

CENTERPOINT / CAROLINAS

95,248 SF

172,167 SF

196,968 SF

AVAILABLE FOR LEASE
IN FORT MILL, SC



± 26,000 - 196,968 SF AVAILABLE

FOUNDRY
COMMERCIAL

STATEVIEW BLVD | FORT MILL, SC

CENTERPOINT/CAROLINAS



For more information, please contact:

CASEY MULHERN

Senior Vice President
303.710.5481
casey.mulhern@foundrycommercial.com

DAVID HANNA

Partner
david.hanna@foundrycommercial.com
704.607.9675

BEN ROWELL

Vice President
ben.rowell@foundrycommercial.com
704.319.5080

FOUNDRY
COMMERCIAL

2151 Hawkins Street, Suite 1000
Charlotte, NC 28203

foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

BUILDING 1

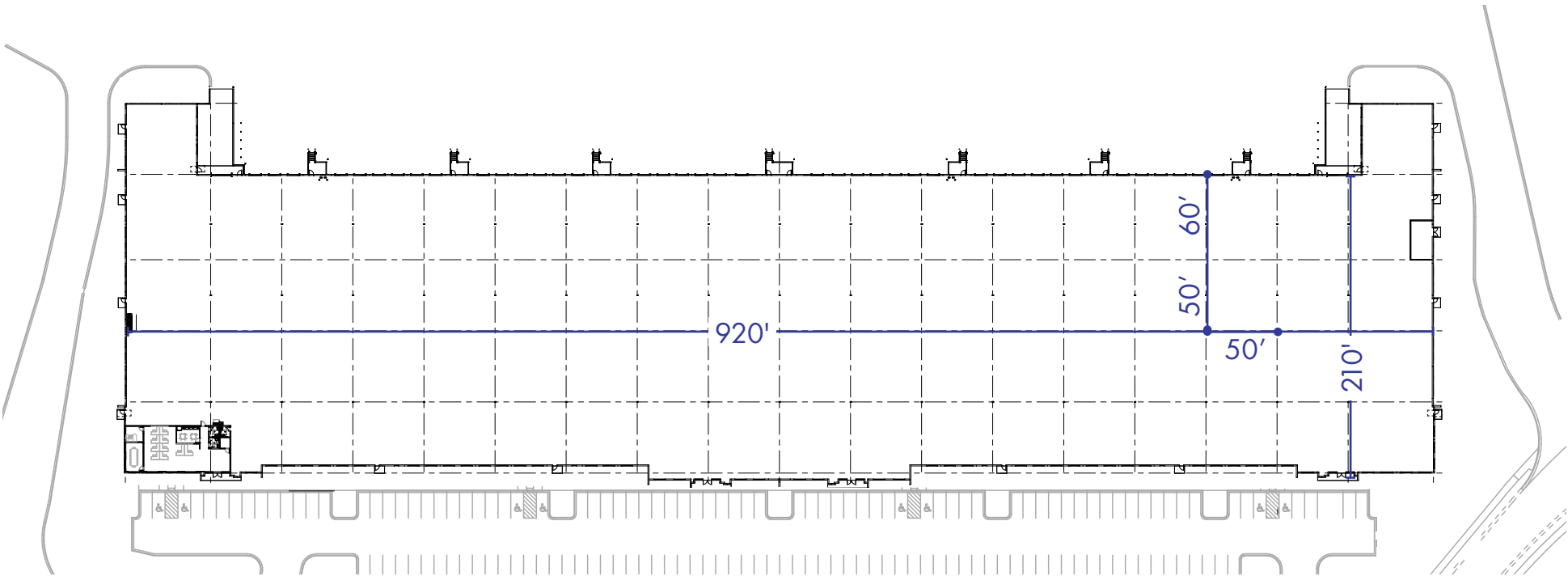
3480 STATEVIEW BLVD
±30,000 - 196,968 SF

SF AVAILABLE: 196,968 SF
OFFICE SF: 2,353 SF
CLEAR HEIGHT: 36'

STAGING BAY: 50' X 60'
PARKING SPACES: 141
TRUCK COURT DEPTH: 135'-195' (SHARED)

DRIVE-INS: 2 (14' X 16')
DOCK HIGHS: 44 (9' X 10')
KNOCK OUTS: 2 (14' X 16')

SLAB: 7", 4,000 PSI
SPRINKLER: ESFR
POWER: 4,000 AMPS



±196,968 SF AVAILABLE

BUILDING 2

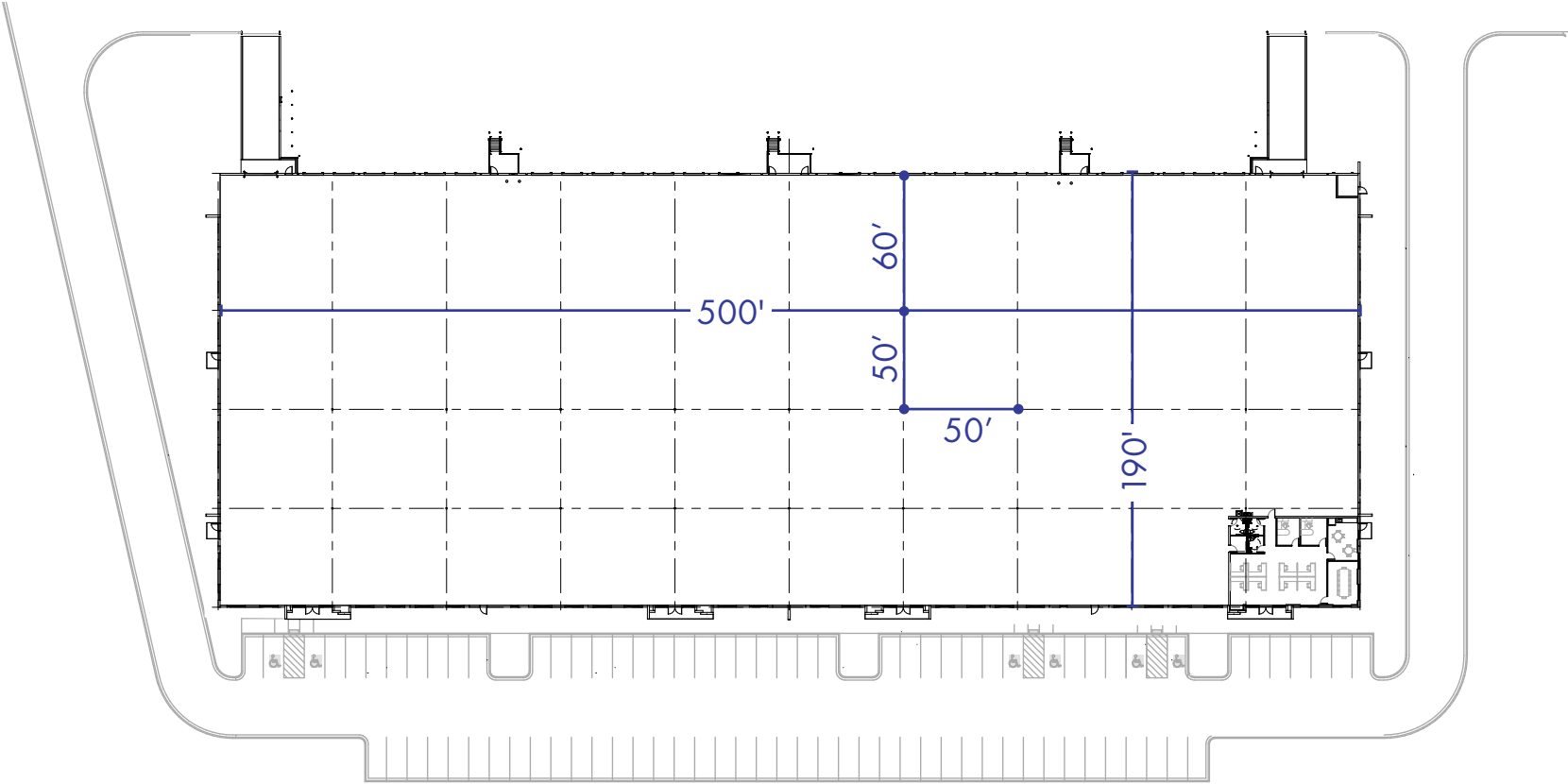
3478 STATEVIEW BLVD
±26,000 - 95,248 SF

SF AVAILABLE: 95,248 SF
OFFICE SF: 2,156 SF
CLEAR HEIGHT: 32'

STAGING BAY: 50' X 60'
PARKING SPACES: 87
TRUCK COURT DEPTH: 195' (SHARED)

DRIVE-INS: 2 (14' X 16')
DOCK HIGHS: 25 (9' X 10')
KNOCK OUTS: 2 (14' X 16')

SLAB: 6", 4,000 PSI
SPRINKLER: ESFR
POWER: 2,000 AMPS



95,248 SF AVAILABLE

BUILDING 3

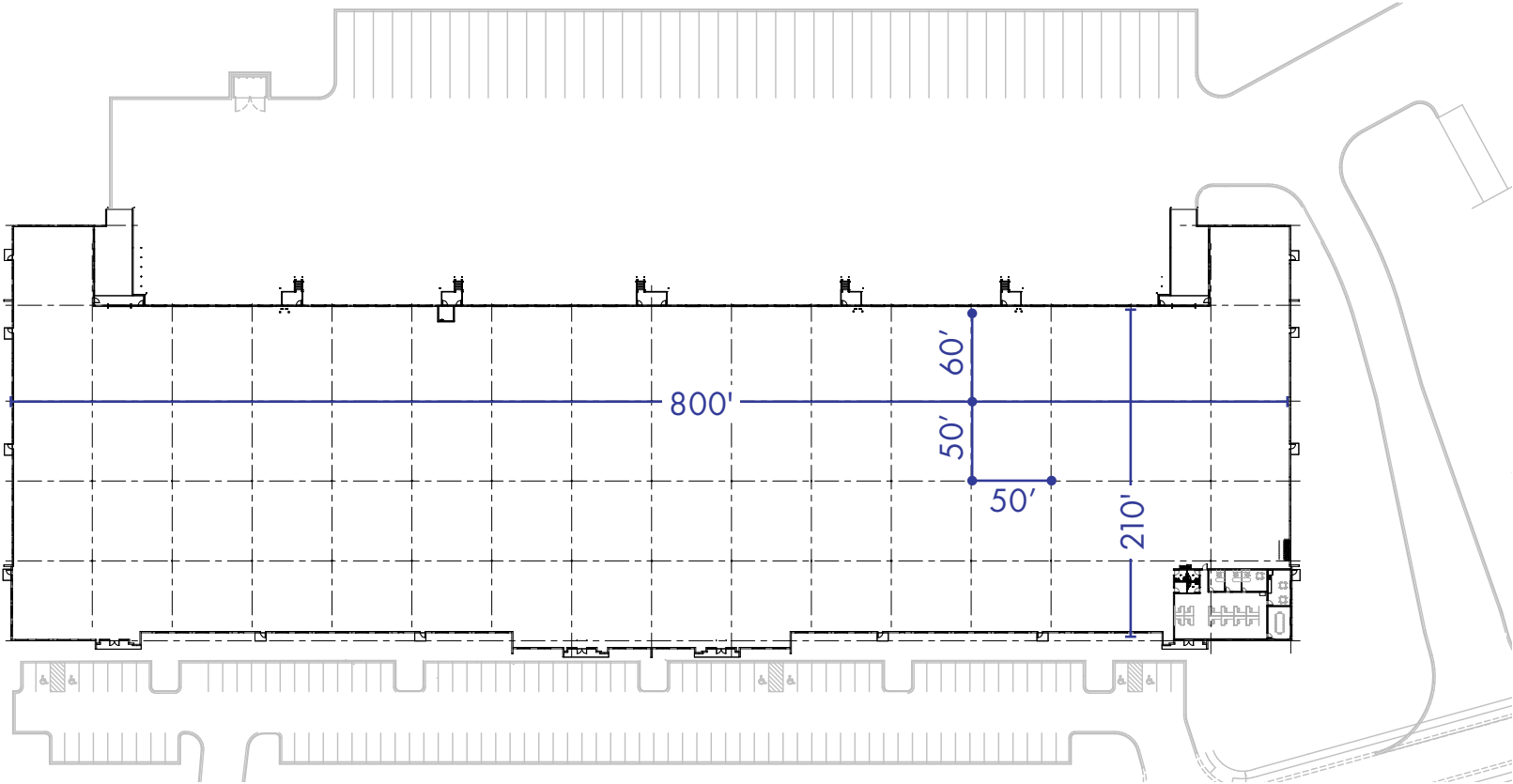
3560 STATEVIEW BLVD
±42,000 - 172,167 SF

SF AVAILABLE: 172,167 SF
OFFICE SF: 3,261 SF
CLEAR HEIGHT: 36'

STAGING BAY: 50' X 50'
PARKING SPACES: 125
TRUCK COURT: 185' W/ 45 TRAILER STALLS

DRIVE-INS: 2 (14' X 16')
DOCK HIGHS: 38 (9' X 10')
KNOCK OUTS: 2 (14' X 16')

SLAB: 7", 4,000 PSI
SPRINKLER: ESFR
POWER: 4,000 AMPS



172,167 SF AVAILABLE



CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT

UPTOWN CHARLOTTE

FritoLay

amazon

Carowinds

NORTH CAROLINA
SOUTH CAROLINA

CENTERPOINT
CAROLINAS

SCHAEFFLER

CAROWINDS BLVD

77

FedEx



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

CAROWINDS BLVD

SPRINGHILL FARM RD

For more information, please contact:

CASEY MULHERN

Senior Vice President
303.710.5481
casey.mulhern@foundrycommercial.com

DAVID HANNA

Partner
david.hanna@foundrycommercial.com
704.607.9675

BEN ROWELL

Vice President
ben.rowell@foundrycommercial.com
704.319.5080

FOUNDRY
COMMERCIAL

2151 Hawkins Street, Suite 1000
Charlotte, NC 28203

foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.