

AVAILABLE FOR SALE OR LEASE



± 50,924 SF
AVAILABLE



2675 DAVID HUTCHISON
ROAD, ROCK HILL, SC
BUILDING D



STRATEGICALLY POSITIONED. EXCEPTIONALLY EQUIPPED.

Located at 2675 David Hutchison Road, Rock Hill, SC, this Class A industrial manufacturing and distribution facility offers 50,924 SF of highly functional space with 24' clear height, LED high bay fixtures, and a spec office space of approximately 1,212 SF. Featuring dock-high and drive-in access, ESFR sprinklers, and a striking glass line along the front elevation, this site is designed for distribution and manufacturing. With 277/480V of power, 43 auto parking spaces, and availability now, it's built to support growth.

- 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



AVAILABLE *SPACE*

- 50,924 SF FOR SALE OR FOR LEASE

BUILDING *SPECS*

- ±1,212 SF Spec Office
- 24' Clear Height
- Dock-high and drive-in doors:
 - (6) 9' x 10' dock-high doors
 - (2) 14' x 16' Drive-in Doors (automated)
 - (5) 9' x 10' KO Parcels
- 207' X 247' Building Dimension
- ESFR Class I-IV Commodities
- 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
- 6" Unreinforced; 4,000psi concrete on 4" aggregate base
- 0.45 MIL TPO with R-20 Insulation Roof
- Tilt Panel Exterior Walls

UTILITIES & *FEATURES*

- 480/277V
- 43 auto parking spaces
- LED High Bay Fixtures

Site Plan

David Hutchison Rd

CAR PARKING
43 SPACES

Building D
50,924 SF
207' x 247'

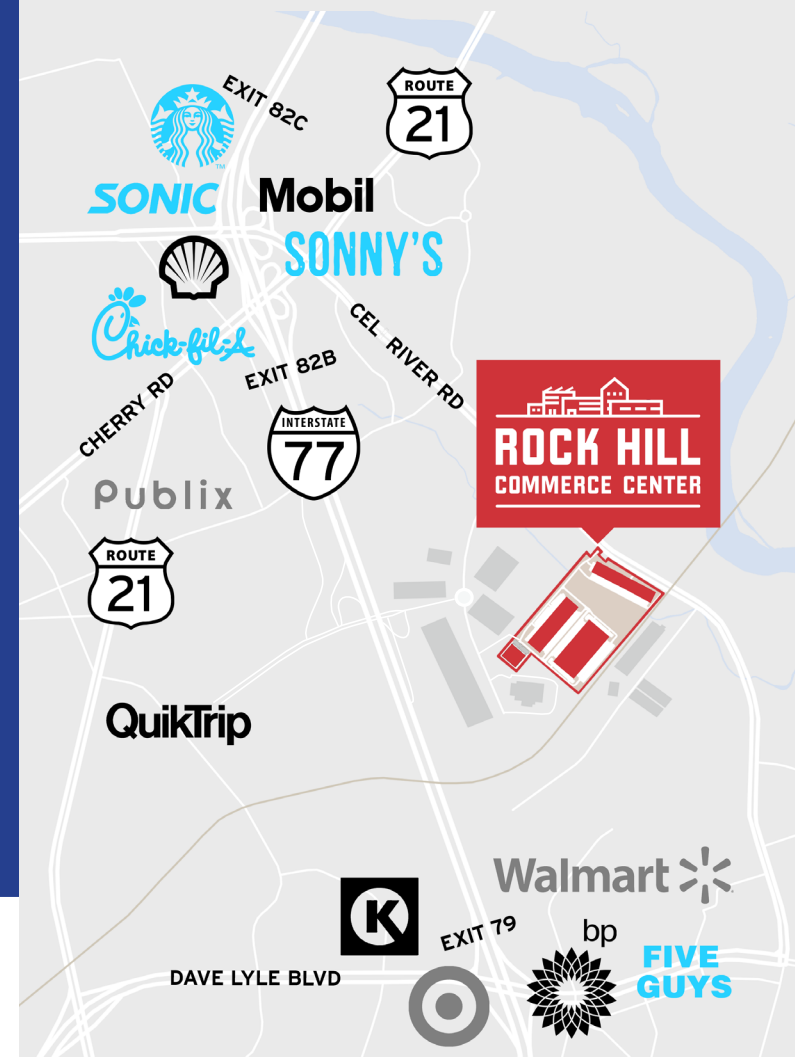
130' DEEP TRUCK
COURT

±1,212 SF
Spec Office

PROPERTY HIGHLIGHTS

± 50,924 SF

AVAILABLE FOR SALE OR LEASE



Industrial Advantage *at Rock Hill Commerce Center*

IMMEDIATE ACCESS TO I-77 & HWY 21 -
MOVE FAST, SHIP FASTER.



1.5 miles to I-77
Convenient access to
Charlotte's outer loop



20 miles to
Charlotte Douglas
International Airport



22 miles to
Charlotte CBD



Robust Access
to both land and water
transportation ports

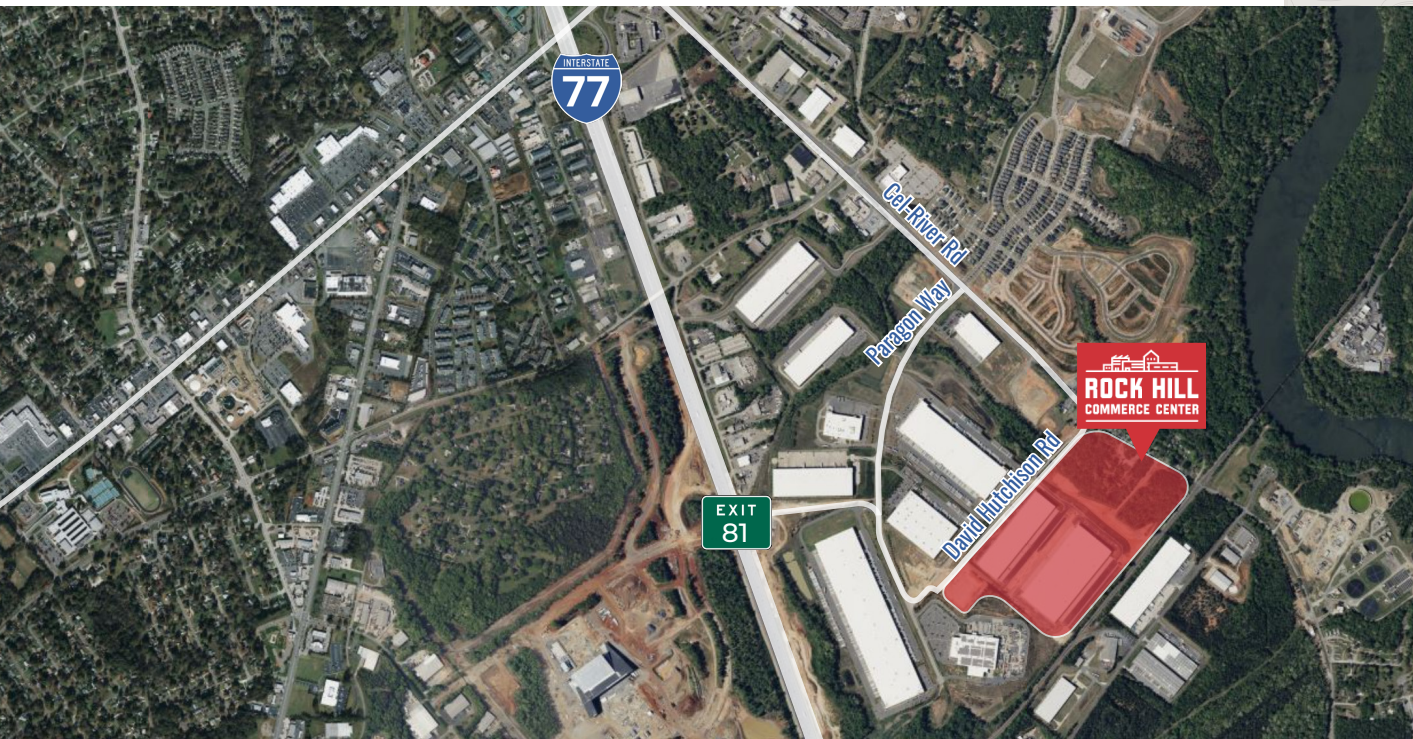


South Carolina

#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.



ROCK HILL COMMERCE CENTER

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