

1800 OVERVIEW DR

ROCK HILL, SC



# Overview CENTER



**±209,481 SF Available  
For Sale or Lease**

EXISTING ON-SITE INFRASTRUCTURE CAN SUPPORT UP TO 7.5 MW OF POWER

**Tom Tropeano, SIOR**

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# AVAILABLE FOR SALE OR LEASE

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## 1800 OVERVIEW DR

### PROPERTY SPECS

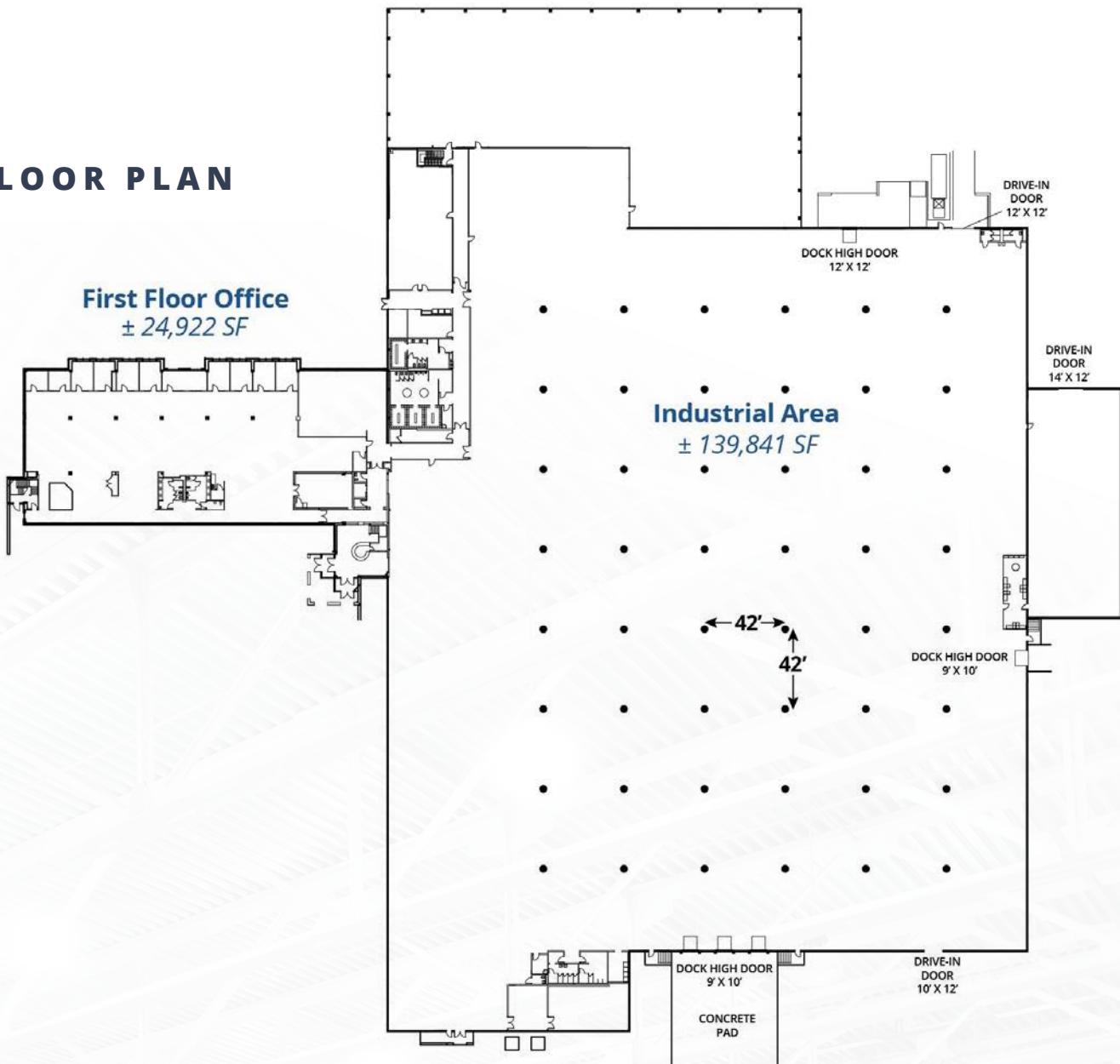
<b>Address:</b>	1800 Overview Dr, Rock Hill, SC
<b>Building SF:</b>	±209,481 SF
<b>Office SF:</b>	First floor: ±24,922 SF Second floor: ±24,543 SF
<b>Warehouse SF:</b>	±139,841 SF
<b>Covered Storage:</b>	±20,175 SF
<b>Acreage:</b>	31.452 AC
<b>Zoning:</b>	IG (Industry General)
<b>Year Built:</b>	1997; 2007; 2008
<b>Column Spacing:</b>	42' x 42'
<b>Clear Height:</b>	26'
<b>Dock High Doors:</b>	Five (5) with levelers
<b>Drive-In Doors:</b>	Three (3)



<b>Parking:</b>	±269 spaces
<b>Roof:</b>	Ballasted EPDM (installed 2019)
<b>Storage:</b>	Fenced outside storage area
<b>Power:</b>	Two (2) 3000 AMP switchgears; Two (2) 1500 KVA transformers (2MW) (ability to support up to 7.5 MW)
<b>Lighting:</b>	T-5 fluorescent and metal halide
<b>Sprinkler:</b>	100% wet system



## FLOOR PLAN



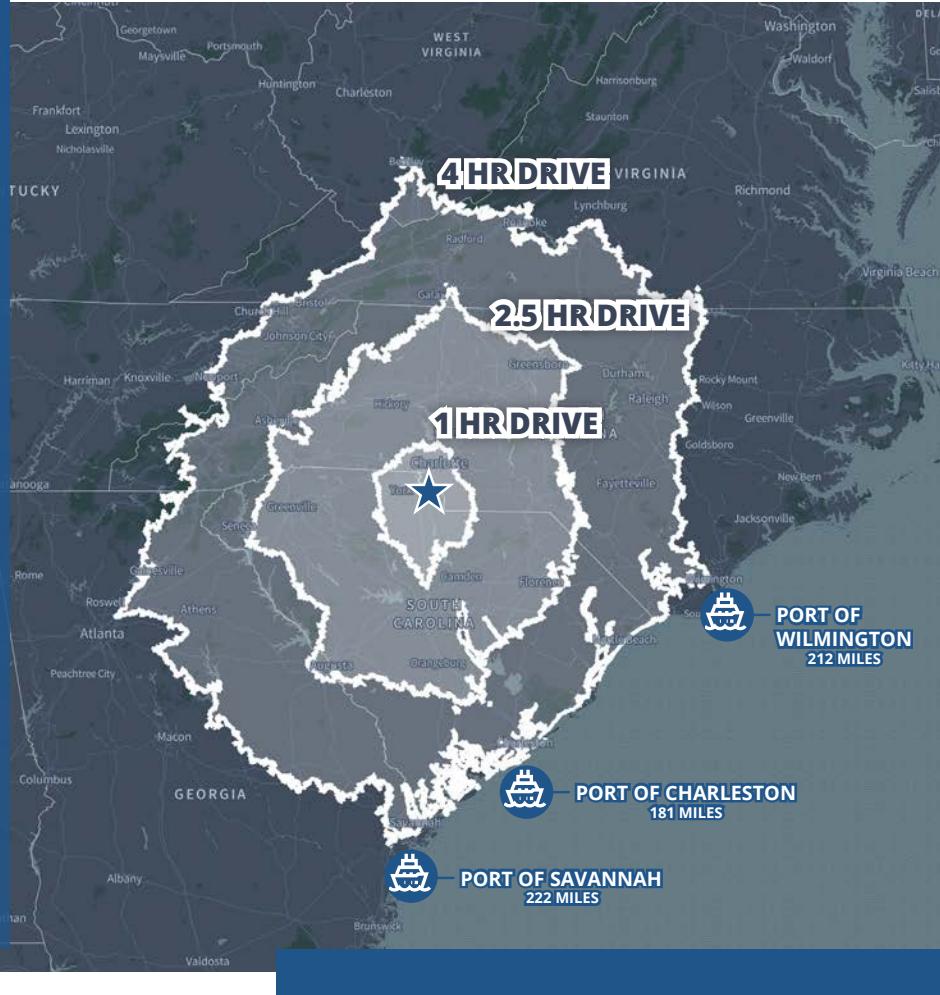
# Convenient, *regional access* all in a day's drive

## WHY ROCK HILL?

York County has become the prime choice for both businesses and employees looking to relocate to the Charlotte area. With a combination of desirable lifestyle, top-rated public schools, and ample economic opportunities, the county has established itself as a hub for a skilled and growing workforce. The community boasts a diverse range of assets, including major regional parks, world-class amateur sports facilities, convenient access to I-77, and proximity to CLT Airport.

### LARGEST EMPLOYERS IN THE INDUSTRIAL SECTOR:

- Ross Stores Distribution (3,996)
- Schaeffler Group USA (967)
- Stanley Black & Decker (930)
- Duke Energy (793)
- Shutterfly (642)
- Atlas Copco USA (600)
- U.S. Foods (579)



## Manufacturing

**2ND**

largest industry  
by employment  
in York County

## Incentives

RANKED  
**#1**

top business  
incentive program  
(South Carolina)

## Workforce

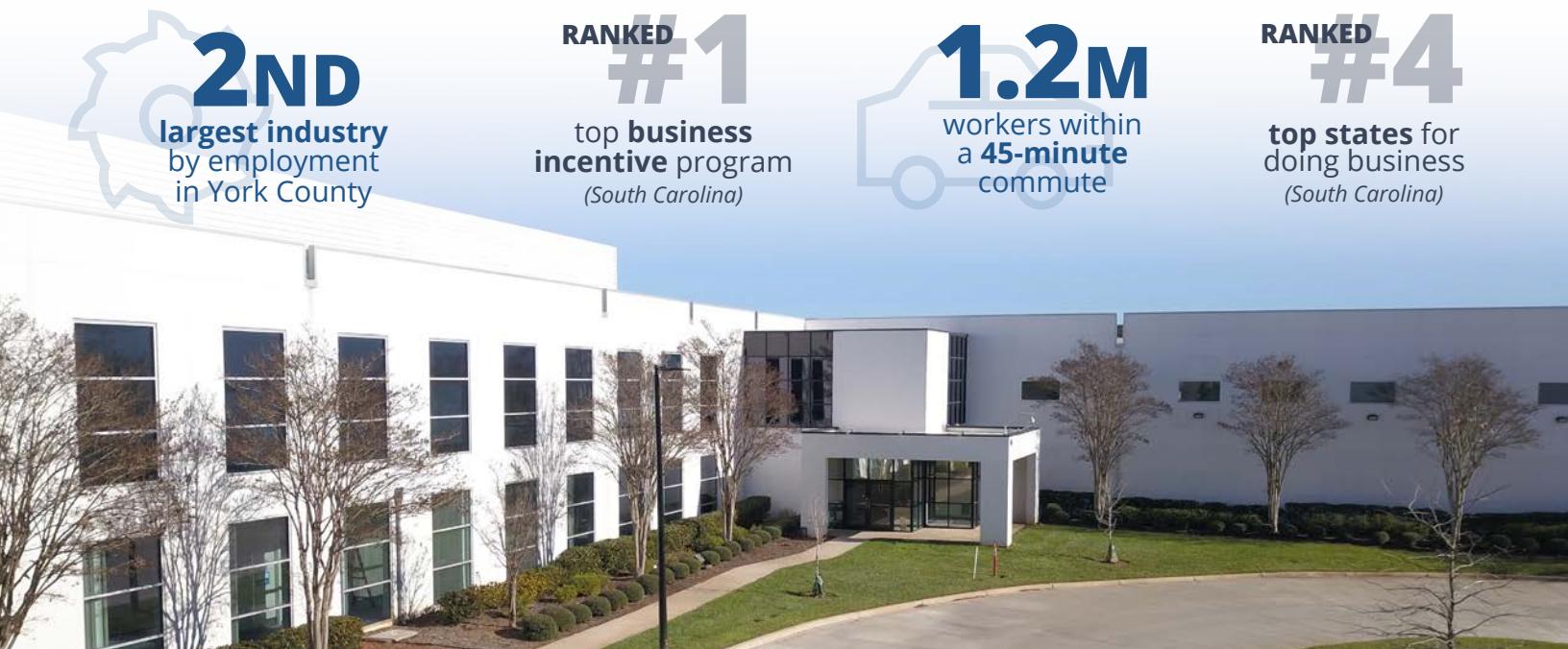
**1.2M**

workers within  
a 45-minute  
commute

## Business

RANKED  
**#4**

top states for  
doing business  
(South Carolina)



# LOCATION OVERVIEW

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### FOR LEASING, CONTACT:

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**AVISON  
YOUNG**

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