

2690

COMMERCE DRIVE



±55,000 - 120,000 SF AVAILABLE FOR LEASE

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**AVISON
YOUNG**

**±55,000 - 120,000 SF
AVAILABLE FOR LEASE**

PROPERTY OVERVIEW

LOCATION

Address:	2690 Commerce Dr
City / State:	Rock Hill, SC
County:	York
Parcel ID:	6670101160



2690 COMMERCE DRIVE Rock Hill, SC

2690 Commerce Drive is a 120,000-SF industrial building located just off I-77 with immediate interstate access via 3 existing exit ramps.

New ownership recently completed several upgrades including renovations of the existing office and bathrooms, construction of a new storefront, and ±1,021 sf spec office.

The neighboring companies include Continental Tires, Atlas Copco, McKesson, La-Z-Boy, Energizer Batteries, Unique Loom, Mlily, DHL Supply Chain, NFI, and Logistics+.

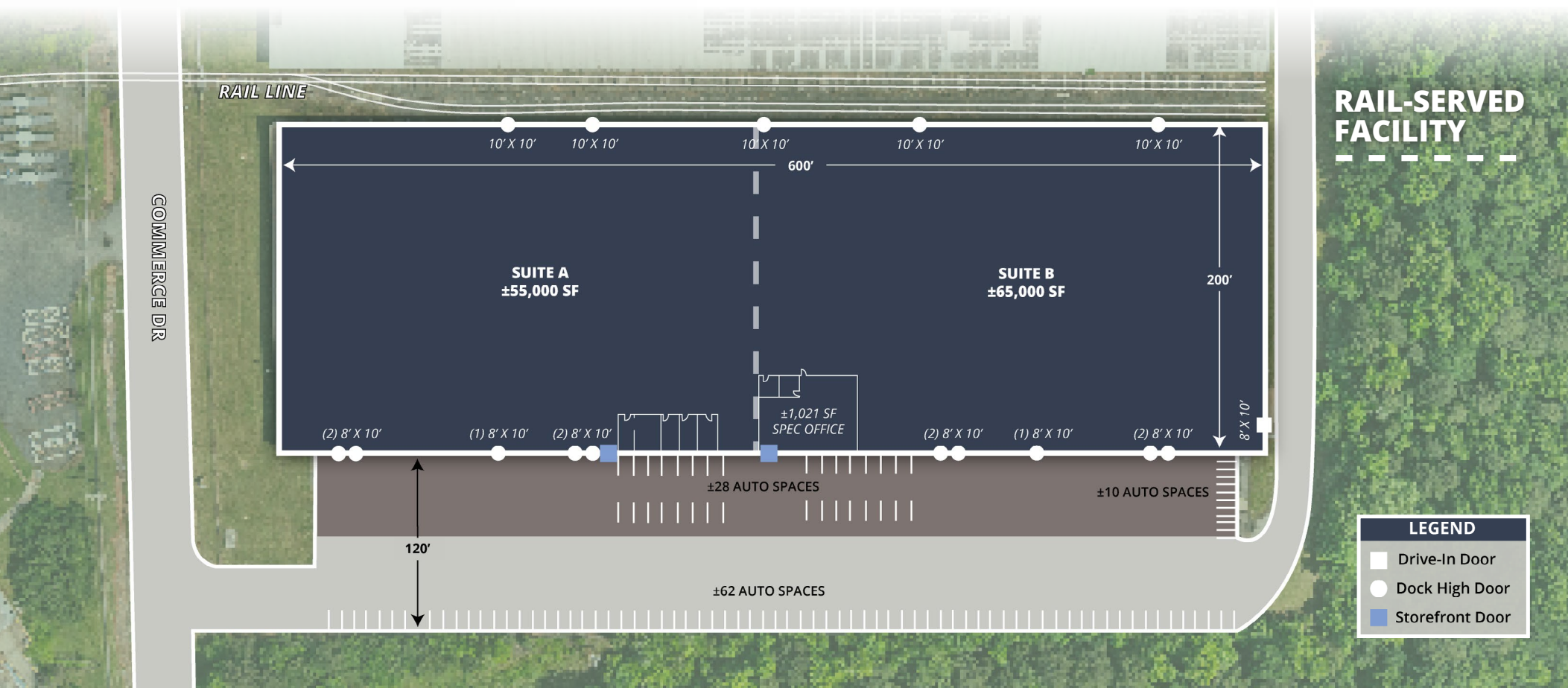


2690 COMMERCE DRIVE

Rock Hill, SC

PROPERTY SPECIFICATIONS

Available SF:	±55,000 - 120,000 SF	Zoning:	IG (Industrial General)	Potential Additional Dock High Doors:	Ten (10) doors
Approximate Office SF:	±1,661 SF	Fire Protection:	Sprinkler system in place	Drive-In Doors:	One (1) - 8' x 10' door
Clear Height:	21' - 25'	Warehouse Lighting:	LED	Rail Doors:	Five (5) - 10' x 10' doors
Construction Type:	Concrete precast panels	Electrical:	480 V, 3 Phase	Rail-served:	Yes; Norfolk Southern
Column Spacing:	25' x 50'	Dock High Doors:	Ten (10) - 8' x 10' doors, Eight (8) with levelers	Truck Court:	120'



LOCATION OVERVIEW



ACCESSIBILITY



0.85 miles to
Interstate 77



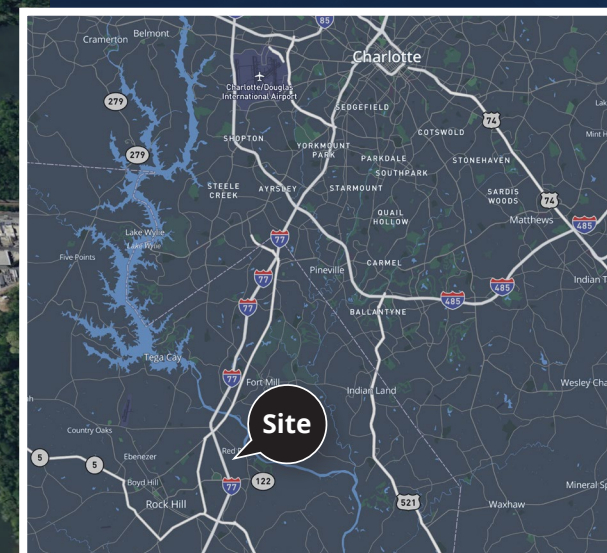
16 miles to
Norfolk Southern Intermodal



25 miles to
Uptown Charlotte



26 miles to
Charlotte Douglas
International Airport



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