

1786 OVERVIEW DRIVE

1800 OVERVIEW DRIVE



Overview CENTER



 Up to $\pm 284,415$ SF Across
Two Buildings For Sale or Lease

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

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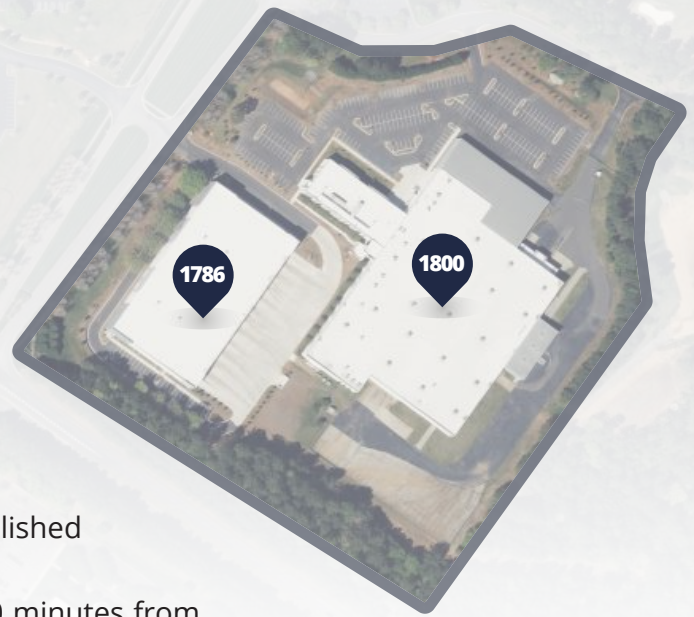
**AVISON
YOUNG**



Overview CENTER

1786 OVERVIEW DR, ROCK HILL, SC 29730

1800 OVERVIEW DR, ROCK HILL, SC 29730



PARK FEATURES

- Two (2) Class-A Buildings located within an established corporate business park.
- Conveniently situated in Rock Hill, SC, less than 30 minutes from Uptown Charlotte and Charlotte Douglas International Airport.
- Abundant parking on-site: ± 269 auto spaces



1786 OVERVIEW DR



PROPERTY SPECS

Address: 1786 Overview Dr, Rock Hill, SC

Building SF: ±74,934 SF

Office SF: ±1,500 SF

Warehouse SF: ±73,434 SF

Acreage: 3.5 AC

Zoning: IG (Industry General)

Year Built: 2021

Column Spacing: 54' x 49'

Clear Height: 32'

Dock High Doors: Eighteen (18)

Drive-In Doors: Two (2)

Parking: ±36 spaces

Roof: 2021 with 20-year warranty

Power: 175 A 480 / 277V 3 Phase

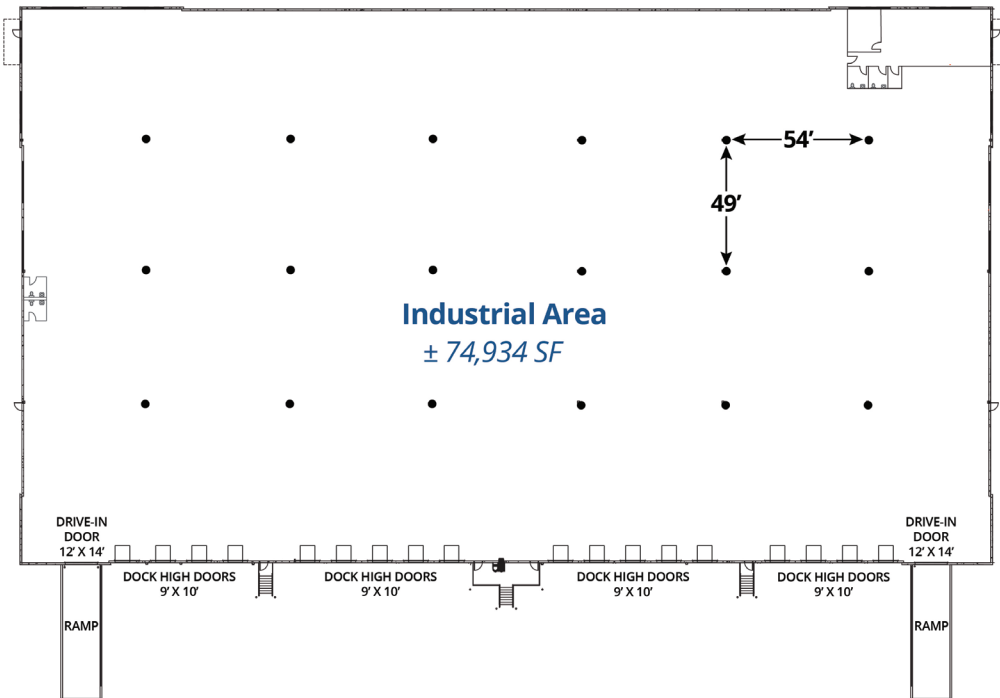
Lighting: LED

Sprinkler: ESFR

FLOOR PLAN

Spec Office
± 1,500 SF

Industrial Area
± 74,934 SF



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

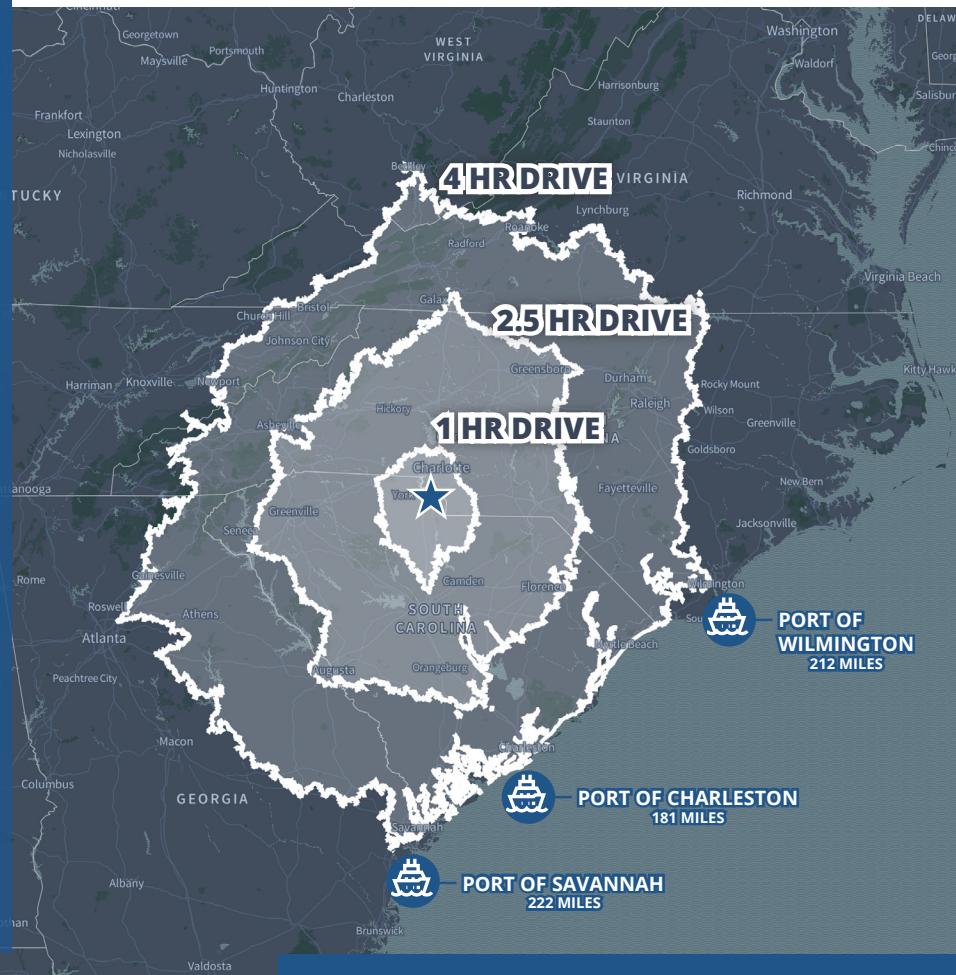
WHY ROCK HILL?



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)



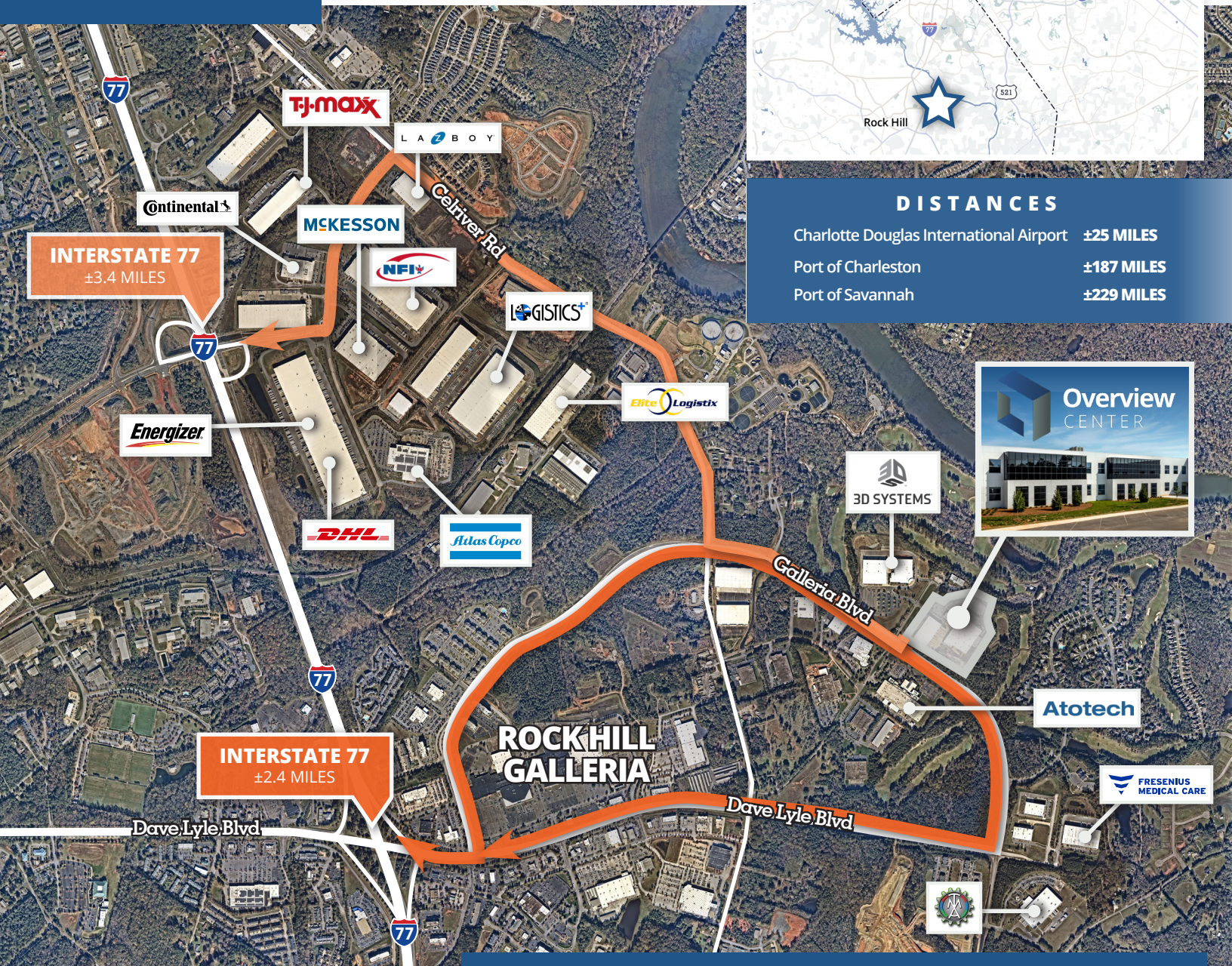
LOCATION OVERVIEW

Overview Center | Rock Hill, SC



DISTANCES

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



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