

20 MILES TO
INTERMODAL



CHARLOTTE
CBD



CHARLOTTE
INT'L AIRPORT
24 MILES



LAKE WYLIE

NC
SC



YORK
COUNTY



2 MILES TO I-77

ROCK HILL



ROCK HILL
COMMERCE CENTER

Spring 2022
Delivery
Rock Hill,
South Carolina

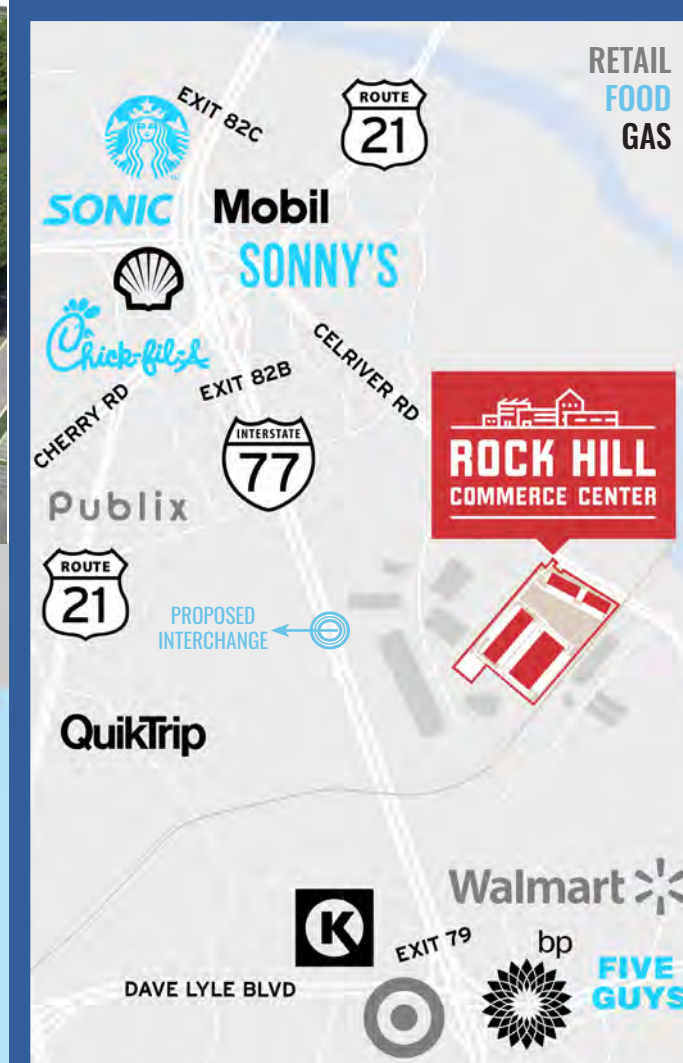
**294,092 SF AVAILABLE FOR
MANUFACTURING & DISTRIBUTION**

Building A: 2501 David Hutchison Road



STRATEGIC CAPITAL
PARTNERS





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



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	294,092 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

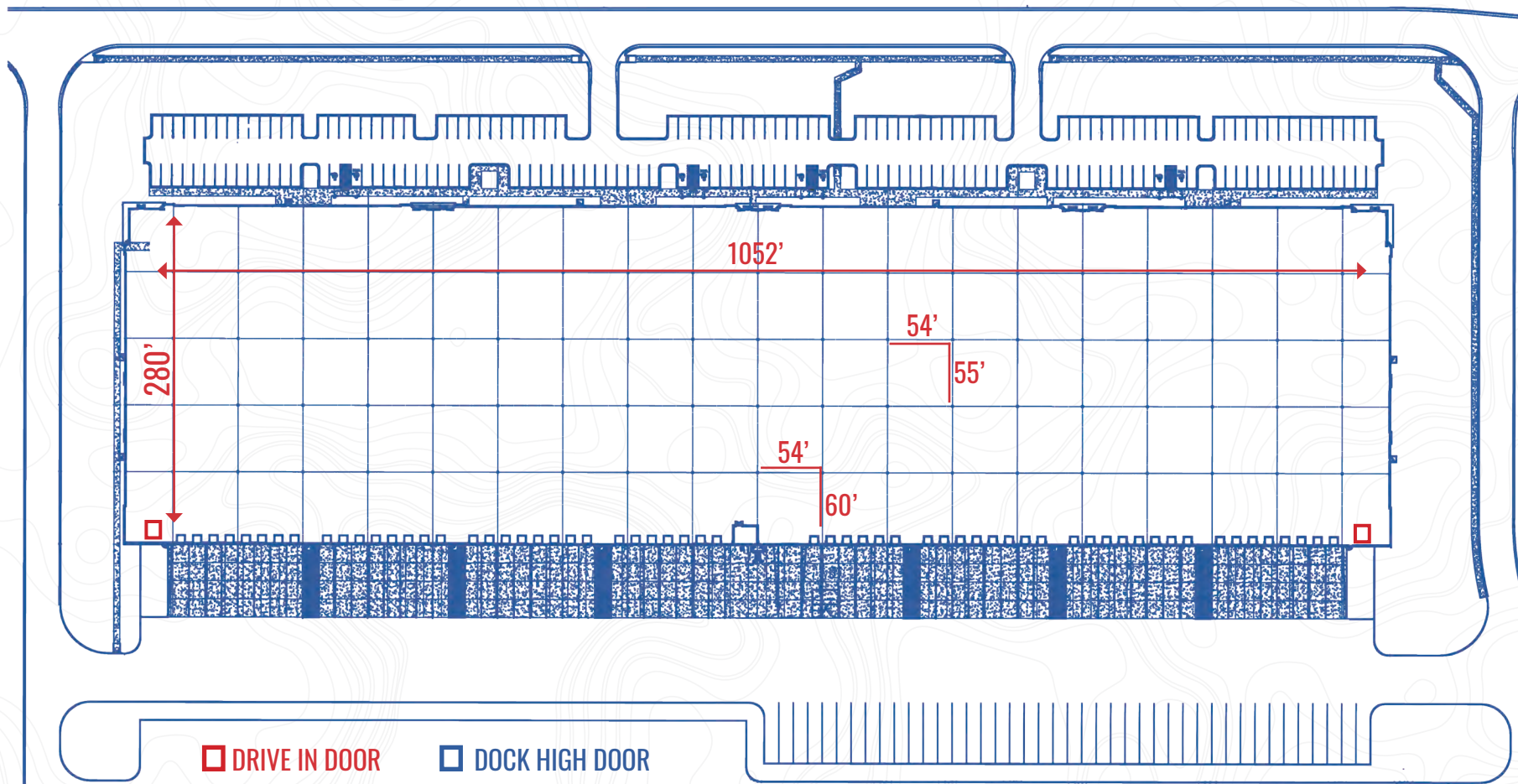
Sprinkler System	ESFR
Dock High Doors	(60) 9' x 10'
Drive In Door	(2) 14' x 16'
Truck Court	130' and 180' 60' Concrete Apron
Slab Construction	7" Unreinforced with 4,000 PSI Concrete on 4" Aggregate Base
Roof	0.45 MIL TPO with R-20 Insulation
Auto Parking	186
Trailer Parking	42, plus 61 Future Trailer Parking Yard



ROCK HILL COMMERCE CENTER



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For leasing information or
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