

1800 OVERVIEW DR

ROCK HILL, SC



# Overview CENTER



**±209,481 SF Available  
For Sale or Lease**

**EXISTING ON-SITE INFRASTRUCTURE CAN SUPPORT UP TO 7.5 MW OF POWER**

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**AVISON  
YOUNG**



# AVAILABLE FOR SALE OR LEASE

Overview Center | Rock Hill, SC

**1800 OVERVIEW DR**

## PROPERTY SPECS

**Address:** 1800 Overview Dr, Rock Hill, SC

**Building SF:** ±209,481 SF

**Office SF:** First floor: ±24,922 SF  
Second floor: ±24,543 SF

**Warehouse SF:** ±139,841 SF

**Covered Storage:** ±20,175 SF

**Acreage:** 31.452 AC

**Zoning:** IG (Industry General)

**Year Built:** 1997; 2007; 2008

**Column Spacing:** 42' x 42'

**Clear Height:** 26'

**Dock High Doors:** Five (5) with levelers

**Drive-In Doors:** Three (3)

**Parking:** ±269 spaces

**Roof:** Ballasted EPDM (installed 2019)

**Storage:** Fenced outside storage area

**Power:** Two (2) 3000 AMP switchgears;  
Two (2) 1500 KVA transformers (2MW)  
*(ability to support up to 7.5 MW)*

**Lighting:** T-5 fluorescent and  
metal halide

**Sprinkler:** 100% wet system





# FLOOR PLAN

First Floor Office  
± 24,922 SF

Industrial Area  
± 139,841 SF

DRIVE-IN  
DOOR  
12' X 12'

DOCK HIGH DOOR  
12' X 12'

DRIVE-IN  
DOOR  
14' X 12'

DOCK HIGH DOOR  
9' X 10'

DOCK HIGH DOOR  
9' X 10'

DRIVE-IN  
DOOR  
10' X 12'

CONCRETE  
PAD

42'  
42'

Second Floor Office  
± 24,543 SF





# Convenient, *regional access* all in a day's drive

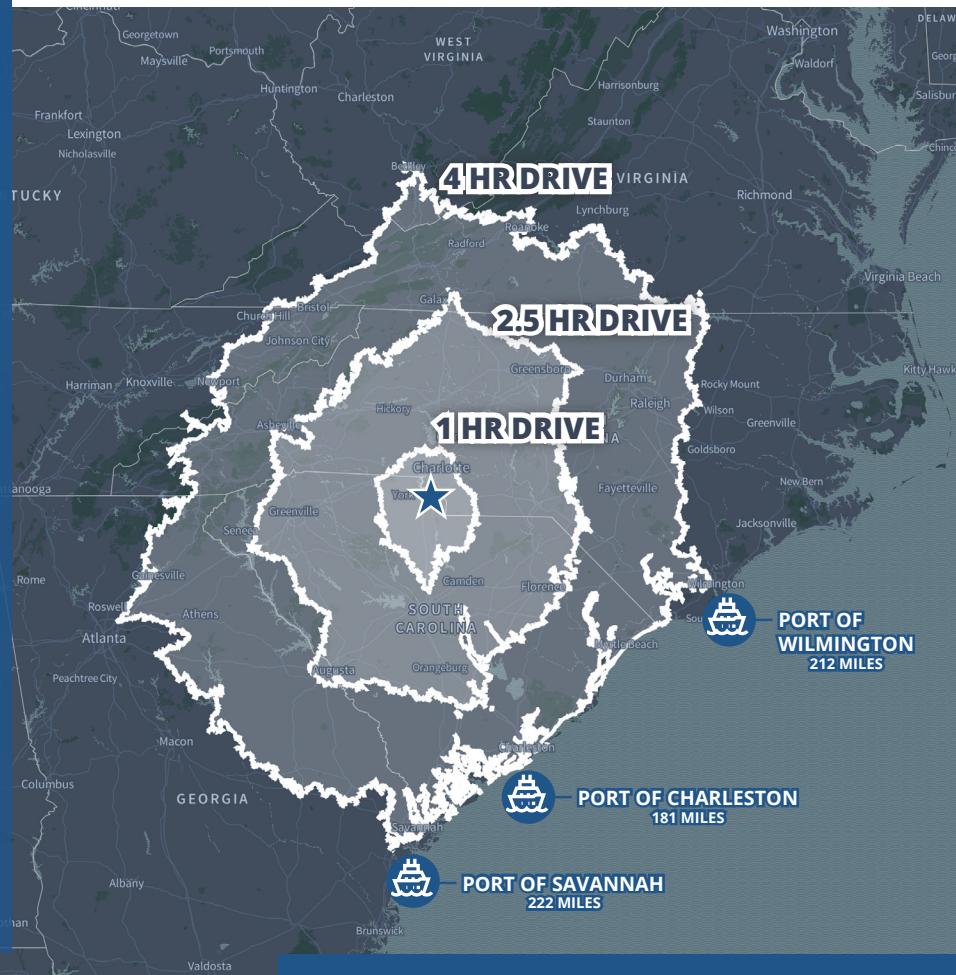
## WHY ROCK HILL?



York County has become the prime choice for both businesses and employees looking to relocate to the Charlotte area. With a combination of desirable lifestyle, top-rated public schools, and ample economic opportunities, the county has established itself as a hub for a skilled and growing workforce. The community boasts a diverse range of assets, including major regional parks, world-class amateur sports facilities, convenient access to I-77, and proximity to CLT Airport.

### LARGEST EMPLOYERS IN THE INDUSTRIAL SECTOR:

- Ross Stores Distribution (3,996)
- Schaeffler Group USA (967)
- Stanley Black & Decker (930)
- Duke Energy (793)
- Shutterfly (642)
- Atlas Copco USA (600)
- U.S. Foods (579)



## Manufacturing

# 2ND

largest industry  
by employment  
in York County

## Incentives

# RANKED #1

top business  
incentive program  
(South Carolina)

## Workforce

# 1.2M

workers within  
a 45-minute  
commute

## Business

# RANKED #4

top states for  
doing business  
(South Carolina)





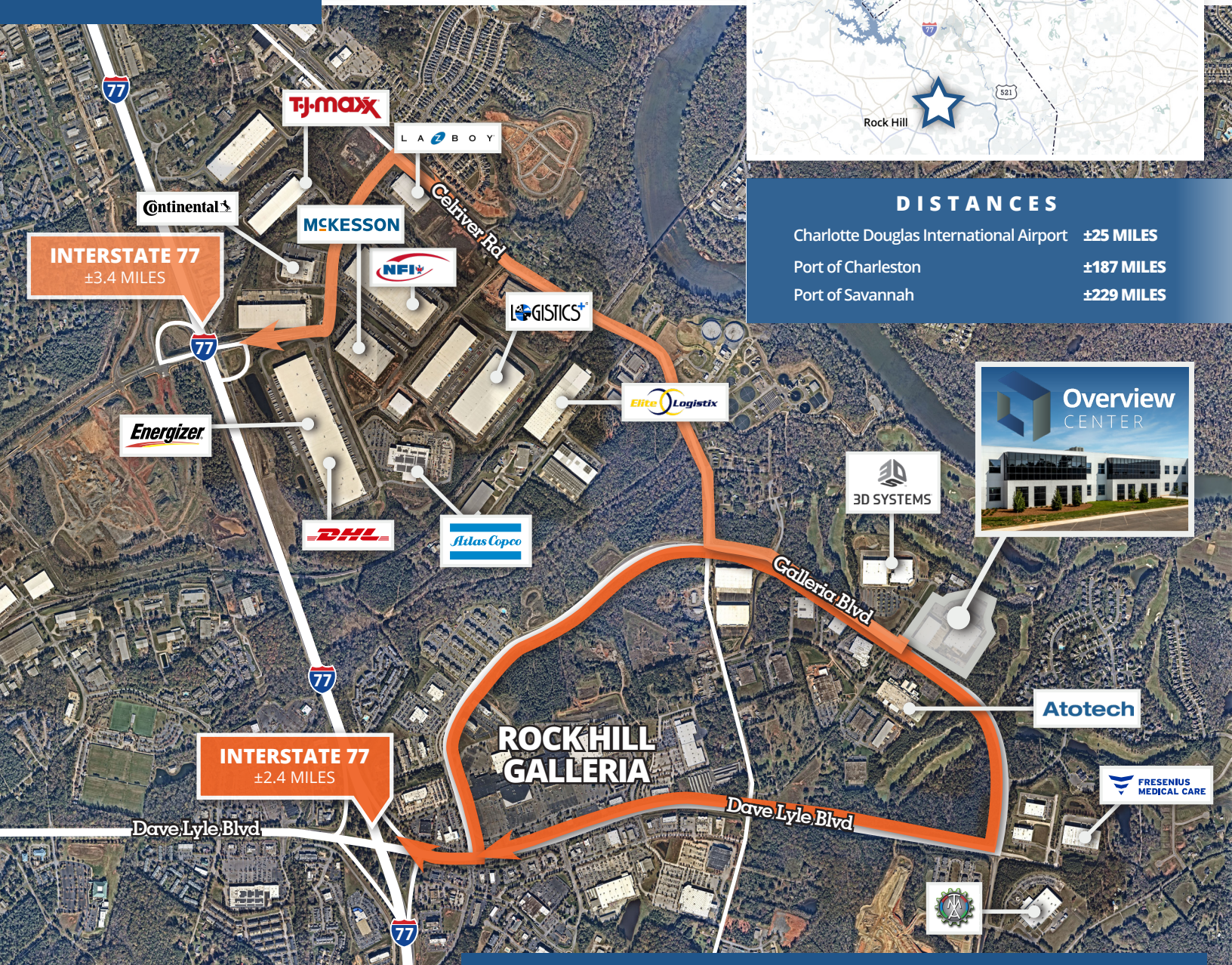
# LOCATION OVERVIEW

## Overview Center | Rock Hill, SC



### DISTANCES

Charlotte Douglas International Airport	±25 MILES
Port of Charleston	±187 MILES
Port of Savannah	±229 MILES



### FOR LEASING, CONTACT:

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