

# *CENTERPOINT / CAROLINAS*

95,247 SF

173,375 SF

198,747 SF

AVAILABLE FOR LEASE  
IN FORT MILL, SC



± 30,000 - 198,747 SF AVAILABLE

FOUNDRY  
COMMERCIAL



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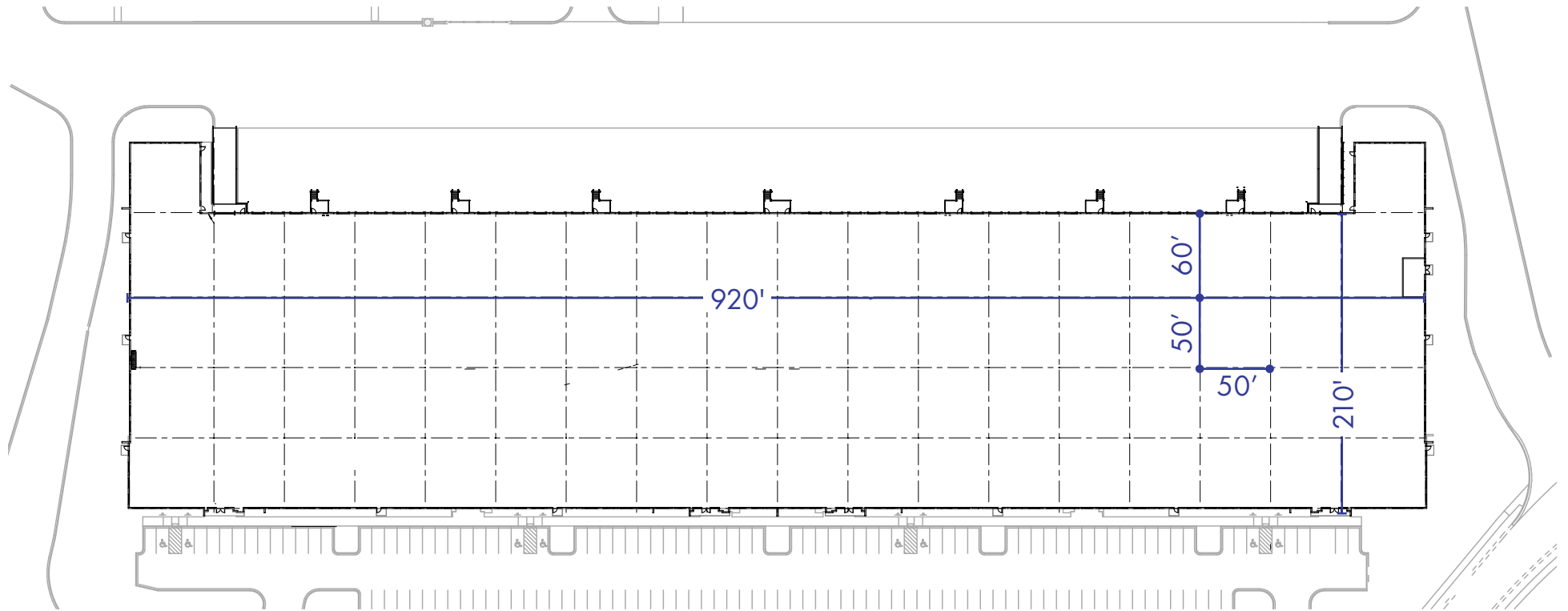
2151 Hawkins Street, Suite 1000  
Charlotte, NC 28203

[foundrycommercial.com](http://foundrycommercial.com)

# BUILDING 1

±50,000 - 198,747 SF

<b>SF AVAILABLE:</b> 198,747 SF	<b>STAGING BAY:</b> 50' X 60'	<b>DRIVE-INS:</b> 2 (14' X 16')	<b>SLAB:</b> 7", 4,000 PSI
<b>OFFICE SF:</b> BTS	<b>PARKING SPACES:</b> 141	<b>DOCK HIGHS:</b> 44 (9' X 10')	<b>SPRINKLER:</b> ESFR
<b>CLEAR HEIGHT:</b> 36'	<b>TRUCK COURT DEPTH:</b> 135'-195' (SHARED)	<b>KNOCK OUTS:</b> 2 (14' X 16')	<b>POWER:</b> 4,000 AMPS

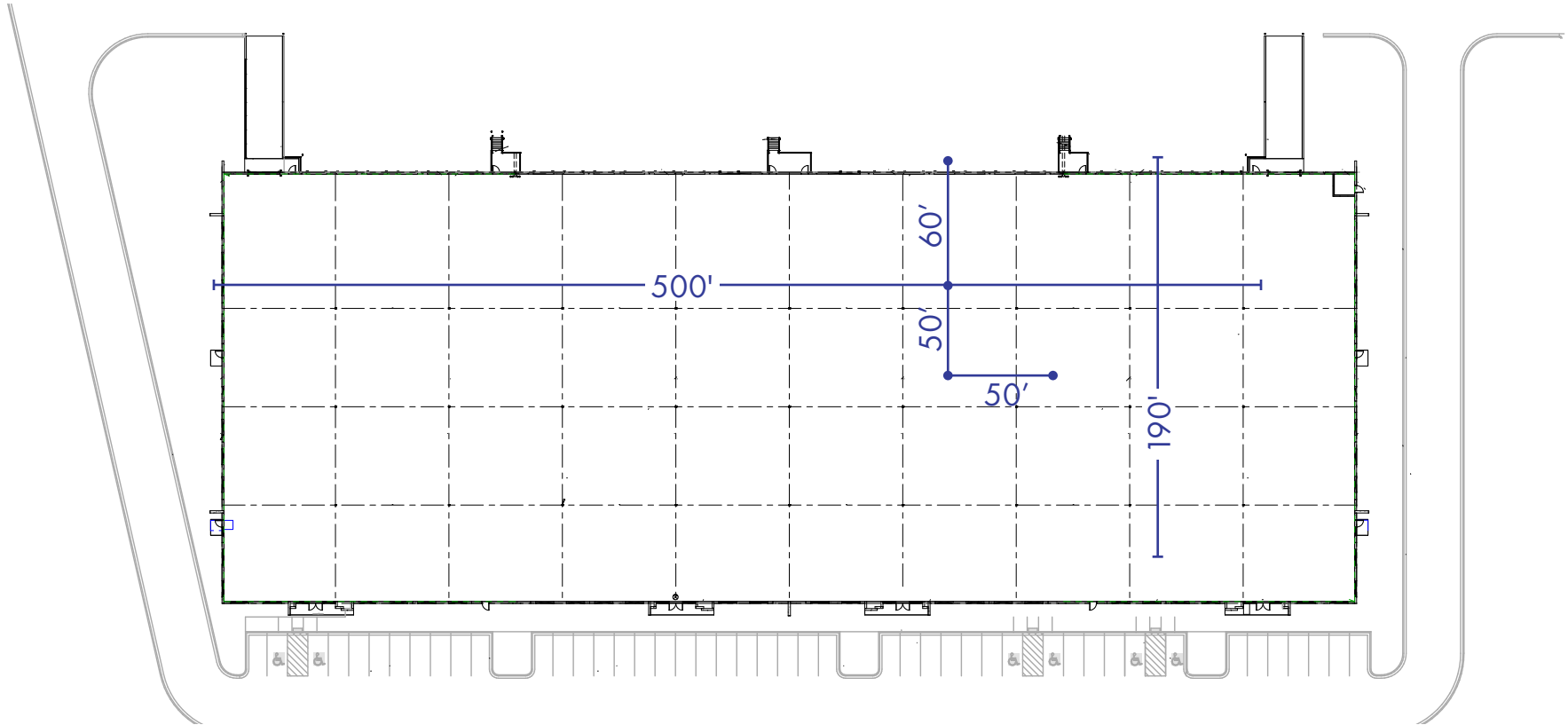


± 198,747 SF AVAILABLE

# BUILDING 2

±30,000 - 95,247 SF

<b>SF AVAILABLE:</b> 95,247 SF	<b>STAGING BAY:</b> 50' X 60'	<b>DRIVE-INS:</b> 2 (14' X 16')	<b>SLAB:</b> 6", 4,000 PSI
<b>OFFICE SF:</b> BTS	<b>PARKING SPACES:</b> 87	<b>DOCK HIGHS:</b> 25 (9' X 10')	<b>SPRINKLER:</b> ESFR
<b>CLEAR HEIGHT:</b> 32'	<b>TRUCK COURT DEPTH:</b> 195' (SHARED)	<b>KNOCK OUTS:</b> 2 (14' X 16')	<b>POWER:</b> 2,000 AMPS

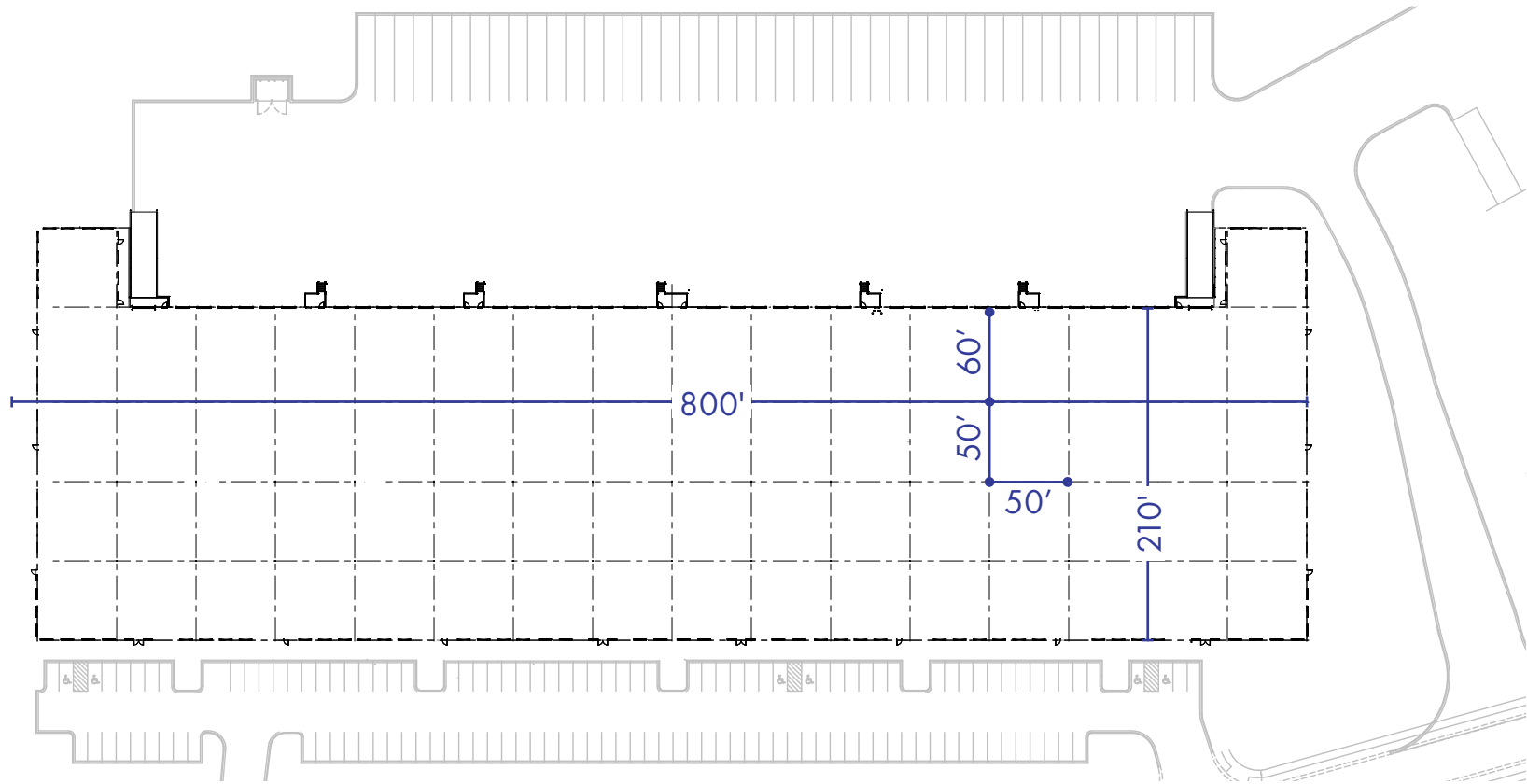


95,247 SF AVAILABLE

# BUILDING 3

±42,000 - 173,375 SF

<b>SF AVAILABLE:</b> 173,375 SF	<b>STAGING BAY:</b> 50' X 50'	<b>DRIVE-INS:</b> 2 (14' X 16')	<b>SLAB:</b> 7", 4,000 PSI
<b>OFFICE SF:</b> BTS	<b>PARKING SPACES:</b> 125	<b>DOCK HIGHS:</b> 38 (9' X 10')	<b>SPRINKLER:</b> ESFR
<b>CLEAR HEIGHT:</b> 36'	<b>TRUCK COURT:</b> 185' W/ 45 TRAILER STALLS	<b>KNOCK OUTS:</b> 2 (14' X 16')	<b>POWER:</b> 4,000 AMPS



173,375 SF AVAILABLE



**CHARLOTTE DOUGLAS  
INTERNATIONAL AIRPORT**

**UPTOWN CHARLOTTE**



**CENTERPOINT  
CAROLINAS**

*NORTH CAROLINA  
SOUTH CAROLINA*



**CAROWINDS BLVD**





**DRIVE TIMES FROM CENTERPOINT CAROLINAS**

DESTINATION	TIME	DISTANCE
I-77	3 minutes	0.9 miles
I-485	5 minutes	3.3 miles
I-85	20 minutes	14 miles
Uptown Charlotte	20 minutes	14 miles
Charlotte Douglas Int'l Airport	20 minutes	15 miles
Raleigh, North Carolina	2 hours, 47 minutes	177 miles
Charleston, South Carolina	3 hours, 21 minutes	196 miles
Atlanta, Georgia	4 hours, 11 minutes	250 miles
Savannah, Georgia	4 hours, 36 minutes	240 miles



# CENTERPOINT CAROLINAS

Dedicated lane providing direct access to I-77 North avoiding traffic signals

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