

Available for Sublease

+/- 28,000 SF INDUSTRIAL BUILDING

9057 Northfield Dr
Fort Mill, SC 29707



EXCLUSIVE ADVISORS:

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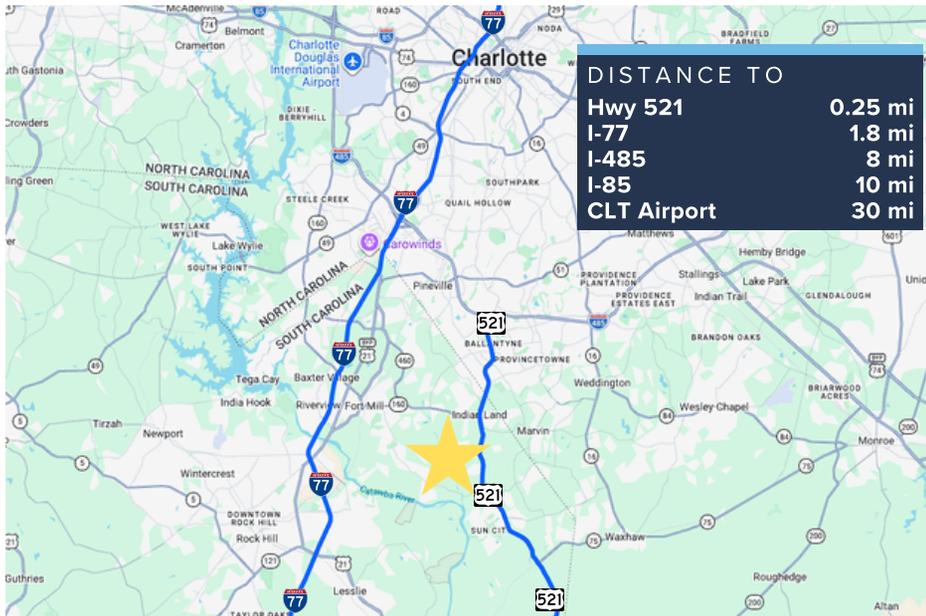
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Property Overview



Located directly off the rapidly growing Highway 521 (Charlotte Highway), 9057 Northfield Drive offers a flexible opportunity for a subtenant seeking space in this tight area of the market.

The property offers approximately 28,000 SF of warehouse space, along with the ability to occupy between 300 and 4,500 square feet of office and showroom space, allowing a subtenant to select the layout that best fits their business needs. Features include five (5) dock high loading doors, one (1) oversized drive in door, and ample parking, making the space well suited for a wide range of industrial users.

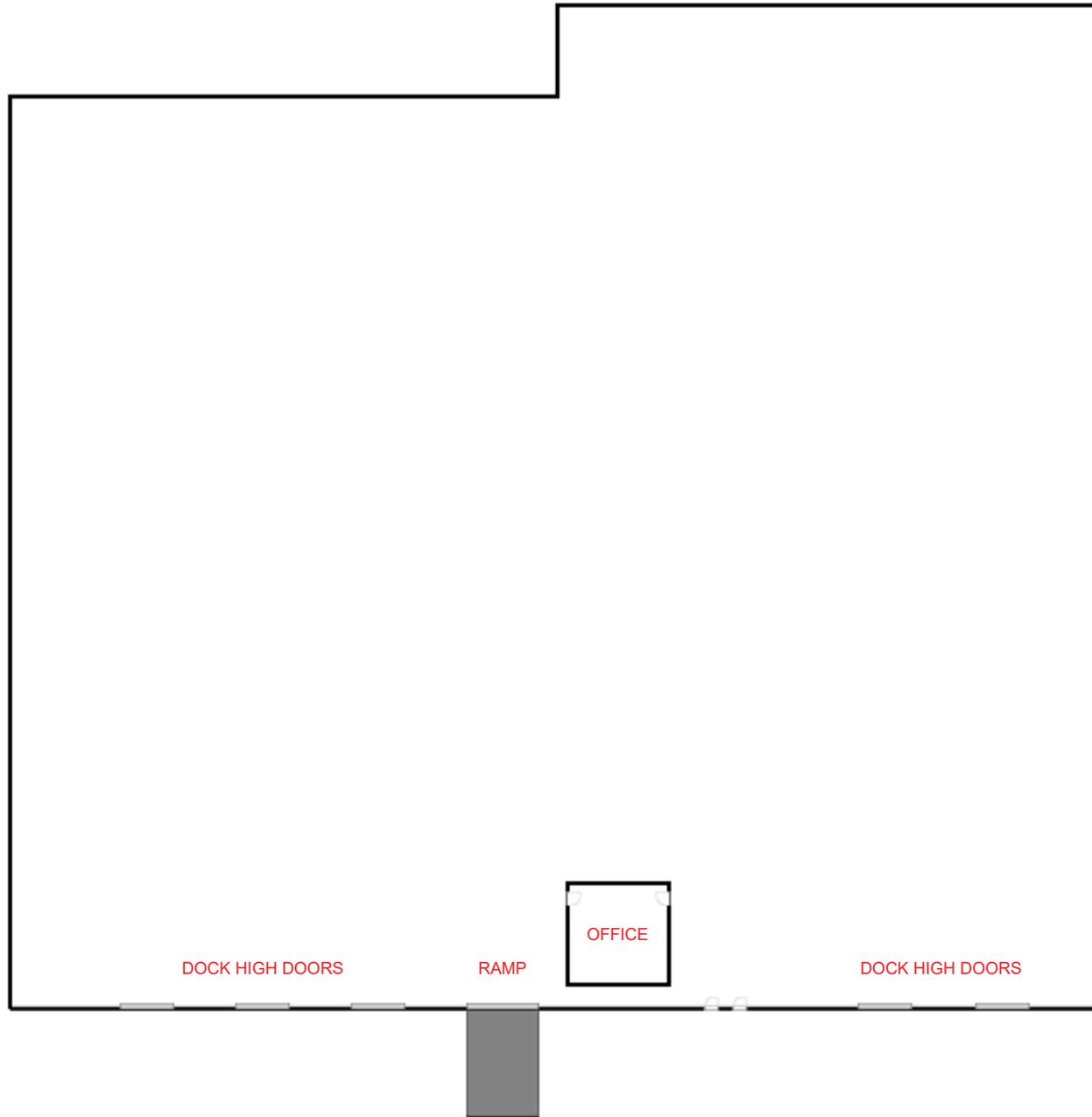


PROPERTY DETAILS

Address	9057 Northfield Dr Fort Mill, SC 29707
Building SF	+/- 28,000 SF Office: +/- 300 - 4,500 SF
Land Size	+/- 5.13 AC
Year Built	2000
Zoning	LI
Column Spacing	30' x 50'
Clear Height	28'
Dock High Doors	(5) 8 x 10 Dock High Doors
Drive-In Doors	(1) 12 x 16 Drive-In Door
Power	Heavy
Parking	Ample
Outdoor Storage	Available
Pricing	\$8 NNN
Ticam	TBD
Lease Expiration	12/30/2030 Flexible Terms available
Additional Information	Sub-landlord is open to various scenarios Demising fence is already in place



Floor Layout



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Aerial Layout



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