

AVAILABLE FOR LEASE

1379 MCDOW DRIVE, ROCK HILL, SC 29732



TOTAL SQUARE FEET: $\approx$ 9,207 RSF

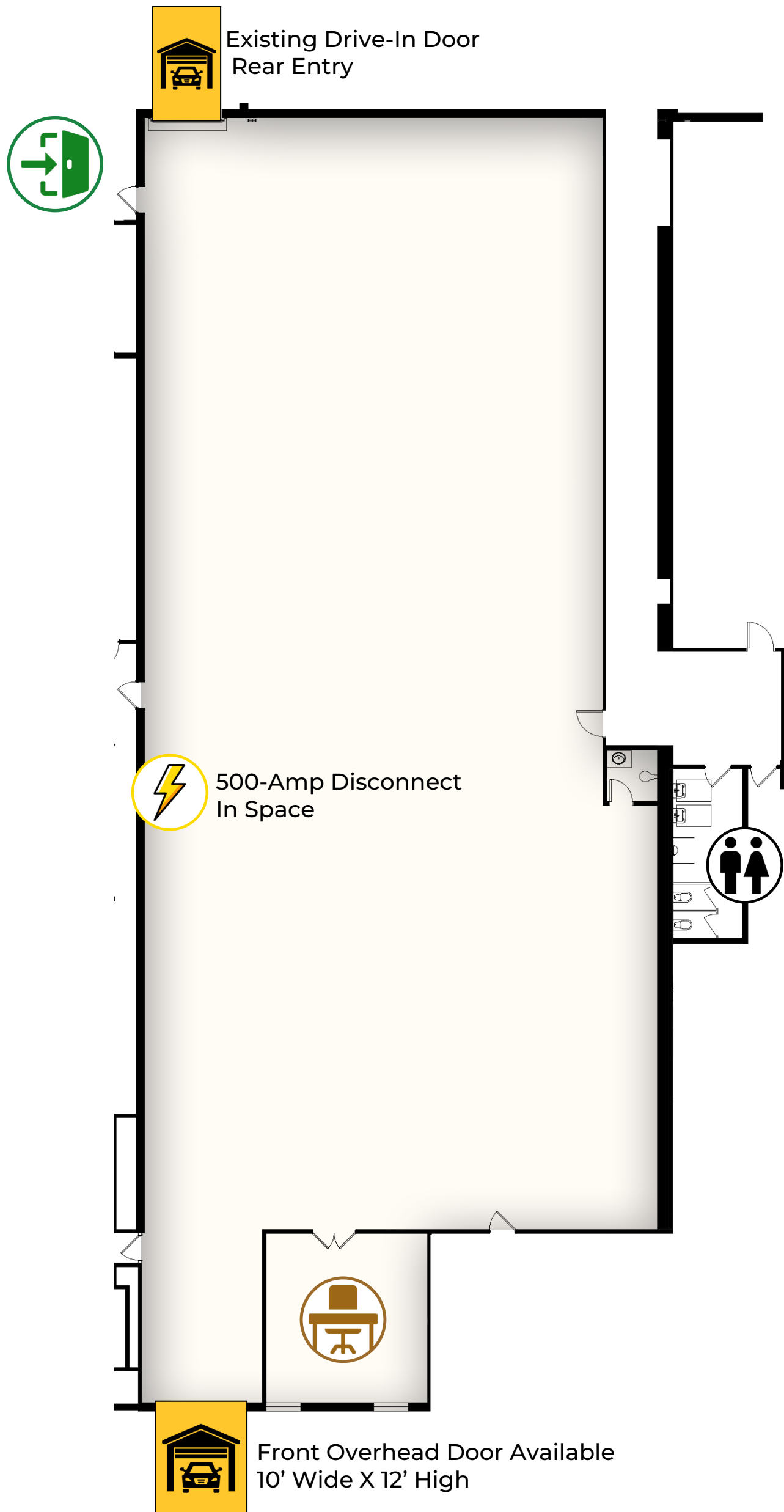
UNIT 9: \$7.95/RSF NNN

- 2 Drive Ins
- 1 Office Room: $\approx$ 463 RSF
- Clear Span, no columns
- 18' Ceiling height, 12' to Joists

- 500-Amp Disconnect In Space
- New LED Lighting & Epoxy Floors (2026)
- Brand-New Office HVAC System (2026)
- Move-In Ready, Available Immediately

• Exact dimensions are subject to change based on Architects safety plans

VISIT OUR PROPERTY ON



FOR MORE INFORMATION:

Brody Sullivan - Leasing Executive

Bsullivan@preferred.com

609 - 602 - 1727



info@primerockencap.com

2755 East Oakland Park Blvd Suite 200 Fort Lauderdale, FL 33306

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TOTAL SQUARE FEET: $\approx$ 2,000-6,500 RSF

UNITS 1-5: \$8.25/RSF NNN

- Common Loading Docks
- Common Drive In
- Clear Span, no column space
- 13'5"-15'9" Ceiling Height
- 12'3"-13'11" to Joists

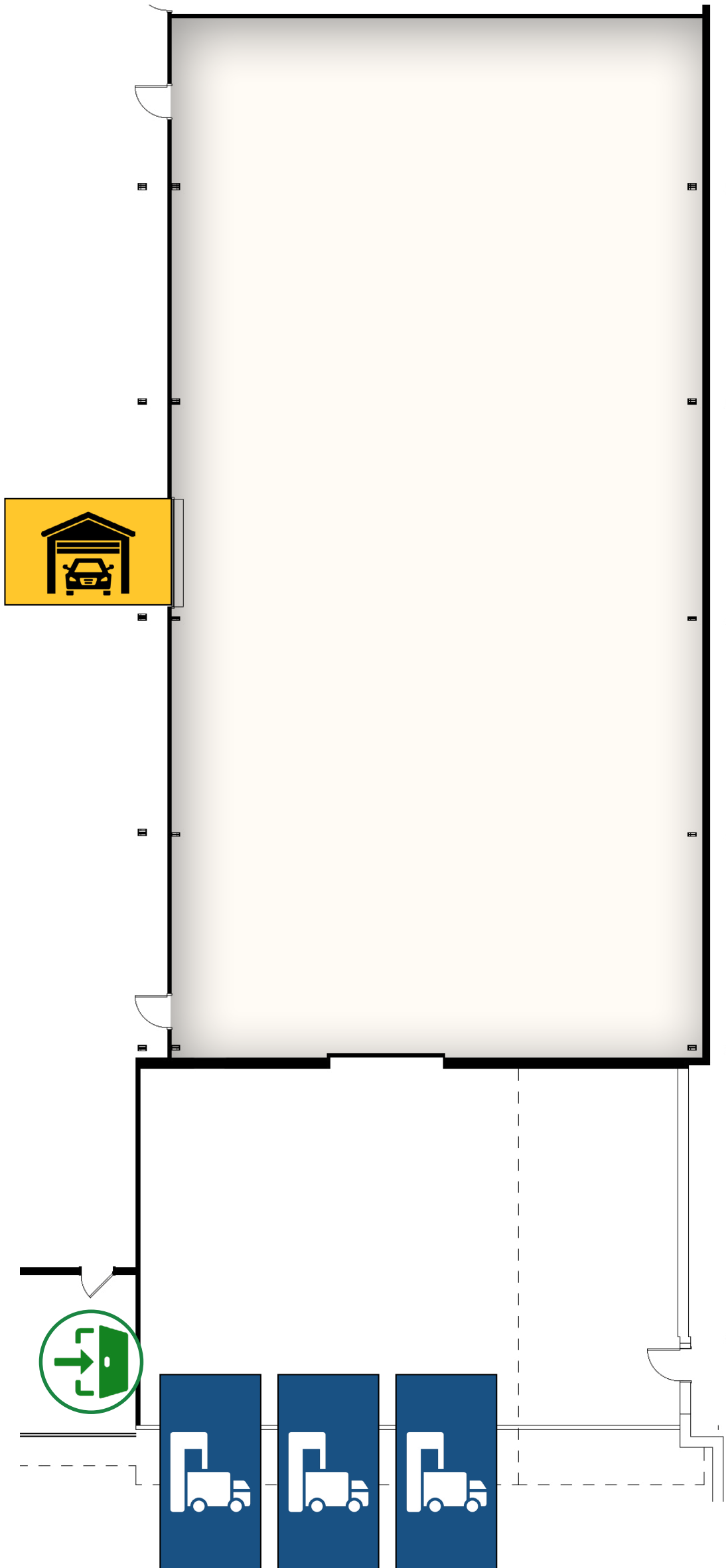
- New LED Lighting & Epoxy Floors (2026)
- Brand-New Office HVAC System (2026)
- Shared Restrooms
- Move-In Ready, Available Immediately

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- Exact floor plan will vary based on SF



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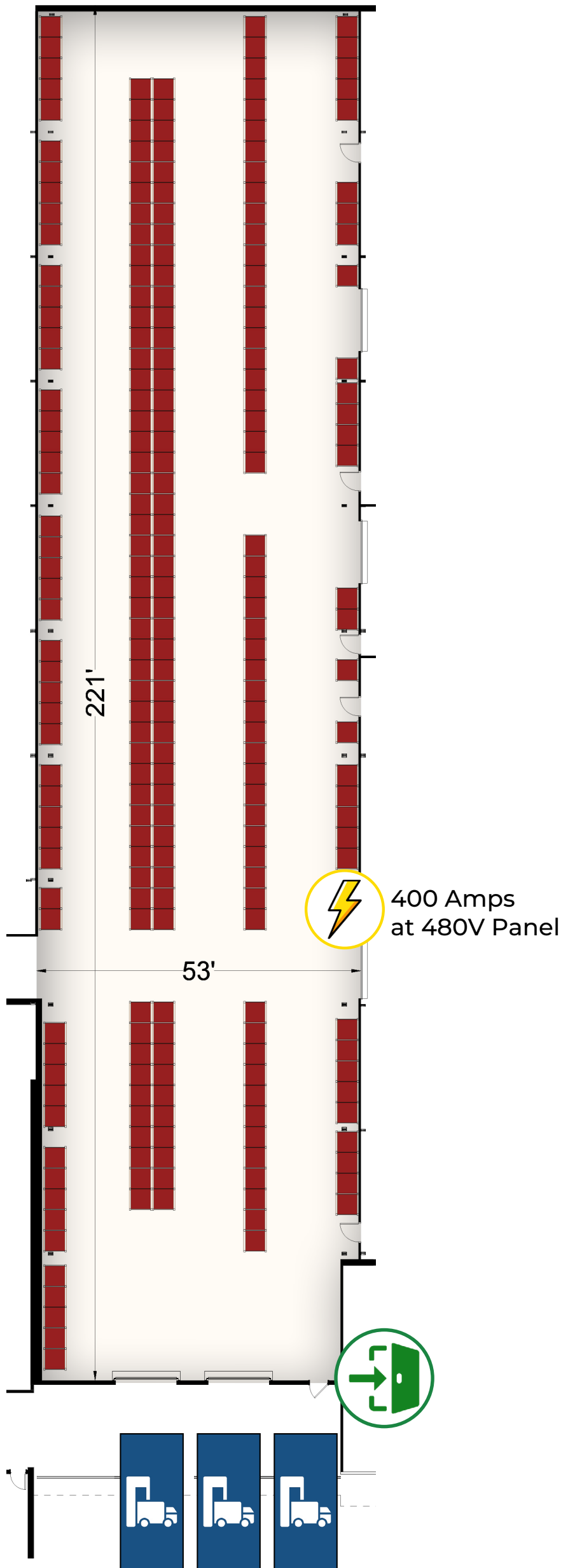


TOTAL SQUARE FEET: ≈11,675 SF
UNITS 4-5: \$6.53/SF NNN (\$6,358 MONTHLY BASE RENT)

-  Common Loading Docks
-  Common Drive In
-  Clear Span, no column space
-  13'5"-14'11" Ceiling Height
-  12'3"-13'11" to Joists
-  400 Amps at 480V in Space
-  Racks Available! 478 Pallet locations
-  New LED Lighting & Epoxy Floors (2026)
-  Shared Hallway Through Space
-  Shared Restrooms
-  Move-In Ready, Available Immediately

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