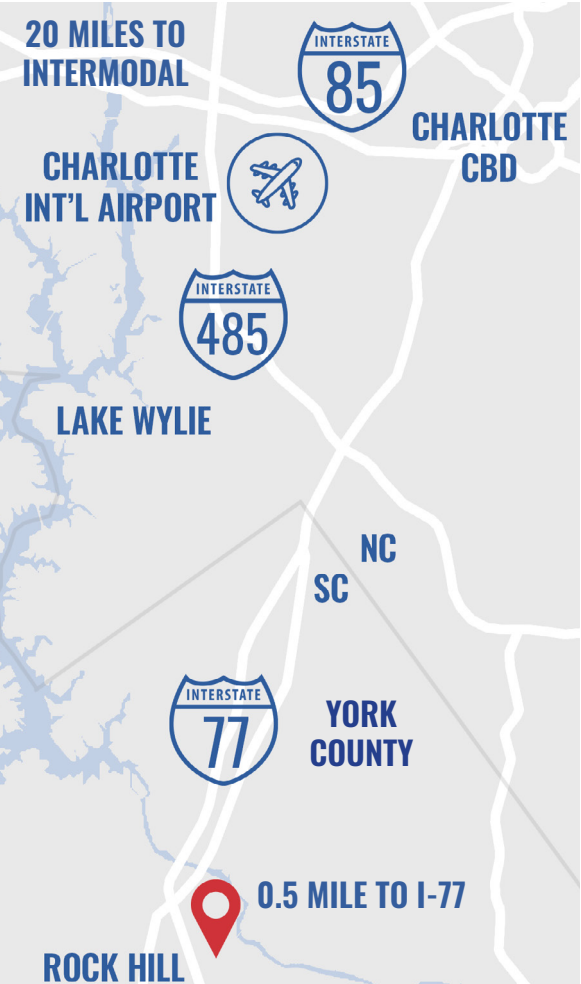


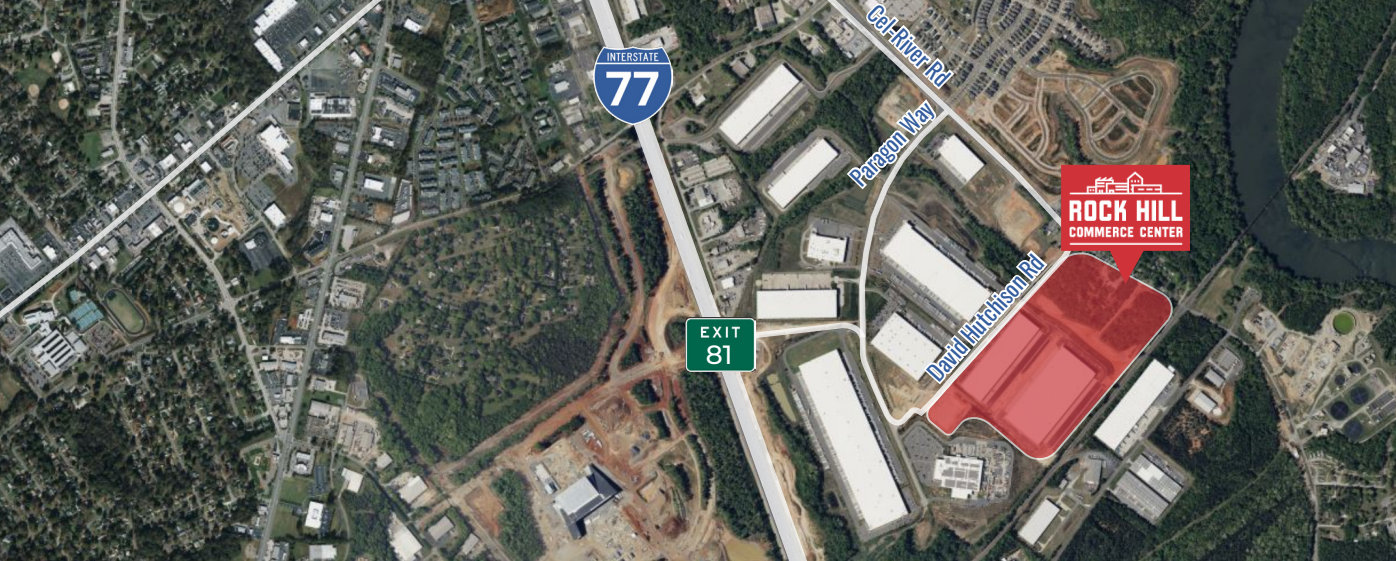


ROCK HILL COMMERCE CENTER

Building D | Delivered

FOR SALE OR FOR LEASE
50,924 SF AVAILABLE
MANUFACTURING & DISTRIBUTION
2675 David Hutchison Road, Rock Hill, SC





South Carolina

#2 Top State For Doing Business 2023

#3 Top State Workforce Development Program 2023

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 and Miami**

Pro-Business Community

Aggressive incentives are available in South Carolina, specifically in York County and Rock Hill



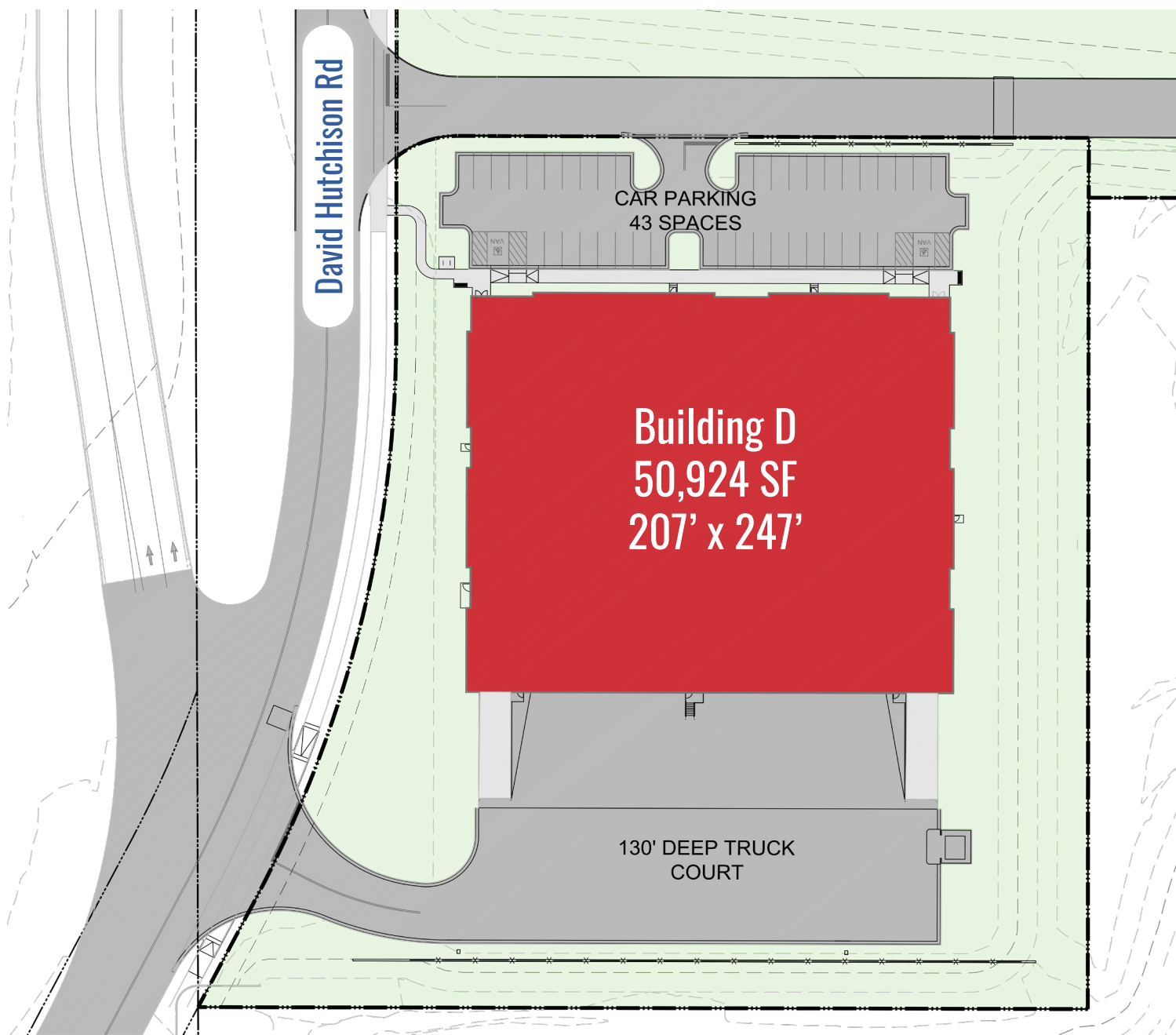
Prime Rock Hill Location

- Conveniently located in the premier Rock Hill Submarket
- Quick access to multiple interchanges, including (0.5 mile) to I-77 & new upcoming Exit 81 (Q2 2024)
- Multiple entry points via Cel-River Road, direct access to David Hutchison Road & signalized intersection at Paragon Way



Building D Highlights

Available SF	50,924 SF FOR SALE OR FOR LEASE	Dock High Doors	(6) 9' x 10' Dock High Doors (2) 14' x 16' Drive-In Doors (automated) (5) 9' x 10' KO Parcels
Office SF	Spec Office; Approx ± 1,000 SF	Electrical Service	(1) 1,500 amp, 480/277V
Completion Date	Delivered	Truck Court	130'; 60' Concrete Apron
Building Dimensions	207' x 247'	Slab Construction	6" Unreinforced; 4,000psi concrete on 4" aggregate base
Ceiling Height	24'	Roof	0.45 MIL TPO with R-20 Insulation
Column Spacing	61' 6" x 45' and 61' 6" x 50' Typical Bay 60' x 45' and 60' and 50' Typical Bay 61' 6" x 60' and 60' x 60' Loading Bay	Auto Parking	43
Lighting	LED High Bay Fixtures	Exterior Walls	Tilt Panels
Sprinkler System	ESFR Class I-IV Commodities		



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