

ROCK HILL, SC

885 PARAGON WAY

Class A ±300,080 SF Industrial Facility
For Sale or For Lease

Fully Conditioned, Heavy Power (4,000 amps), 2000 kW Generator

FOUNDRY
COMMERCIAL

PROPERTY OVERVIEW

885 Paragon Way, a ±300,080 SF Class A warehouse in the Charlotte MSA, is located in the Riverwalk Business Park, a master planned industrial park.

Paragon Way is strategically located in York County in South Carolina, just south of the North Carolina state line. It has direct access to the recently completed Interstate-77 Palmetto Parkway Interchange, providing exceptional connectivity to Charlotte's world-class distribution infrastructure. The job growth rate in York County is projected to surpass 40% over the next decade, fueled by significant economic and tax incentives, including no state income taxes.

With significant upgrades, Paragon Way is in like-new condition. It features tilt-wall concrete construction, clear heights from 32' -35', 100% HVAC, heavy power, fully equipped dock doors, and backup generators. The building is well-suited for a single tenant and ideal for warehousing, distribution, or manufacturing operations.

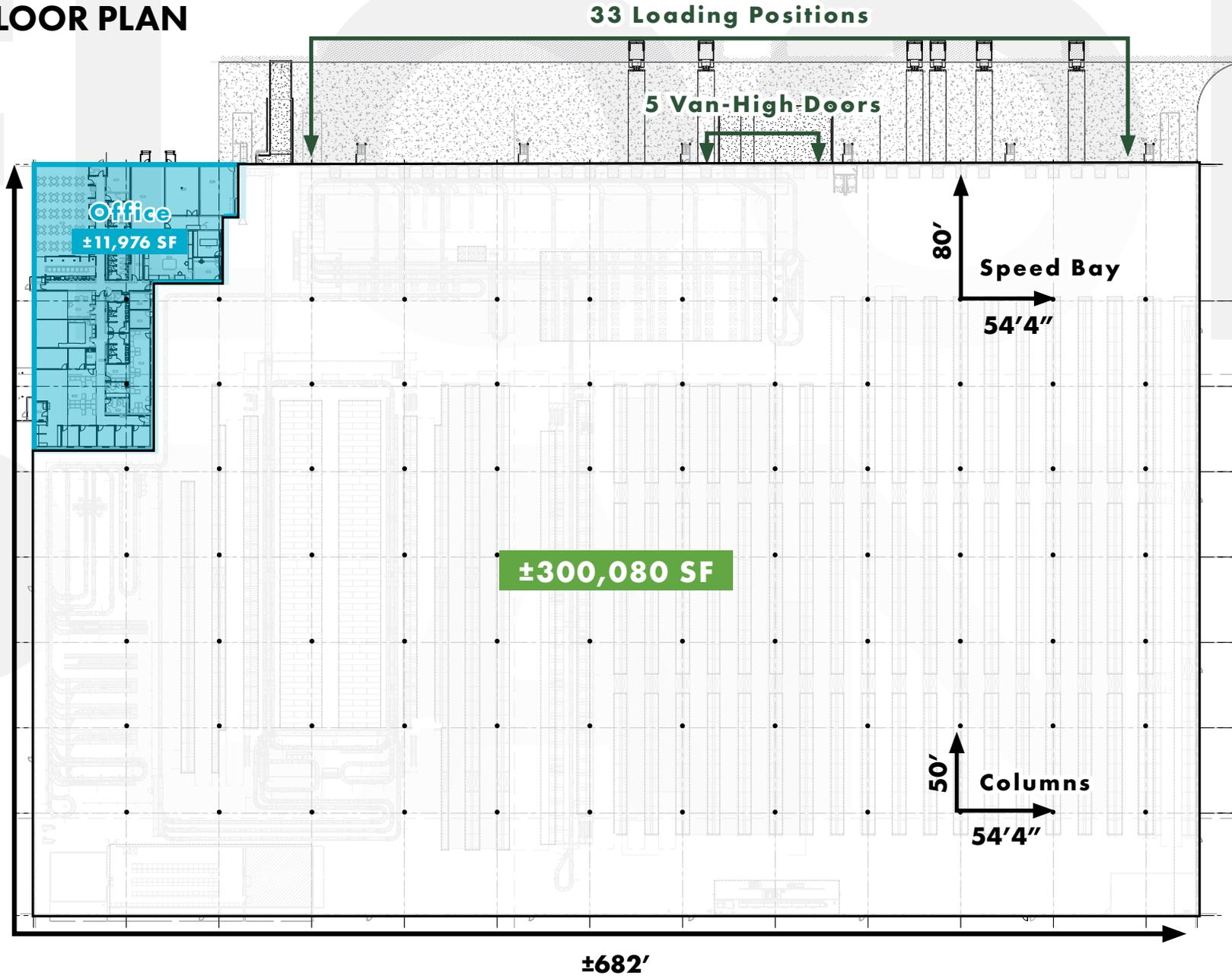




PROPERTY DETAILS

Address	885 Paragon Way, Rock Hill, SC 29730
Total SF	±300,080 SF
Office SF	±11,976 SF
Site Size	±24 AC
Zoning	MP-BIP
Clear Height	32'-35'
Construction	Tilt-wall concrete
Slab	7" thick, reinforced with 10 MIL vapor barrier with a rating FF 50/FL 35
Loading	Side
Column Spacing	50' x 54'4" with 80' loading bays
Building Depth	±440'
Truck Court	<ul style="list-style-type: none"> - 130' to 180' w/ concrete apron - Fully fenced with automatic gate
Dock Doors	<ul style="list-style-type: none"> - 33 loading positions including 25 insulated dock-high doors w/ pneumatic pit levelers and seals - 5 insulated van-high doors with seals - 2 compactor doors and 1 ramped drive-in door
Auto Parking Spaces	182 spaces
Trailer Parking Spaces	30 spaces
Power	4000 amps; 480V/277V
Backup Generator	Kohler Power Systems 2000
Fire Protection	ESFR
HVAC	Fully conditioned
Warehouse Lighting	Motion-sensor LED
Roof	TPO, 45 MIL with R25 Polyiso Insulation
Year Built	2014

FLOOR PLAN





FULLY CONDITIONED WAREHOUSE

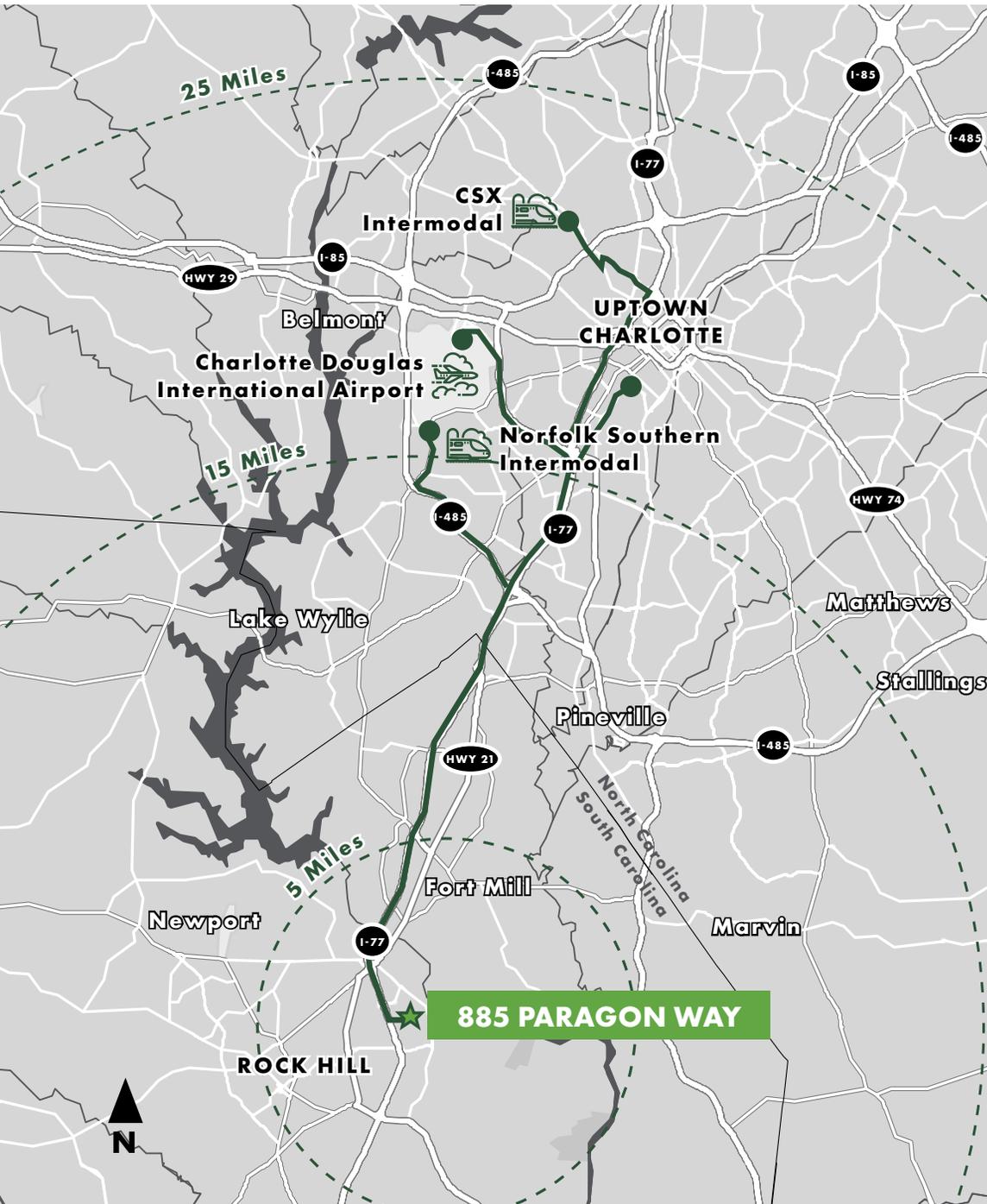


HEADQUARTER STYLE OFFICE BUILDOUT



FULLY LOADED DOCK DOORS





ACCESS MAP

DRIVE TIMES

1 MIN	to Interstate 77
20 MINS	to Norfolk Southern Intermodal
22 MINS	to Uptown Charlotte
25 MINS	to Charlotte Douglas International Airport

ACCESS TO ESTABLISHED TRANSPORTATION INFRASTRUCTURE

Interstate Connectivity I-77

- Primary logistics corridor linking the Southeast and Mid-Atlantic regions of the U.S.
- Offers excellent truck access providing efficient connections to a rapidly growing Charlotte MSA population of over 2.8 million

Charlotte Douglas International Airport (CLT)

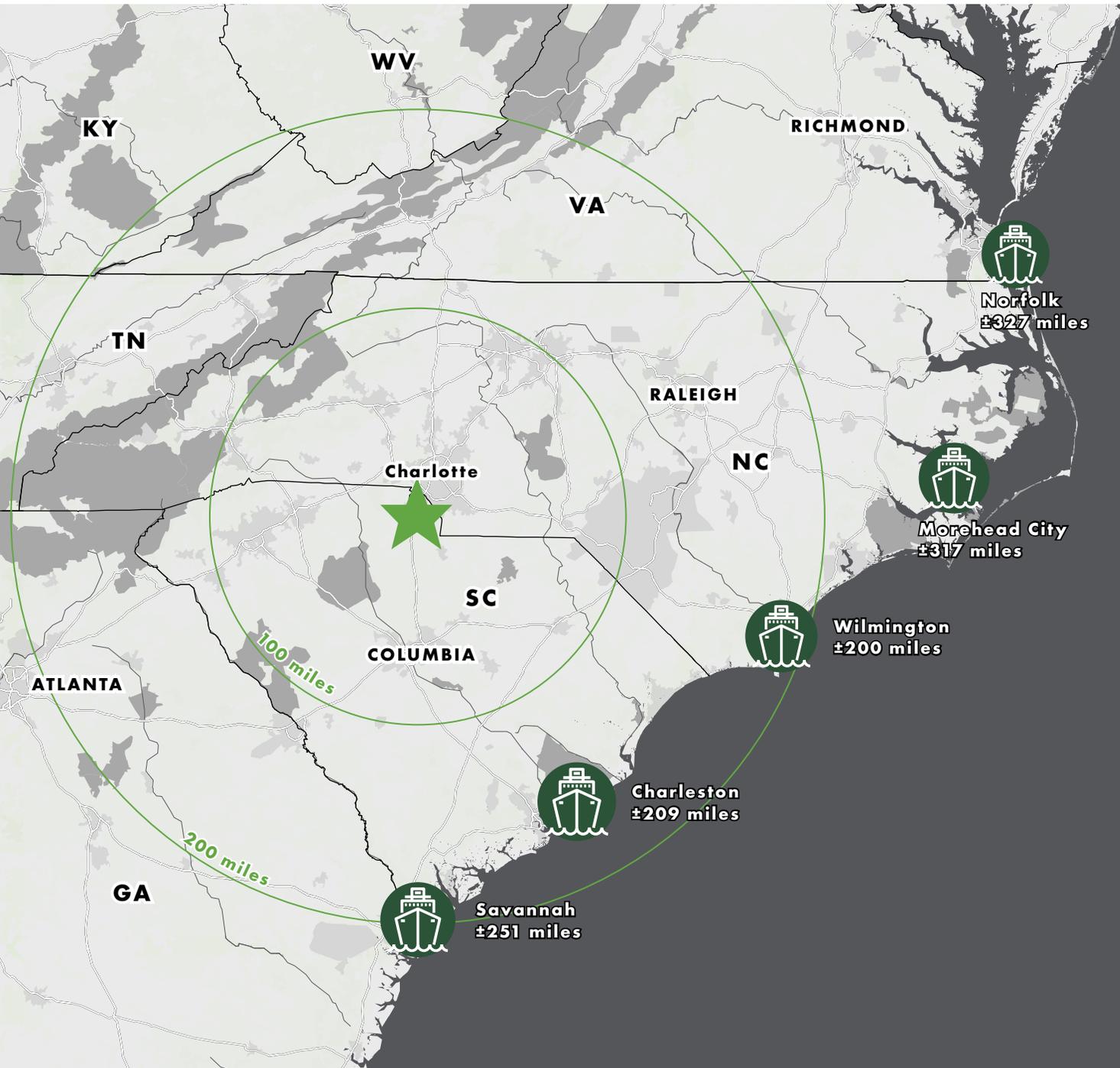
- The fifth busiest airport worldwide and for the number of arrivals and departures
- More than 186 destinations around the globe

Charlotte Intermodal Facility Rail Infrastructure

- Served by two of the nation's top railroads, CSX and Norfolk Southern, providing unparalleled connectivity to major ports, including Charleston, Savannah, and Wilmington
- Located on Airport property, Norfolk Southern has a cargo lift capacity of 250,000 tons annually. CSX's facility in Northwest Charlotte has weekly service to the Port of Charleston

Source: SCDOT

PORT ACCESS



60% OF U.S. POPULATION

WITHIN 1 DAY DRIVE



SURROUNDING USERS & OWNERS IN RIVERWALK BUSINESS PARK





ACCESS TO TALENT PIPELINE & STRONG WORKFORCE

#1 Best State for Manufacturing for 2023 - Site Selection Group

As the ability to hire and retain a qualified workforce is the #1 factor that drives final site selection decisions, readySC, Apprenticeship Carolina and the state's technical colleges are instrumental in solidifying South Carolina's top position.



Apprenticeship Carolina™ | A division of the SC Technical College System, drives economic growth in South Carolina by promoting and supporting registered apprenticeship programs for youths and adults while helping employers create and optimize these programs to strengthen the state's workforce.



readySC | Since 1961, is one of the oldest and most experienced workforce training programs in the United States offering customized workforce training solutions to businesses, helping them quickly recruit, train, and develop skilled employees to meet the demands of new and expanding industries in South Carolina.



retrainSC | Reimburses up to \$1,000 per person annually as a payroll tax withholding rebate to cover training costs—empowering companies to implement new processes, advanced equipment, and improved safety measures seamlessly.

Offering degrees and certifications in industrial maintenance, mechatronics, welding, and automation, preparing students for careers in manufacturing and industrial sectors.



+7,000
STUDENTS



+6,000
STUDENTS



+ 700 PARTICIPATING
HIGH SCHOOL STUDENTS

Source: SC Technical College System; CoStar

CONTACT

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