



AVAILABLE FOR SUBLEASE

# 194 Springhill Farm Road

FORT MILL, SOUTH CAROLINA 29715

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40,000 - 50,000 SF SUBLEASE  
(SHORT TERM)



**Bradley Dunn**

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# Property Highlights

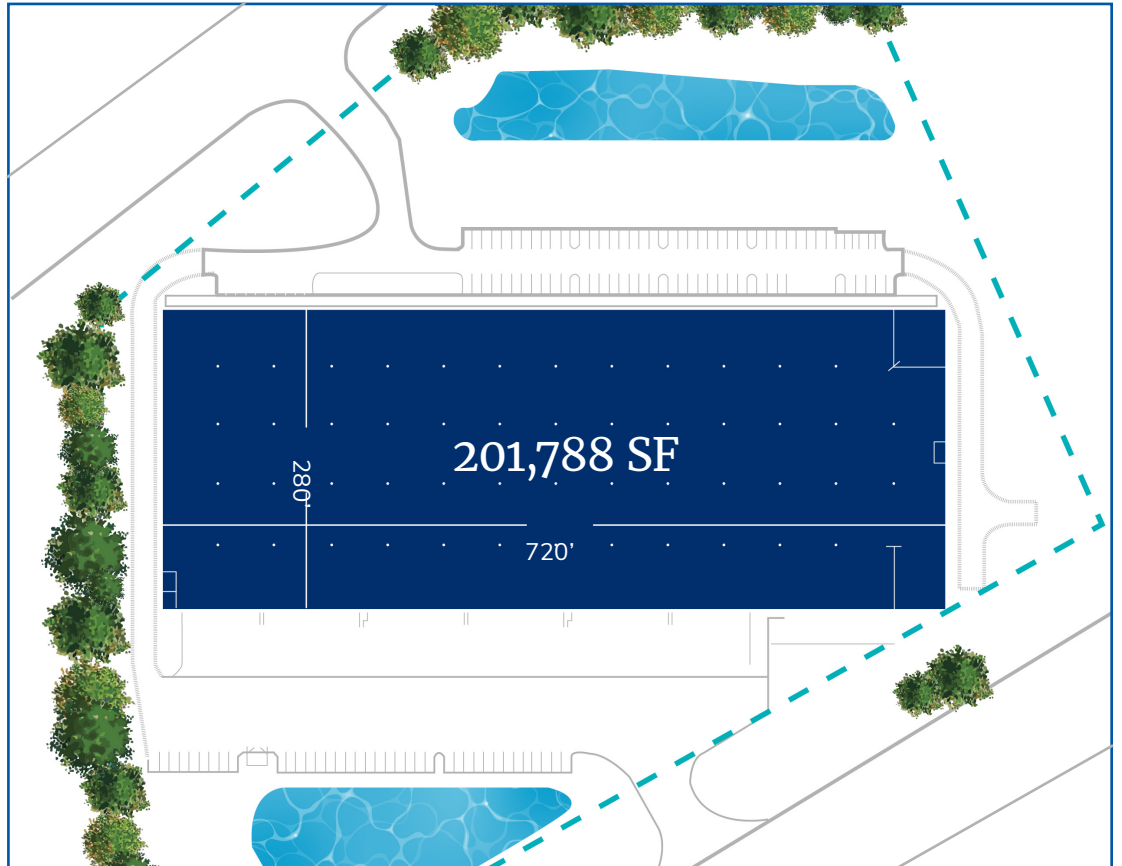
LEASE TERM:	1-7 months
RATE:	\$1.25psf/Month Gross

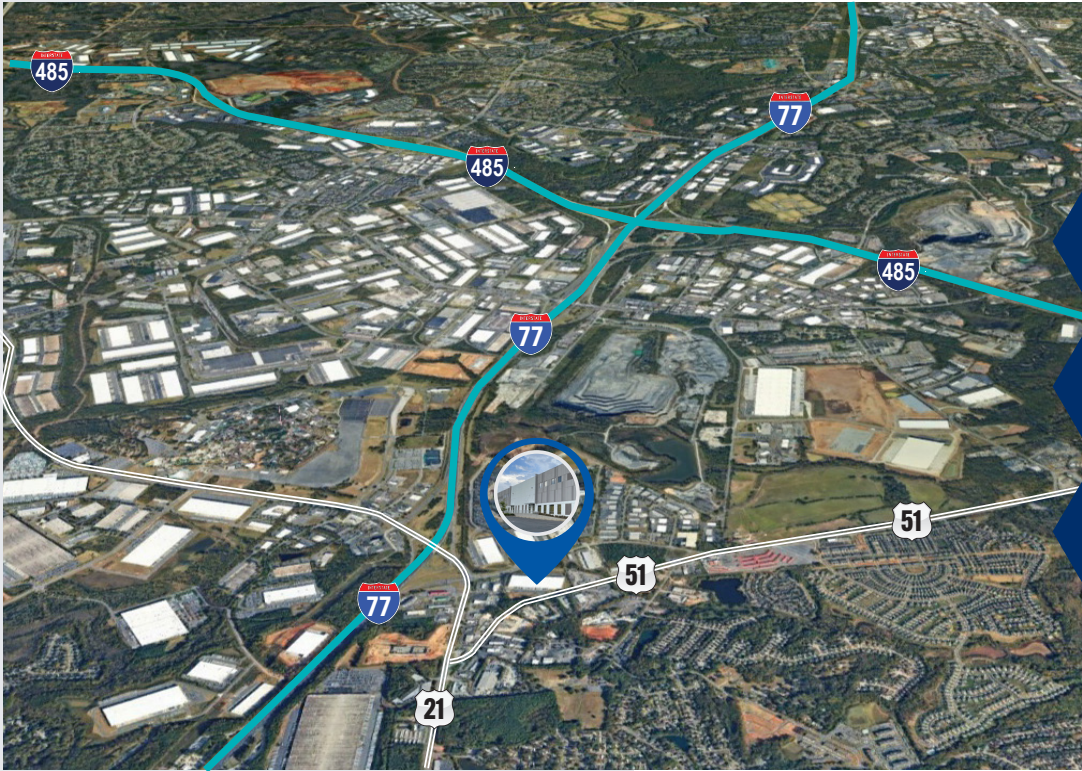
## Building Specs

LEASE TERM:	Expires 1/31/2025
BUILDING SF:	201,788 SF
AVAILABLE SF:	40,000 - 50,000 SF
OFFICE SIZE:	None - Existing M/W Restrooms
CLEAR HEIGHT:	32'
COLUMN SPACING:	55' x 51'
BUILDING DEPTH:	280'
DOCK DOORS:	20 (w/ pit-leveler, shelter, swing light, and Z guards)
DRIVE-INS:	1
CAR PARKING SPACES:	130
TRAILER POSITIONS:	3 Trailer Spaces
TRUCK COURT:	Fully Fenced-135'
FIRE SUPPRESSION:	ESFR
CONFIGURATION:	Rear-Load/Front Park

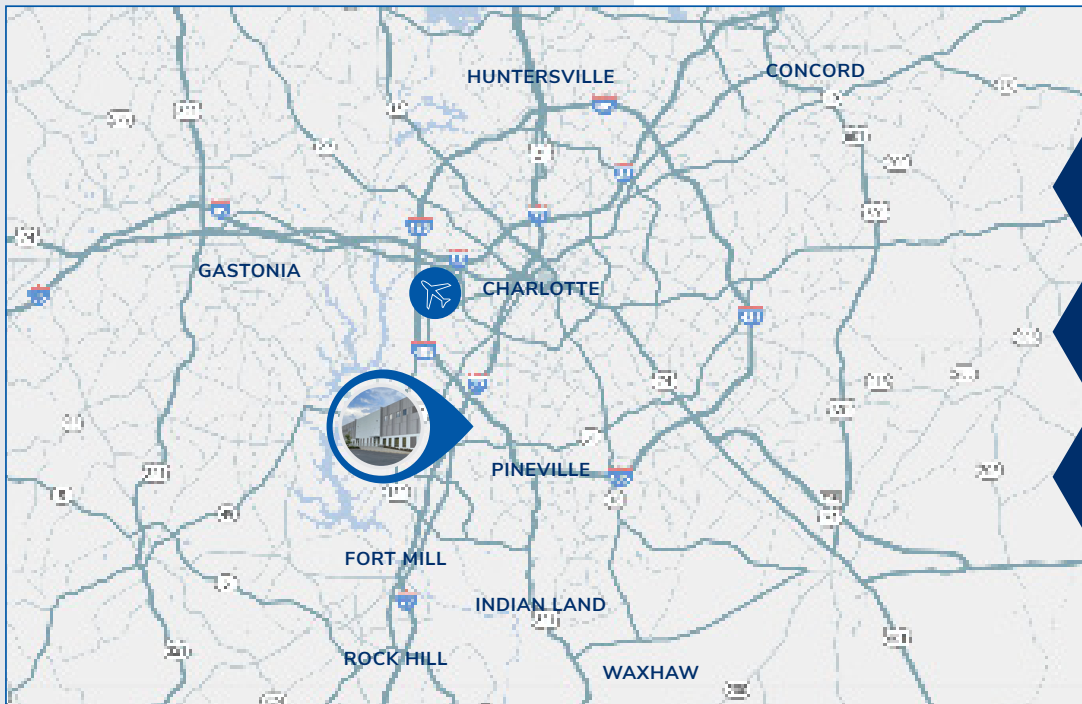
## Utilities

ELECTRICAL:	York Electric Cooperative
NATURAL GAS:	York County Natural Gas Authority
WATER & SEWER:	York County

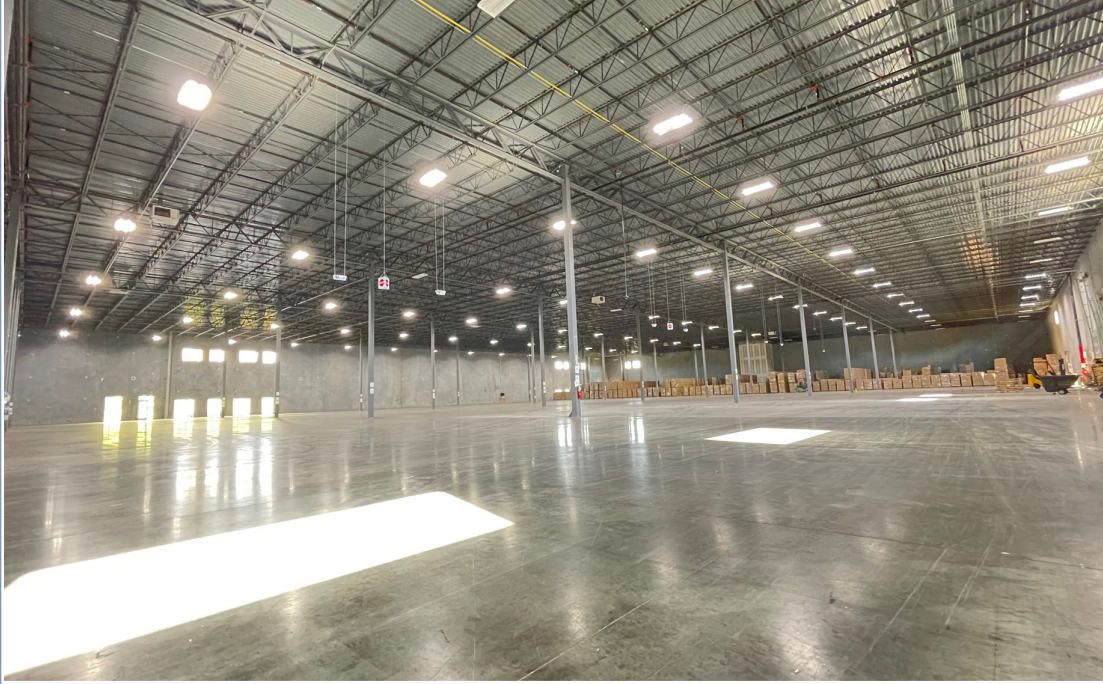




# Access Map



# Building Photos





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