

 **ALLIANCE ROCK HILL**
AT 77

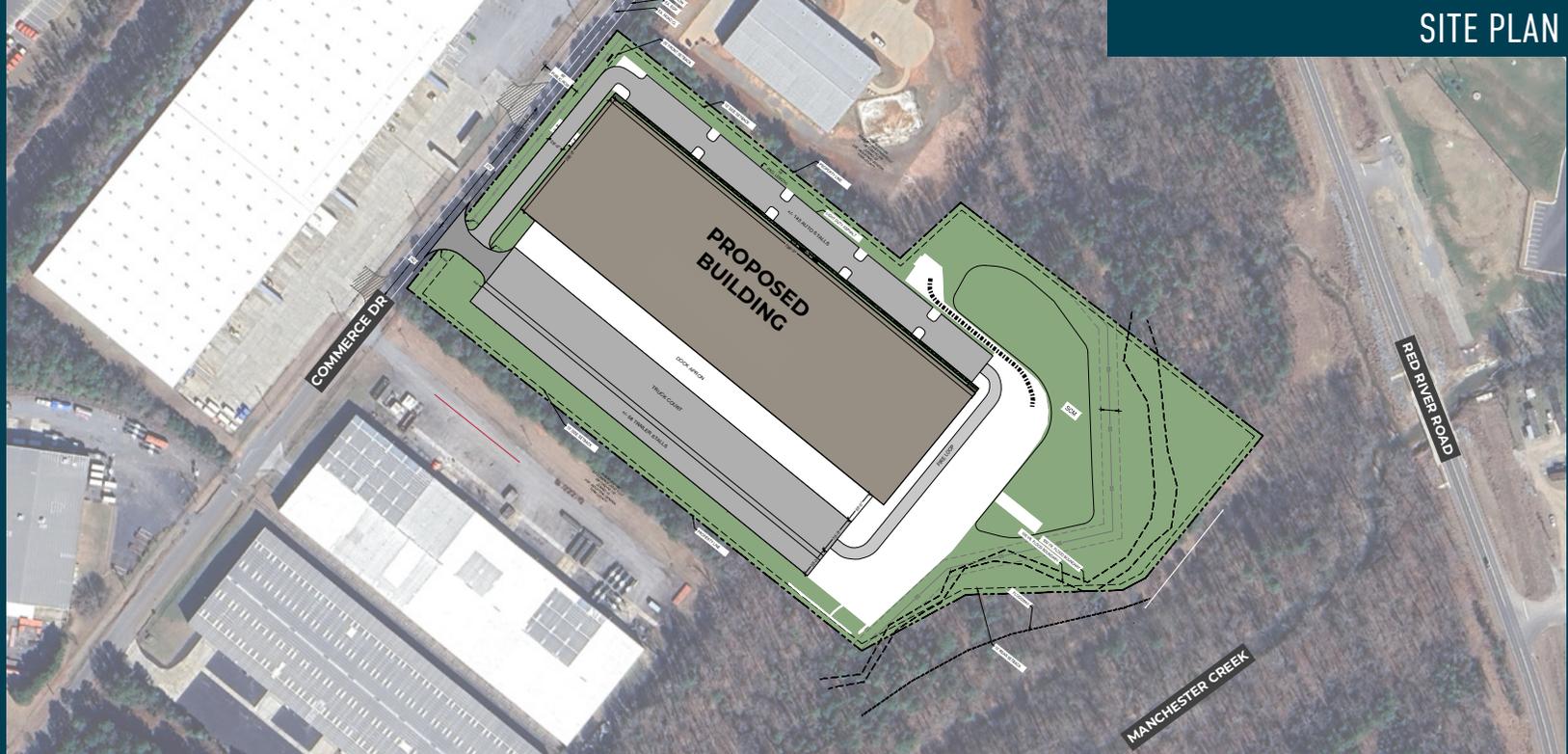


**VIEW PROPERTY
VIDEO**

+/- 196,560 SF
AVAILABLE FOR LEASE

2782 COMMERCE DRIVE,
ROCK HILL, SC 29730

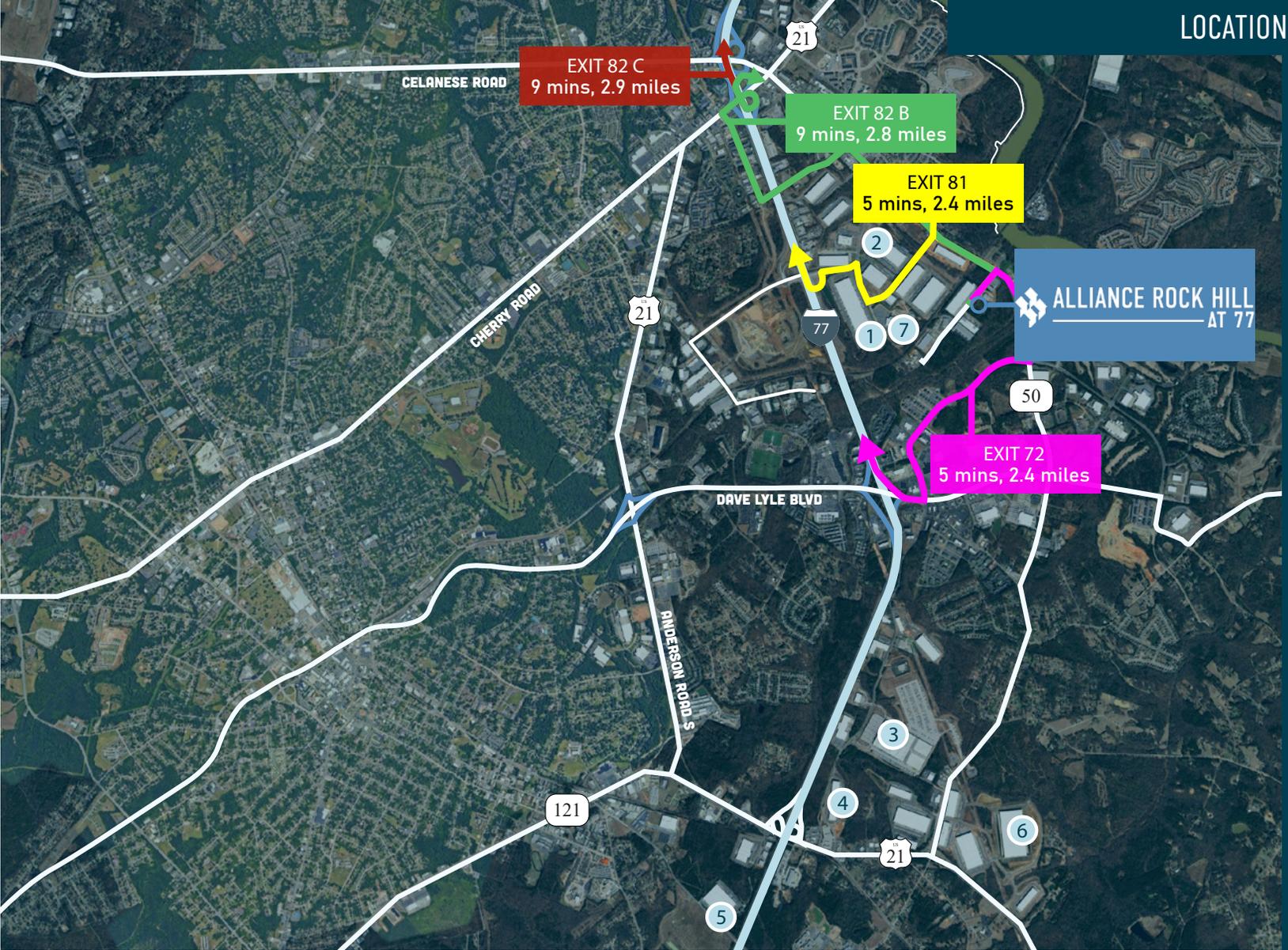




Square Footage	+/- 196,560 Sq.Ft (Inclusive of 1,500 Sq.Ft of Speculative Office Space with Restrooms)
Configuration	Rear Load
Dimensions	260' x 756'
Truck Court (Trailer Spaces)	185' HD Asphalt Truck Court with 60' Concrete Apron and 10' Dolly Down Strip (58 Trailer Storage Spaces)
Auto Parks	143 Auto Spaces
Clear Height	32' from First Column Bay
Dock Doors and Packages	Insulated Dock Doors with View Panels, Track Guards, and Bumpers; (+/- 21) Positions Equipped**
Drive-In Doors	2 Motorized 14' x 16' Doors with 50' Concrete Ramps
Slab Thickness	7" Unreinforced; 4,000 PSI
Lighting and Electrical	LED Fixtures with Motion Sensors on 10' Whips to Provide 30 FC at 36" AFF in OSC; Walls Painted White; (2) 1,000 Amp Panels (Split Service)
Fire Protection	ESFR System with Booster Pump
Roof	60 Mil TPO White Roof with 20-Year Warranty

*Dock Equipment Packages: 35k lb Mechanical Levelers, Dock Seals, Swing Arm Fan / Light Combos. Quad Electrical Outlet at Every 4th Door.

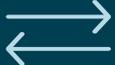
ALLIANCE ROCK HILL AT 77



Multiple points of ingress and egress from site



Large neighboring distribution centers



Direct access off of I-77



Close proximity to retail amenities

Nearby Distributors

- 1 DHL
- 2 NFI
- 3 Ross Stores
- 4 UPS
- 5 West Marine
- 6 Pratt Industries
- 7 Atlas Copco

POINTS OF INTEREST

Charlotte Douglas International Airport	25 miles
Downtown Charlotte, NC	23 miles
Port of Charleston	188 miles
Charlotte Intermodal	30 miles

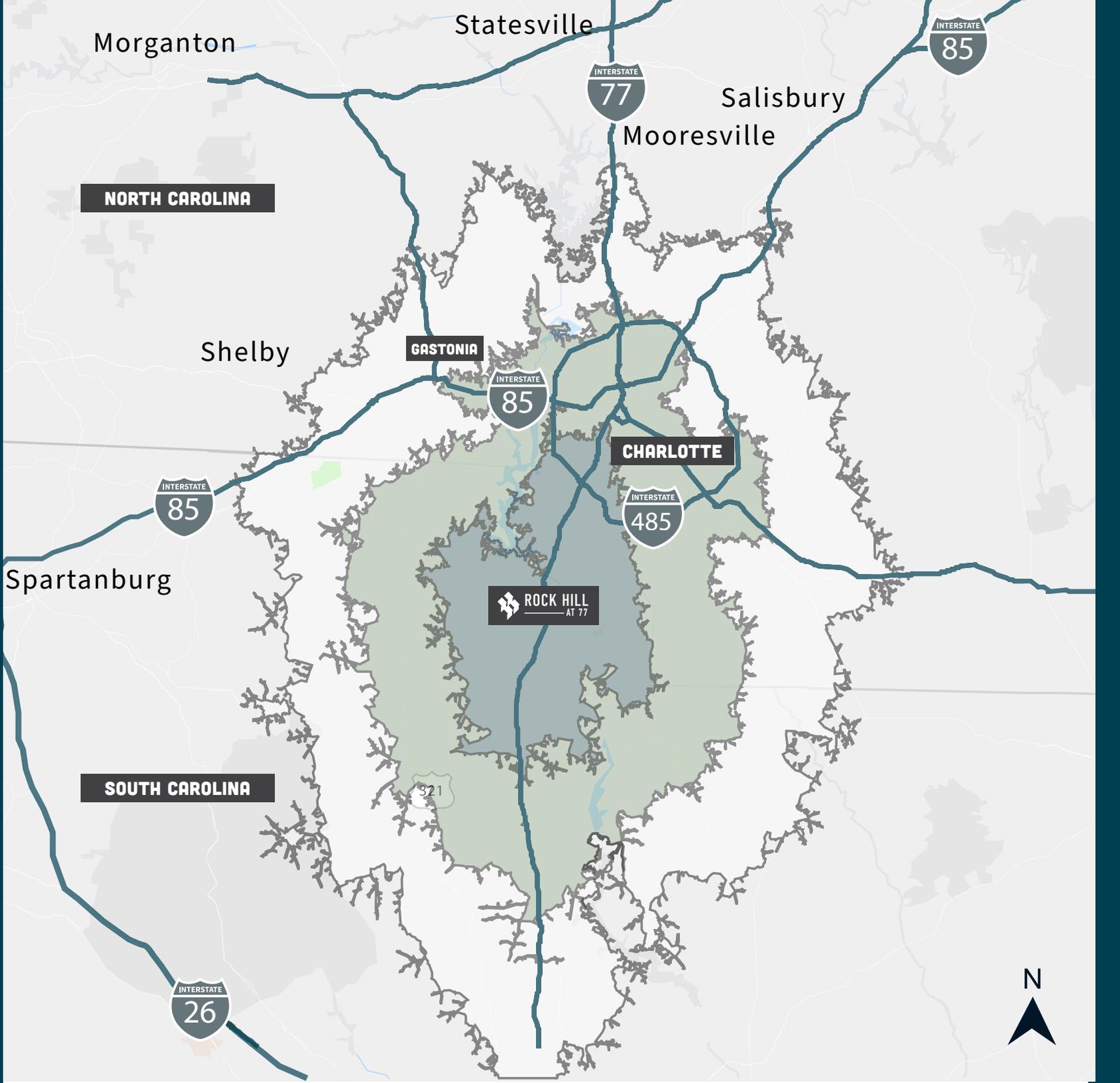
INTERSTATES

Interstate 77	2.6 miles
Route 21	3.1 miles
Interstate 485	19 miles
Interstate 85	26 miles

EXIT ROUTES

● Exit 72	2.4 miles
● Exit 81	2.4 miles
● Exit 82 B	2.8 miles
● Exit 82 C	2.9 miles

Drive Times	2024 Total Population
○ 30 mins	504,616
● 45 mins	1,578,875
● 60 mins	2,433,883



CONTACT INFORMATION



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