



FORT MILL FLEX - FOR LEASE

±68,349 RSF AVAILABLE ON A ±3.56-ACRE SITE

FLEXIBLE SUITE SIZES WITH EXPANSION OPTIONS

PRIME ACCESS TO I-77 AND HWY 21

CUSTOMIZABLE LAYOUT TO FIT TENANT NEEDS

AMPLE PARKING AND TRUCK ACCESS

PROPERTY OVERVIEW

±68,349 RSF flex/industrial facility situated on approximately 3.56 acres, offering a versatile mix of warehouse and office space. The building features 26' clear heights and a functional layout designed to accommodate a variety of industrial users. Loading is supported by multiple dock-high doors and grade-level drive-in doors, providing efficient access for distribution and logistics operations.

Strategically located just 2.5 miles from Hwy 21/Carowinds Blvd and 4.5 miles from I-77, the property offers excellent connectivity to the greater Charlotte MSA. Additional highlights include ample parking, strong site access, and flexible demising options, making it ideal for both single-user occupancy or multi-tenant configurations with value-add potential.

WAREHOUSE FEATURES

ZONING: Light Industrial

PARCEL ID: 729-00-00-025

CLEAR HEIGHTS: 26' 1" (In Vacant Spaces)

LOADING: 3 Dock-level Doors +2 Grade Level Drive In Doors

LOCATION: 2.5 miles (5 min) to Hwy 21/Carowinds Blvd
4.5 miles (9 min) to I-77
Near Charlotte metro area

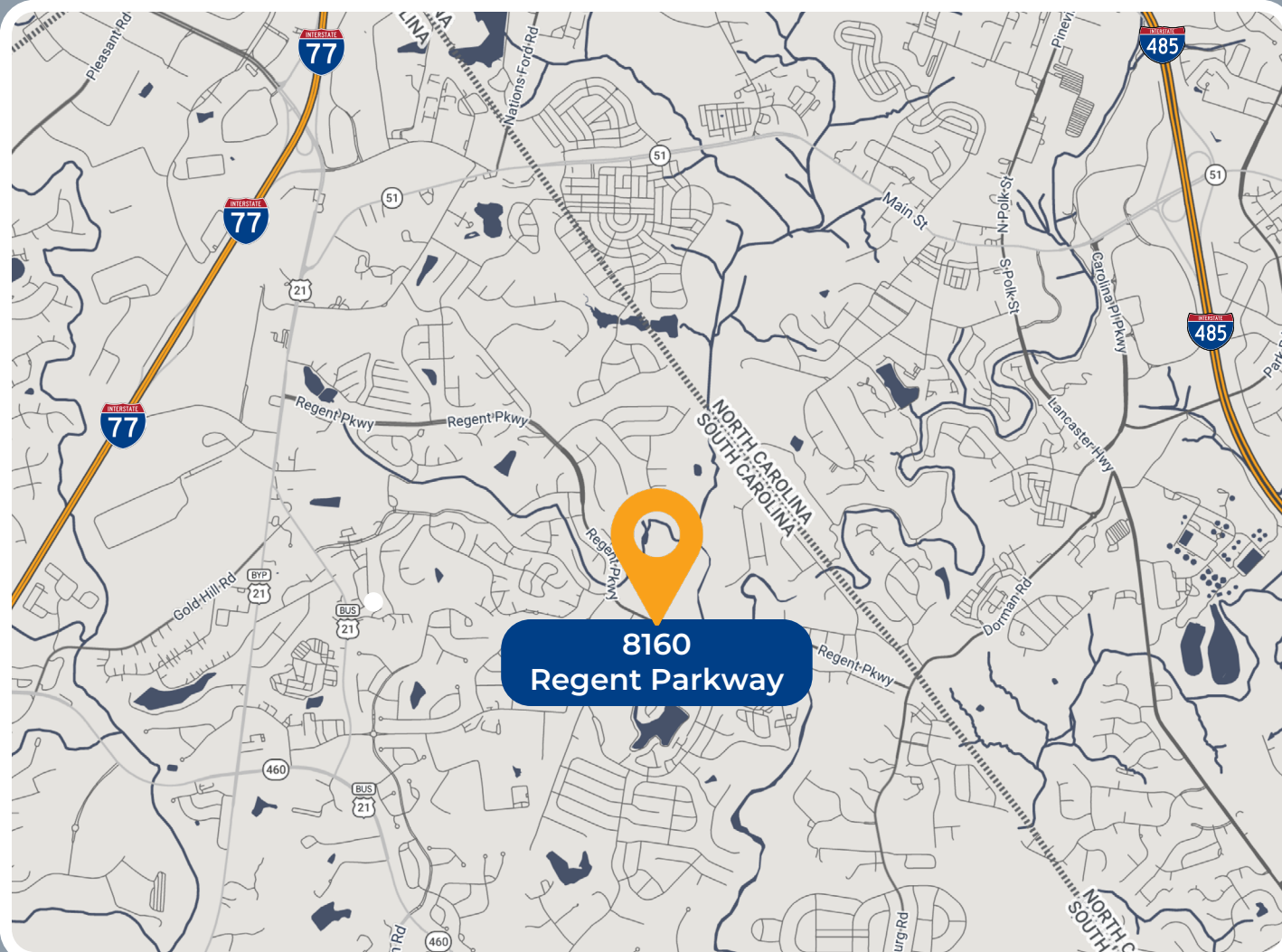
Connor W. Shields - Leasing
412-999-4311

cshields@preferred.com

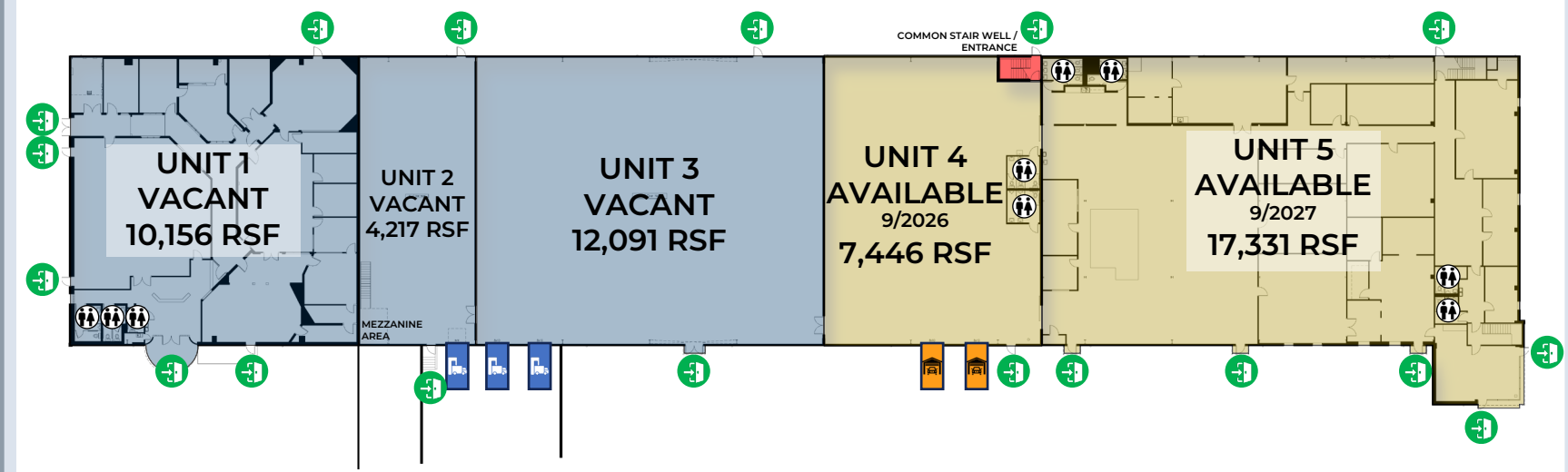
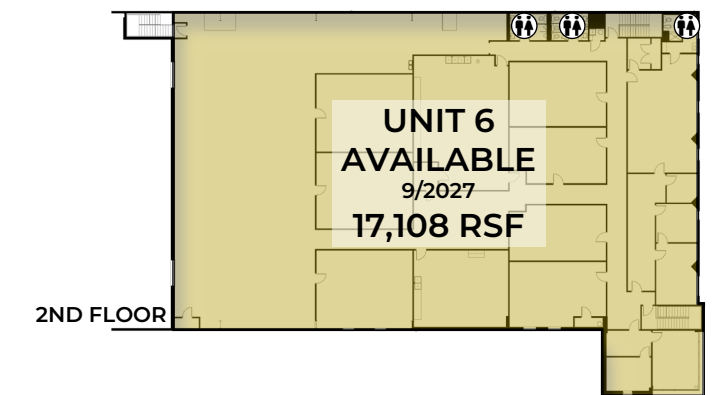
Brody Sullivan - Leasing
609-602-1727

Bsullivan@preferred.com





	TO BE AVAILABLE		VACANT
	LOADING DOCKS		DRIVE INS
	ENTRANCES		BATHROOMS



Preferred Investments is a team of accomplished value-add real estate developers. Our strength lies in our experience, ability to navigate complex situations, and our commitment + personal involvement pledged to our tenant's success. We are adaptive to the needs of businesses, offering innovative renovation packages that are 'built-to-suit' long term growth objectives.

