

# 2690

## COMMERCE DRIVE



**360°**  
VIEW TOUR  
CLICK OR SCAN TO ACCESS

**±55,000 - 120,000 SF AVAILABLE FOR LEASE**

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**±55,000 - 120,000 SF  
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## PROPERTY OVERVIEW

### LOCATION

Address:	2690 Commerce Dr
City / State:	Rock Hill, SC
County:	York
Parcel ID:	6670101160



# 2690 COMMERCE DRIVE Rock Hill, SC

2690 Commerce Drive is a 120,000-SF industrial building located just off I-77 with immediate interstate access via 3 existing exit ramps.

**New ownership recently completed several upgrades including renovations of the existing office and bathrooms, construction of a new storefront, and ±1,021 sf spec office.**

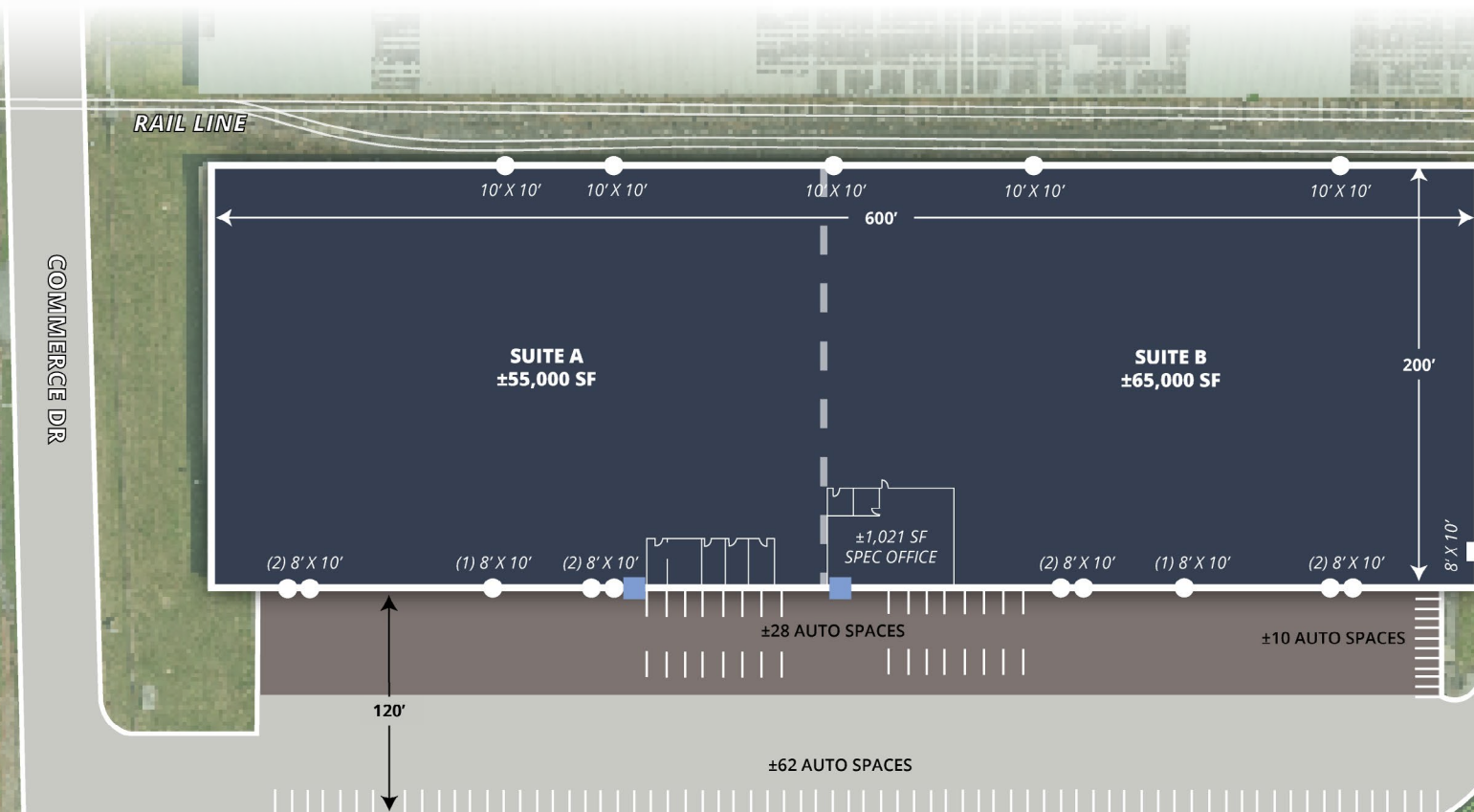
The neighboring companies include Continental Tires, Atlas Copco, McKesson, La-Z-Boy, Energizer Batteries, Unique Loom, Mlily, DHL Supply Chain, NFI, and Logistics+.



# 2690 COMMERCE DRIVE Rock Hill, SC

## PROPERTY SPECIFICATIONS

<b>Available SF:</b>	±55,000 - 120,000 SF	<b>Zoning:</b>	IG (Industrial General)	<b>Potential Additional Dock High Doors:</b>	Ten (10) doors
<b>Approximate Office SF:</b>	±1,661 SF	<b>Fire Protection:</b>	Sprinkler system in place	<b>Drive-In Doors:</b>	One (1) - 8' x 10' door
<b>Clear Height:</b>	21' - 25'	<b>Warehouse Lighting:</b>	LED	<b>Rail Doors:</b>	Five (5) - 10' x 10' doors
<b>Construction Type:</b>	Concrete precast panels	<b>Electrical:</b>	480 V, 3 Phase	<b>Rail-served:</b>	Yes; Norfolk Southern
<b>Column Spacing:</b>	25' x 50'	<b>Dock High Doors:</b>	Ten (10) - 8' x 10' doors, Eight (8) with levelers	<b>Truck Court:</b>	120'



## Matterport Tour:

CLICK OR  
SCAN CODE



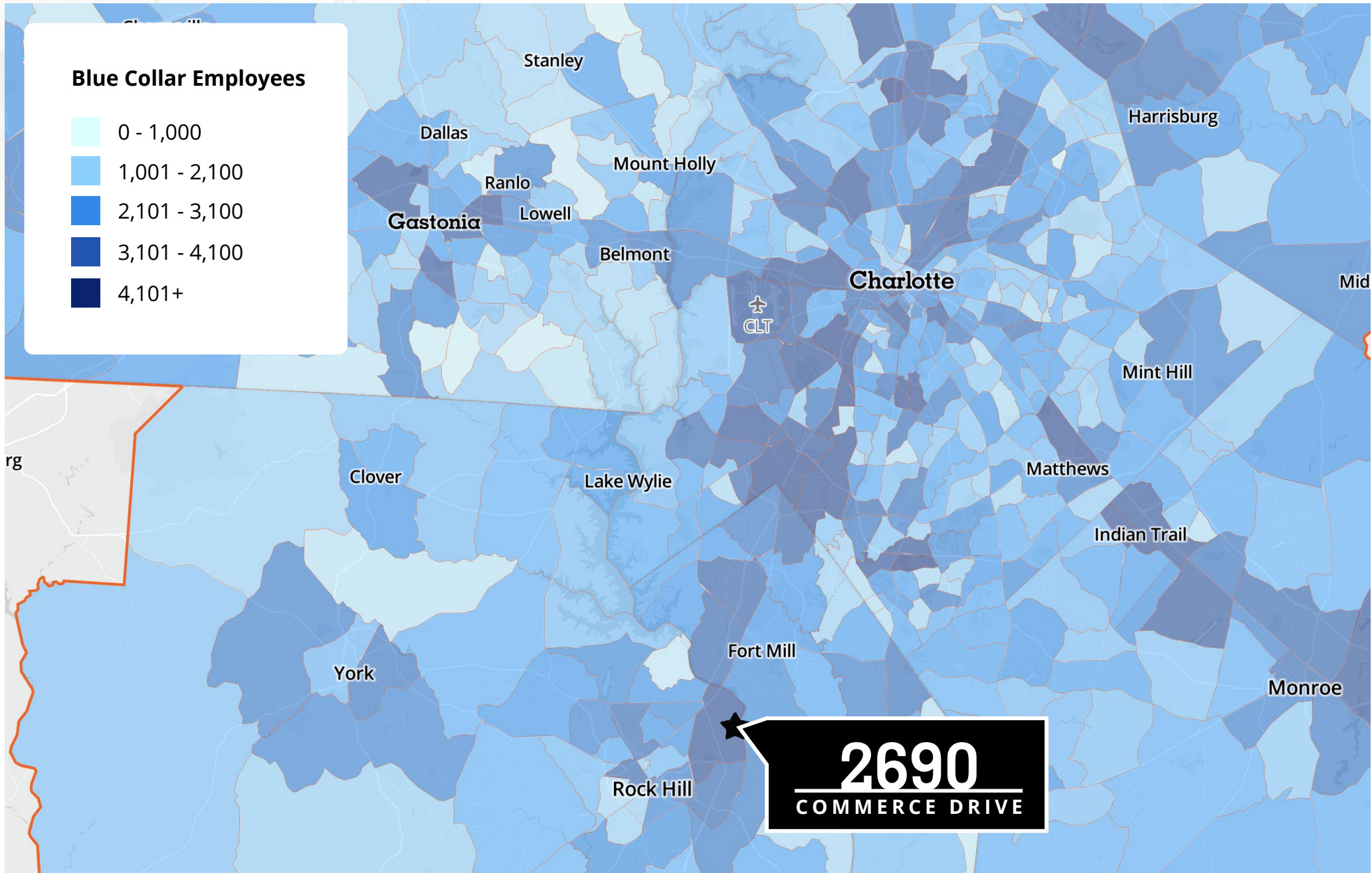
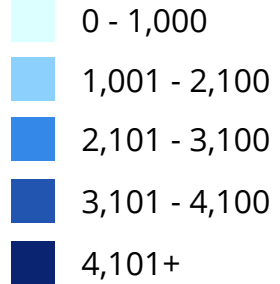
### LEGEND

- Drive-In Door
- Dock High Door
- Storefront Door

# 2690 COMMERCE DRIVE

Rock Hill, SC


## Blue Collar Employees

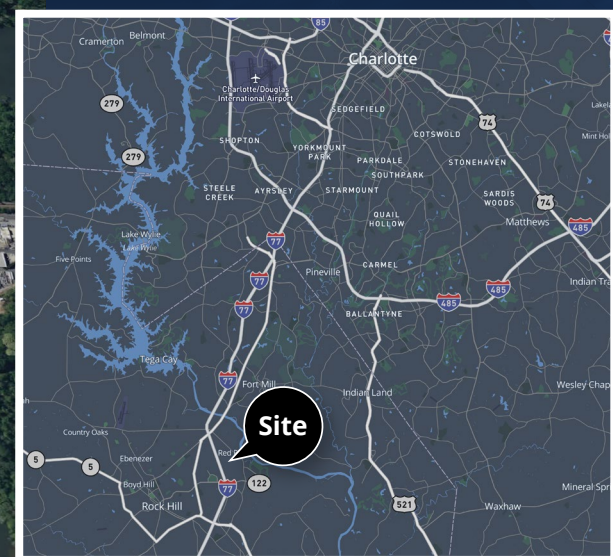


# LOCATION OVERVIEW



# ACCESSIBILITY

-  **0.85 miles to**  
Interstate 77
-  **16 miles to**  
Norfolk Southern Intermodal
-  **25 miles to**  
Uptown Charlotte
-  **26 miles to**  
Charlotte Douglas International Airport



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