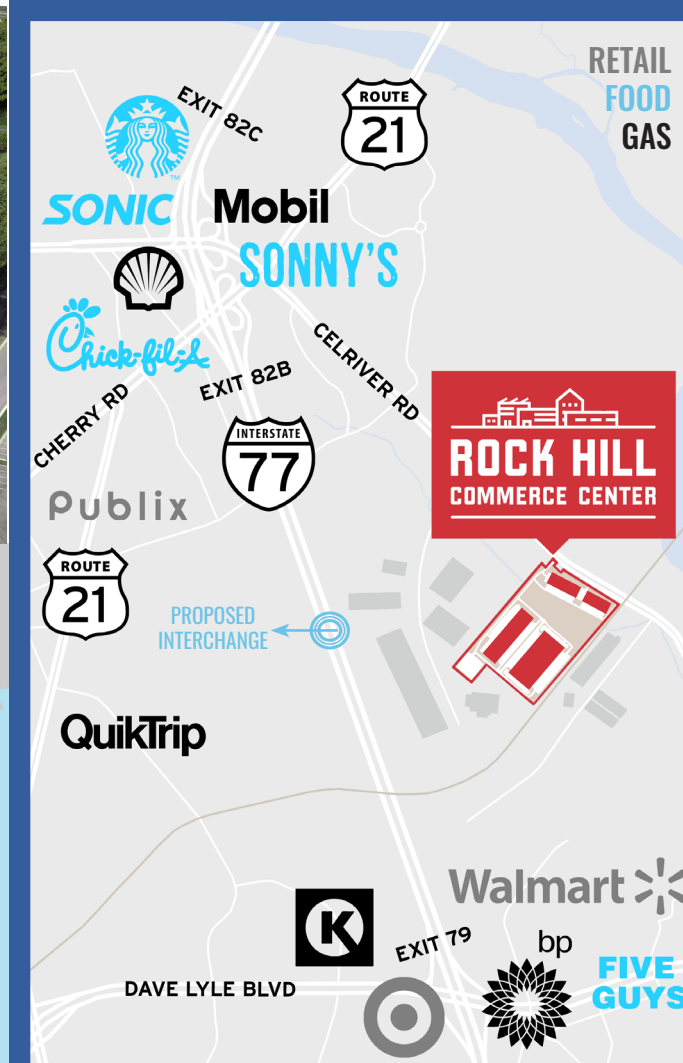


## Building A Highlights

Available SF	294,000 SF
Office SF	Build to Suit
Completion Date	Q4 2021
Site Acreage	25.44 Acres
Building Dimensions	1050' x 280'
Ceiling Height	32'
Column Spacing	55' x 54' with Loading Bay of 60' x 54'
Lighting	LED High Bay Fixture

Sprinkler System	ESFR
Dock High Doors	(20) 9' x 10'
Drive In Door	(2) 14' x 16'
Truck Court	130' Total Depth with 60' Concrete Apron
Slab Construction	7" Unreinforced with 4,000 PSI Concrete on 4" Aggregate Base
Roof	0.45 MIL TPO with R-20 Insulation
Auto Parking	353
Trailer Parking	96 Future Trailer Parking Yard





## South Carolina Ranked #3

Overall Cost of Doing Business in 2019  
& Top States for Doing Business in 2019  
by Area Development Magazine

South Carolina's well-positioned and multiple transportation opportunities make reaching every market an easy task. The state's central U.S. east coast location, coupled with an integrated transportation system of highways, airports, seaports and railways, ensures an unparalleled connection to the world.



Strategically  
located halfway between  
NYC & Miami

## Pro-Business Community

South Carolina, York County & Rock Hill offer aggressive incentives structures





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For leasing information or to schedule a tour, contact:



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