# 77 COMMERCE CENTER



# PHASE 1: ±1,405,160 SF AVAILABLE

## MANUFACTURING & DISTRIBUTION

**Rock Hill, South Carolina**

**PHASE II: 1.5M SF WITH UP TO 1M SF BUILD-TO-SUIT OPPORTUNITIES AVAILABLE**


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## Building 1

| | | | |
|---|---|---|---|
| **Available SF** | ± 255,000 SF | **Building Dimensions** | 300’ x 850’ |
| **Office SF** | BTS | **Clear Height** | 32’ |
| **Est. Delivery** | Q2 2027 | **Column Spacing** | 60’ Speed Bay |
| **Municipality** | Rock Hill, SC | **Parking** | 198 (Auto)<br>65 (Trailer) |

## Building 2

| | | | |
|---|---|---|---|
| **Available SF** | ± 520,000 SF | **Building Dimensions** | 520’ x 1,000’ |
| **Office SF** | BTS | **Clear Height** | 36’ |
| **Est. Delivery** | Q2 2027 | **Column Spacing** | 60’ Speed Bay |
| **Municipality** | Rock Hill, SC | **Parking** | 302 (Auto)<br>150 (Trailer) |




# POSITIONED FOR MOVEMENT A CROSS THE SOUTHEAST

*South Carolina's statewide rail network includes 2,300+ miles of active rail, supporting manufacturing, automotive, advanced materials, and distribution uses.*

One of the fastest-growing logistics corridors in the Southeast.

Rock Hill is served by Class I railroads Norfolk Southern and CSX, providing freight access throughout the eastern United States.

CSX and Norfolk Southern networks together provide direct or indirect rail reach to Atlanta, Savannah, Charleston, Raleigh, Richmond, Washington, DC, Philadelphia, New York, and Boston via East Coast mainlines.

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85 — 28 Miles

40 — 67 Miles

95 — 100 Miles

77 — 0.5 Miles

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## New Construction

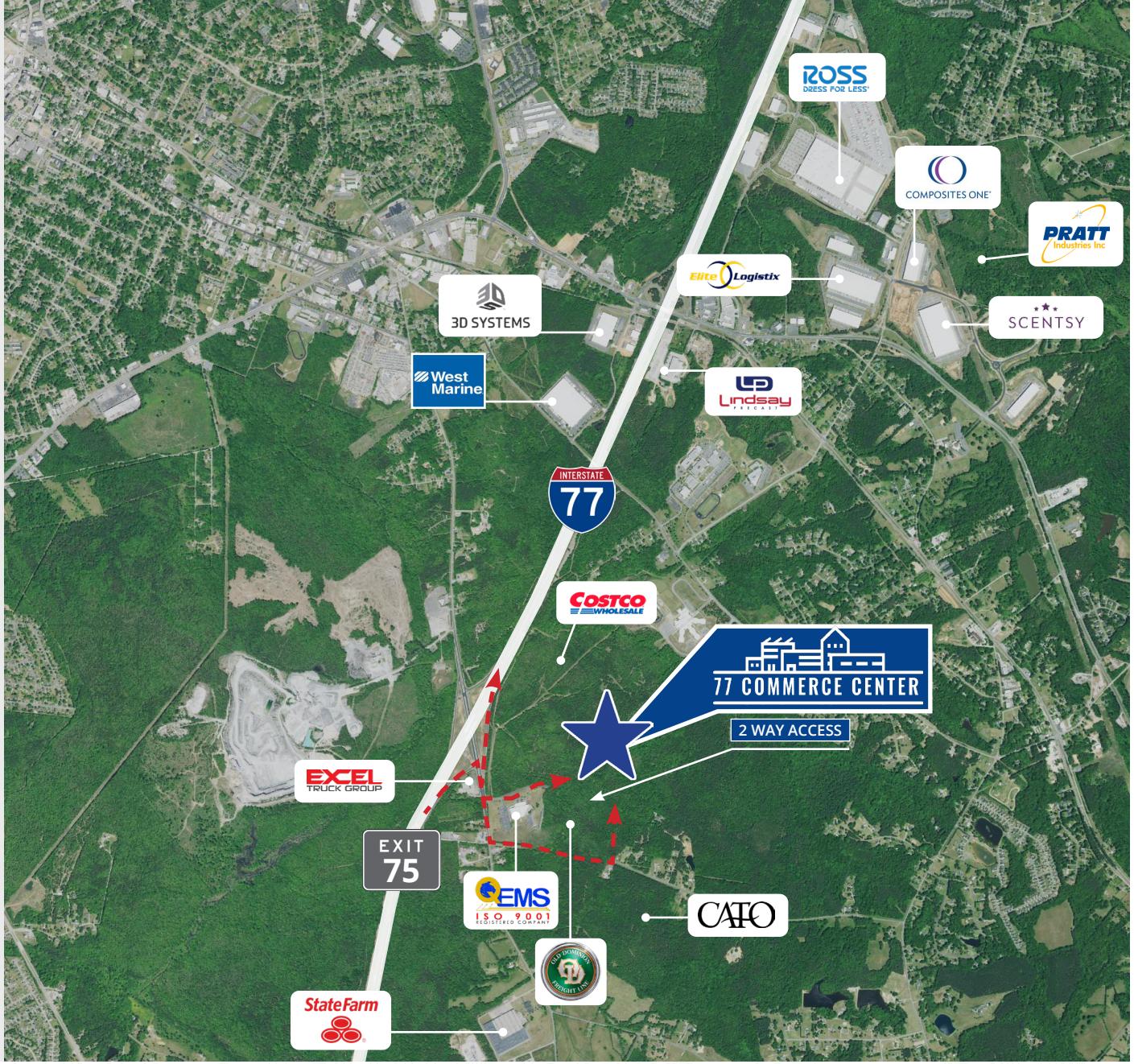
Major Gateway into Rock Hill's Industrial Market

## South Carolina

#2 Top State For Doing Business 2023

#3 Top State Workforce Development Program 2023

*Area Development Magazine*





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