

AVISON
YOUNG



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

2690

COMMERCE DRIVE

ROCK HILL, SOUTH CAROLINA 29730

±120,000-SF industrial building for sale or lease

BUILDING SPECIFICATIONS

LOCATION

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

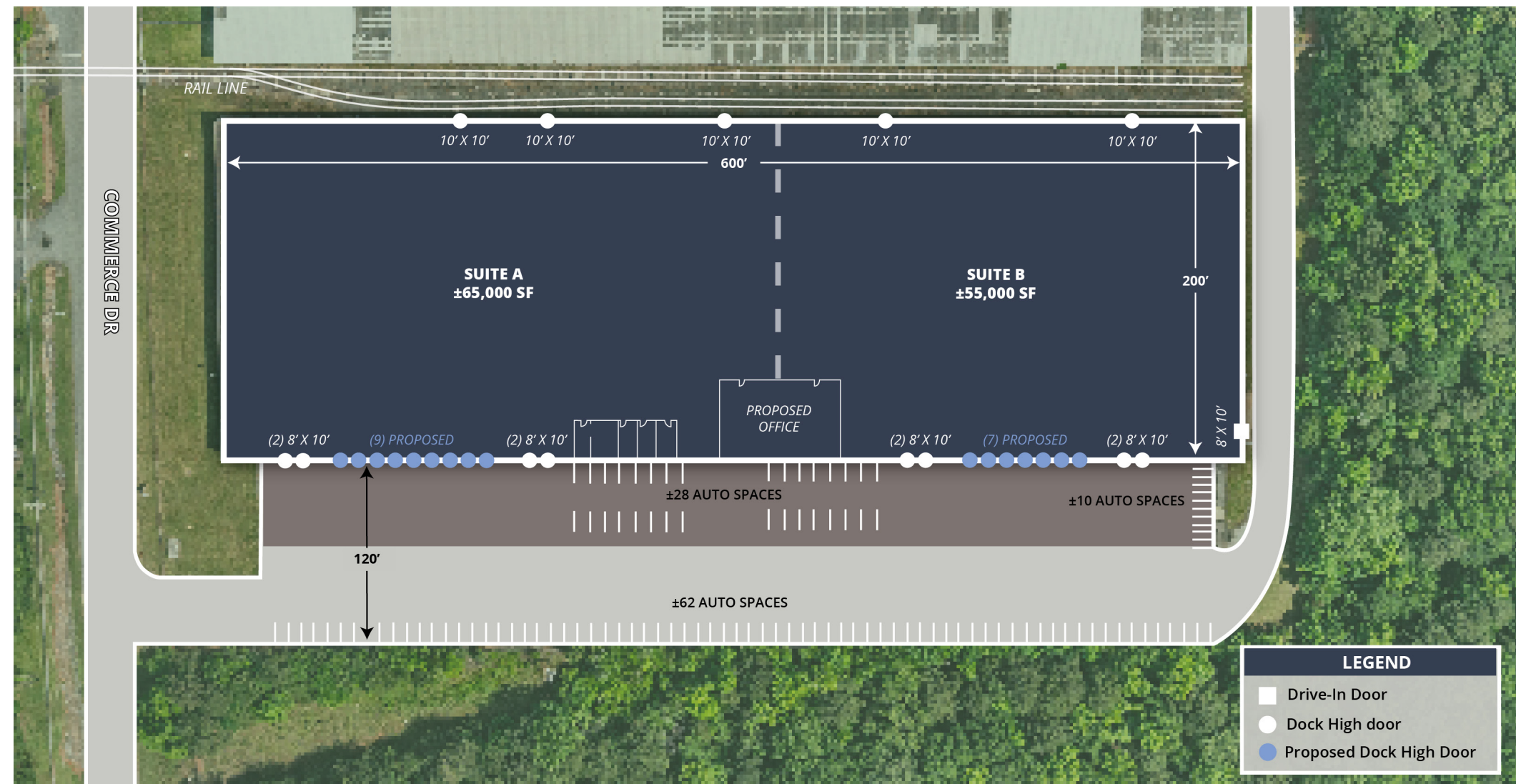
PROPERTY DETAILS

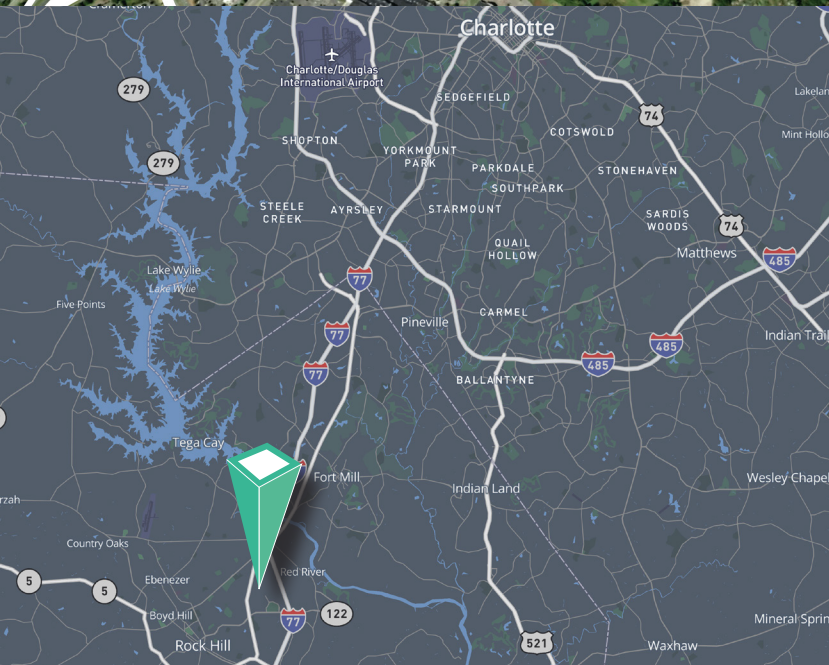
| | |
|--------------------------------------|---|
| Available SF: | ±55,000 - 120,000 SF |
| Clear Height: | 21' - 25' |
| Approximate Office SF: | ±644 SF |
| Construction Type: | Concrete precast panels |
| Column Spacing: | 25' x 50' |
| Zoning: | ID (Industrial Development) |
| Fire Protection: | Dry system |
| Warehouse Lighting: | LED |
| Electrical: | 480 V, 3 Phase |
| Dock High Doors: | Ten (10) - 8' x 10' doors with levelers |
| Proposed Additional Dock High Doors: | Sixteen (16) doors |
| Drive-In Doors: | One (1) - 8' x 10' door |
| Rail Doors: | Five (5) - 10' x 10' doors |
| Truck Court: | 120' |

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 two existing exit ramps and one new exit ramp which is currently under construction. New ownership is in the process of completing several upgrades including fresh paint, lighting and parking lot improvements.

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





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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