

ROCK HILL
COMMERCE CENTER

2021
Q4 Delivery
Rock Hill,
South Carolina

**507,600 SF AVAILABLE FOR
MANUFACTURING & DISTRIBUTION**



STRATEGIC CAPITAL
PARTNERS



New Construction

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

Ample Trailer Parking

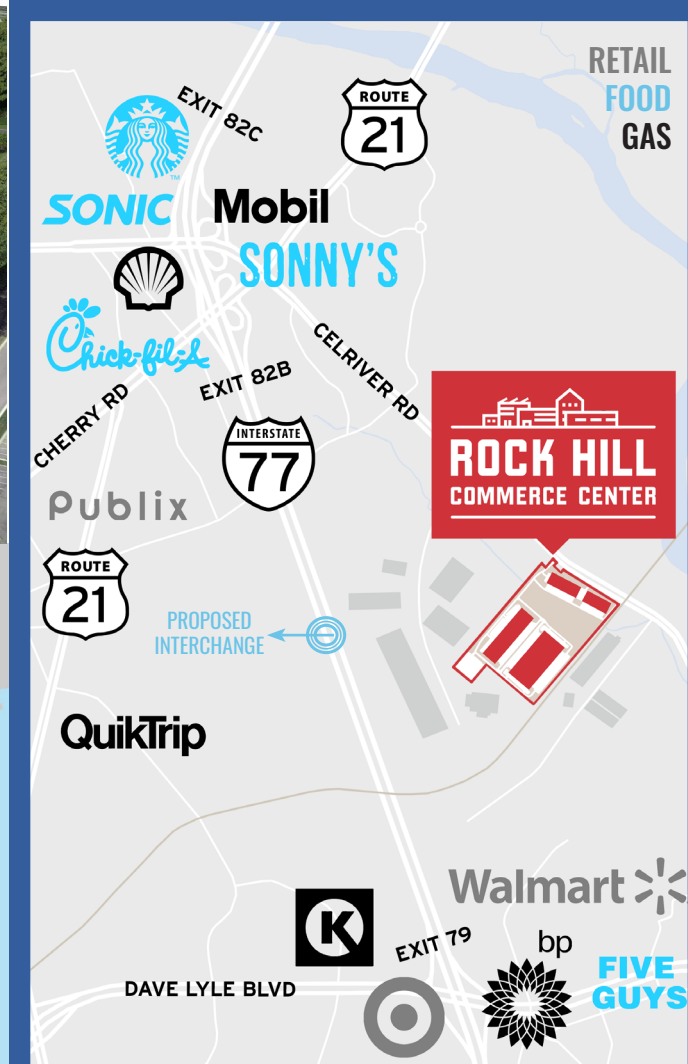
Dedicated separate trailer parking lot for additional trailer storage



Building B Highlights

Available SF	507,600 SF
Office SF	Build to Suit
Completion Date	Q4 2021
Site Acreage	39.53 Acres
Building Dimensions	972' x 470'
Ceiling Height	36'
Column Spacing	55' x 54' with Loading Bay of 60' x 54'
Lighting	LED High Bay Fixture

Sprinkler System	ESFR
Dock High Doors	(30) 9' x 10'
Drive In Door	(4) 14' x 16'
Truck Court	Westside: 130' Total Depth Eastside: 180' Total Depth
Slab Construction	7" Unreinforced with 4,000 PSI Concrete on 4" Aggregate Base
Roof	0.45 MIL TPO with R-20 Insulation
Auto Parking	227
Trailer Parking	71 - 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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