

FOR SUBLEASE

STATE OF THE ART MANUFACTURING FACILITY IN FORT MILL, SOUTH CAROLINA

345,600 RSF

POSSESSION: ESTIMATED 10/1/24

RENT: CALL FOR PRICING

TERM: CURRENT LEASE EXPIRES
12/31/2029

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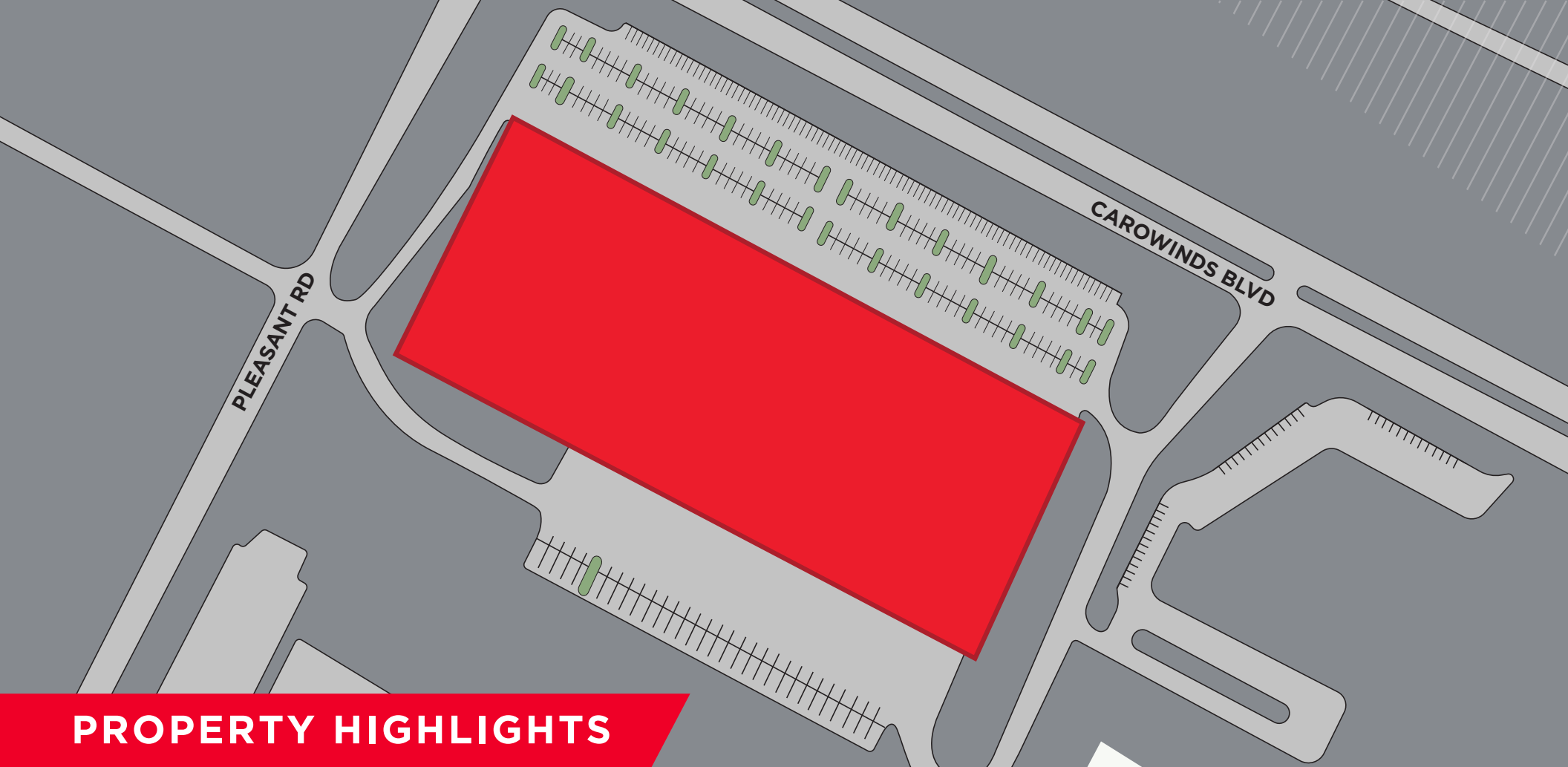
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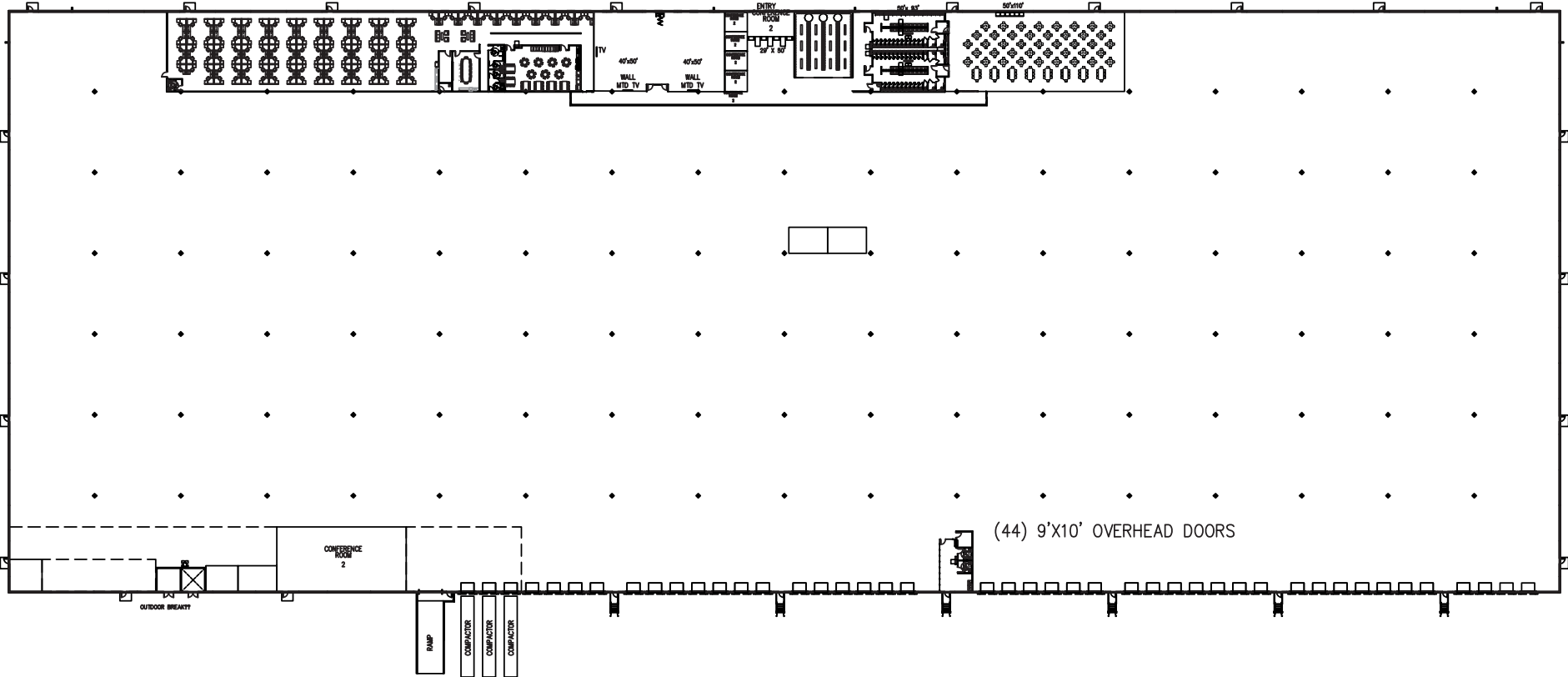


PROPERTY HIGHLIGHTS

4260 PLEASANT ROAD, FORT MILL, SC

- **Site Area** 36.276 Acres
- **Zoning** UD (Urban Development)
- **Year Built** 2018
- **Property Size**
 - » **Industrial** ± 325,600 SF (94%)
 - » **Office** ± 20,000 SF (6%)
 - » **TOTAL** 345,600 SF
- **Building Dimensions** 360' x 960'
- **Column Spacing** 50' x 53'4" (60' speed bay)
- **Clear Height** 32'
- **Trailer Parking** 50 Spaces
- **Car Parking** 517 Spaces and 11 Handicap Spaces
- **Roofing** 60 mil, TPO - warranty through 2033
- **Configuration** Rear-load
- **Loading Doors** 44 dock doors w/ seals and 30,000 lb pit levelers and 1 drive-in door
- **Exterior Walls** Painted concrete tilt-up panels
- **Truck Court** 180' with trailer parking included
- **HVAC** 3 roof mounted, gas fired Cambridge heaters and 24 RTUs provide 550 tons for cooling
- **Fire Protection** ESFR
- **Electrical** 2,000 Amp, 480/277V for base building; 3,000 Amp to warehouse AC; 5,000 Amp to tenant's manufacturing needs
- **Lighting** LED
- **Floor Thickness** 6"

FLOOR PLAN



PROPERTY ADVANTAGES

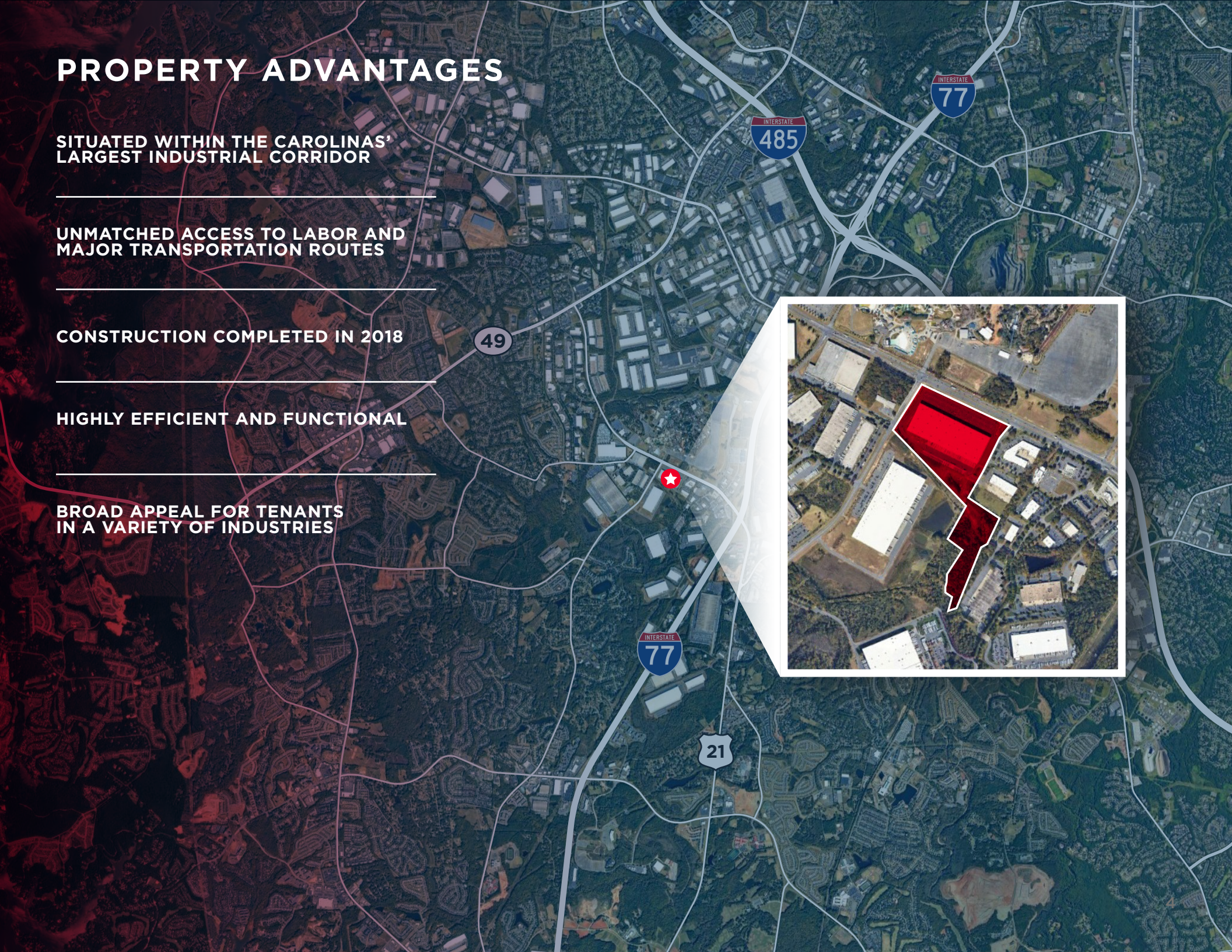
SITUATED WITHIN THE CAROLINAS' LARGEST INDUSTRIAL CORRIDOR

UNMATCHED ACCESS TO LABOR AND MAJOR TRANSPORTATION ROUTES

CONSTRUCTION COMPLETED IN 2018

HIGHLY EFFICIENT AND FUNCTIONAL

BROAD APPEAL FOR TENANTS IN A VARIETY OF INDUSTRIES



CORPORATE NEIGHBORS



REGIONAL DRIVE TIMES

CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT
13 Miles // 21 Minutes

**4260 Pleasant Road,
Fort Mill, SC**

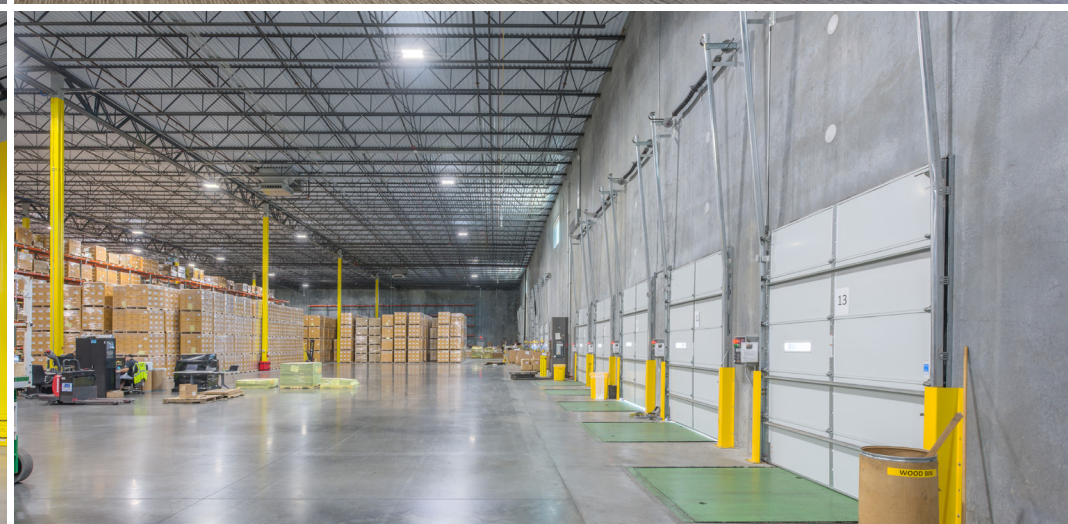
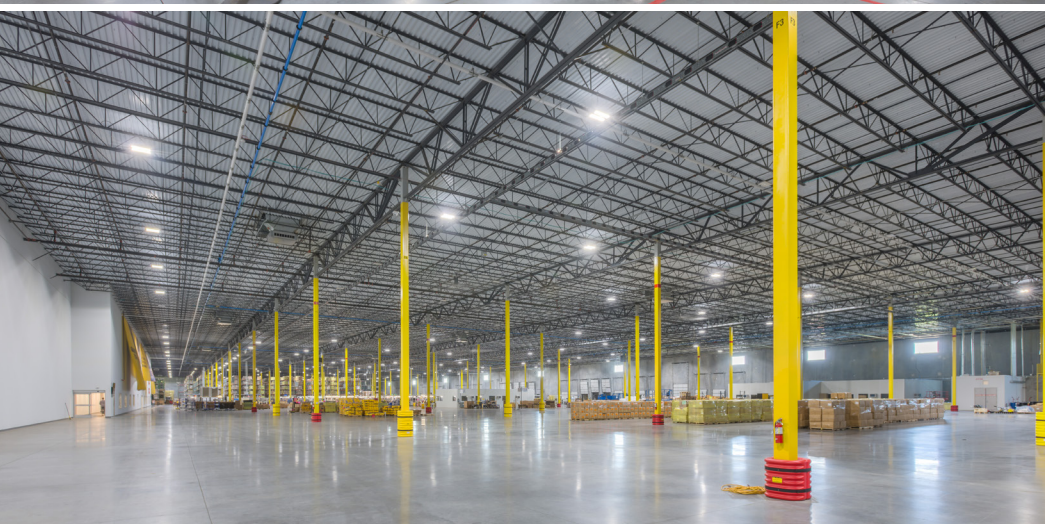
INLAND PORT GREER
90 Miles // 1.5 Hours

CHARLOTTE, NC
13 Miles // 21 Minutes

PORT OF WILMINGTON
208 Miles // 3.5 Hours

PORT OF CHARLESTON
197 Miles // 3 Hours

PORT OF SAVANNAH
240 Miles // 3.7 Hours



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