



FOR LEASE

136,000 SQ.F

HEAVY POWER
FLEX INDUSTRIAL
WAREHOUSE SPACE

VISIT OUR PROPERTY ON

PROPERTY OVERVIEW

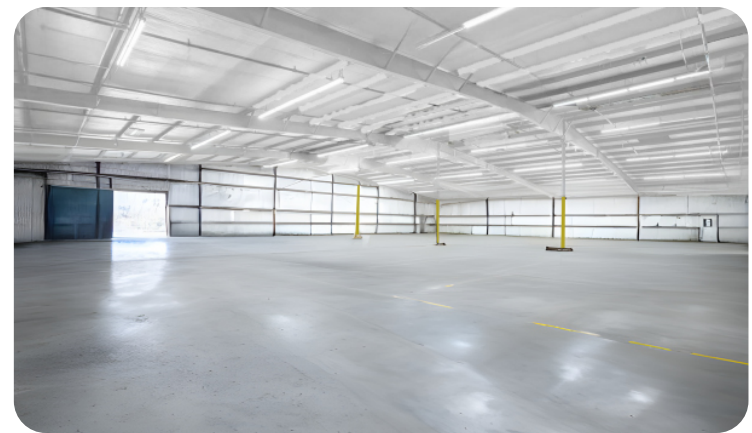
McDow Industrial Park is in Rock Hill, SC featuring direct access to I-77 which creates easy access to the Greater Charlotte market and ability to reach Columbia, SC in an hour's time. The property offers 136,000 SF of versatile space, creating an excellent leasing opportunity for businesses in need of manufacturing, assemblage, and distribution space. Landlord has invested in new asphalt surrounding the building, new building envelope, spec office fit-outs, all new interior paint + insulation, and upgraded automatic loading packages.

WAREHOUSE FEATURES

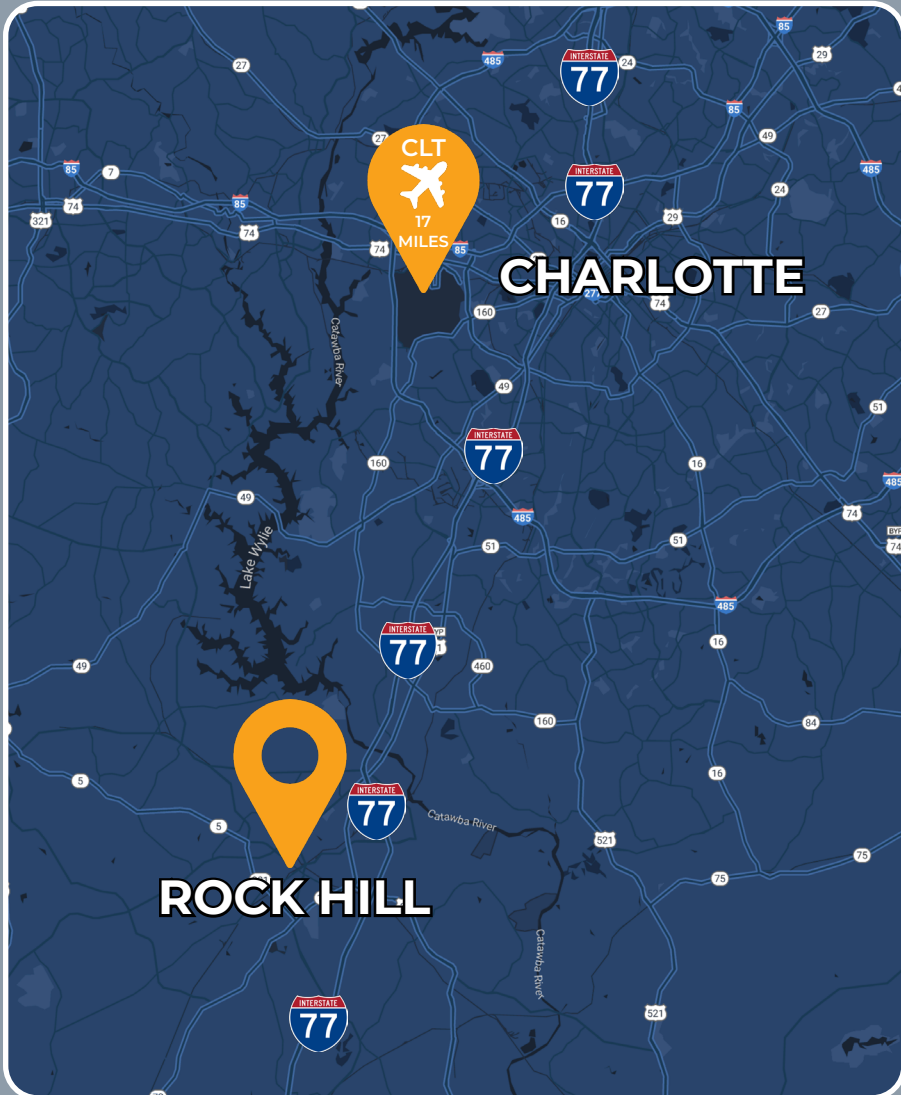
- 19 Dock-high Doors
- 3 Grade Level Drive-Ins
- 2.1 miles to I-77
- 17 Miles to the Airport and Downtown Charlotte
- Heavy Three Phase Power up to 3,000 amps
- Up to 4 acres of fenced IOS available



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Principal
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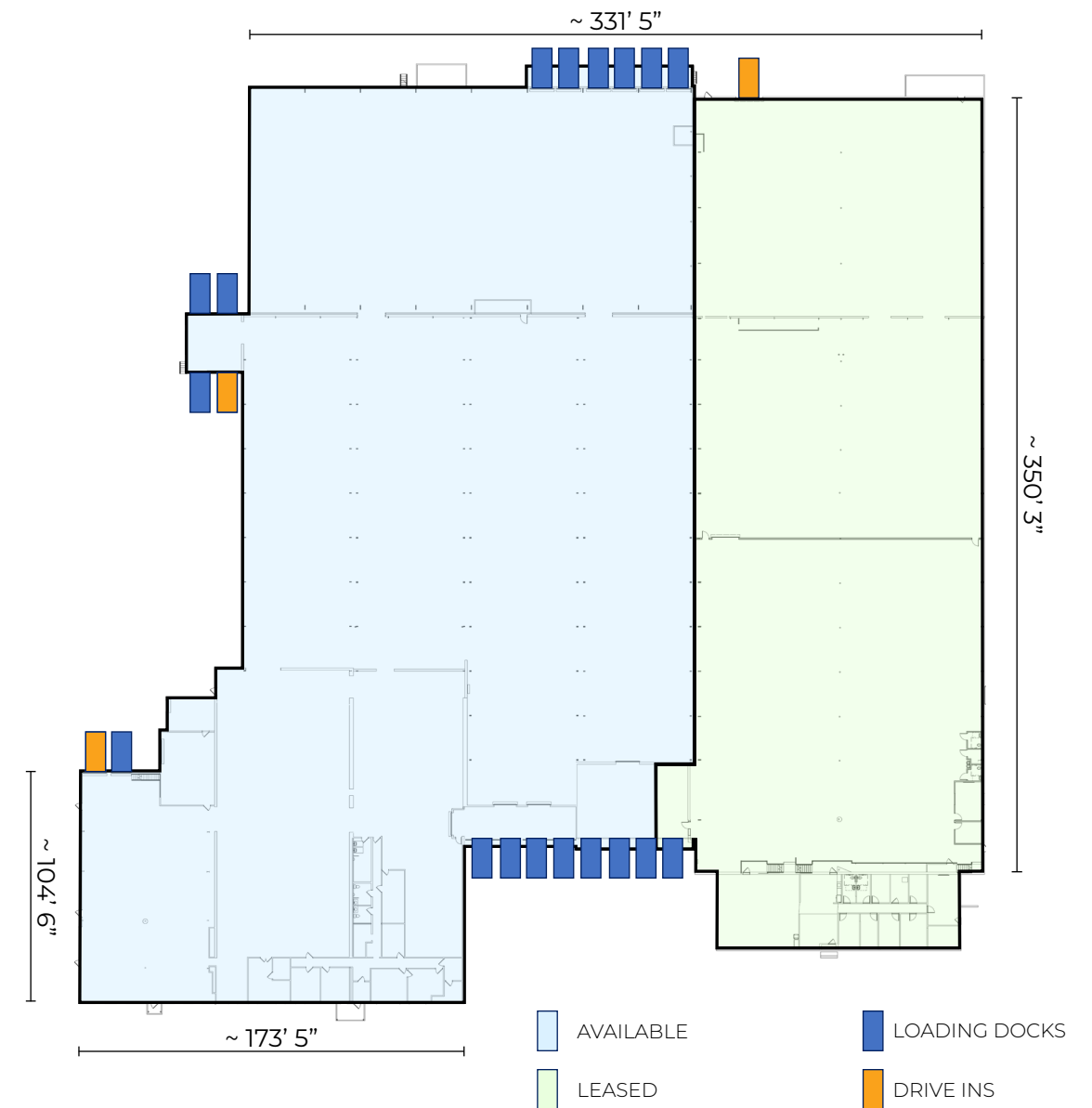
SUITES AVAILABLE
 8K-80K SF SUITES AVAILABLE
 (INQUIRE FOR A FLOOR PLAN)

BASE RENT
 Starts from \$7.50/SF NNN

TICAM
 \$1.50/SF

IOS
 Up to 4 acres of Industrial outdoor storage

LANDLORD IMPROVEMENTS
 Included in rent is turn-keying the office space and repairing floors, ceiling and walls in warehouse as well as adding insulation and new paint in warehouse.



PRIMEROCK

Prime Rock 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.

