

AVAILABLE FOR LEASE

1379 MCDOW DRIVE, ROCK HILL, SC 29732



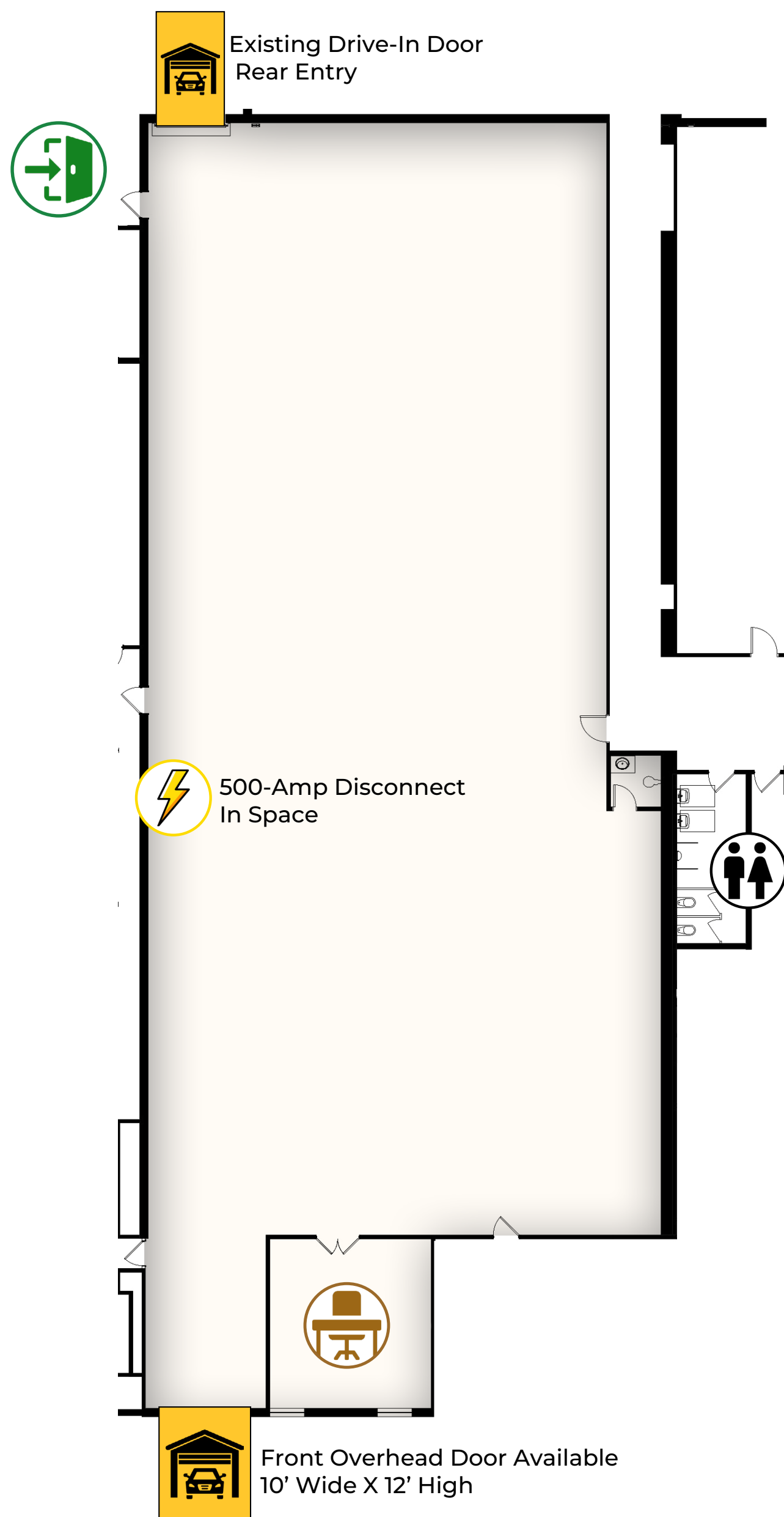
TOTAL SQUARE FEET: ≈9,207 RSF

UNIT 9: \$7.95/RSF NNN

- 2 Drive Ins
- 1 Office Room: ≈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:

Mike O'Neill Jr. - Principal

moneilljr@preferred.com

610 - 220 - 0255

Connor W. Shields - Leasing Executive

cshields@preferred.com

412 - 999 - 4311

Brody Sullivan - Leasing Executive

Bsullivan@preferred.com

609 - 602 - 1727

AVAILABLE FOR LEASE

1379 MCDOW DRIVE, ROCK HILL, SC 29732



TOTAL SQUARE FEET: ≈2,000-6,500 RSF

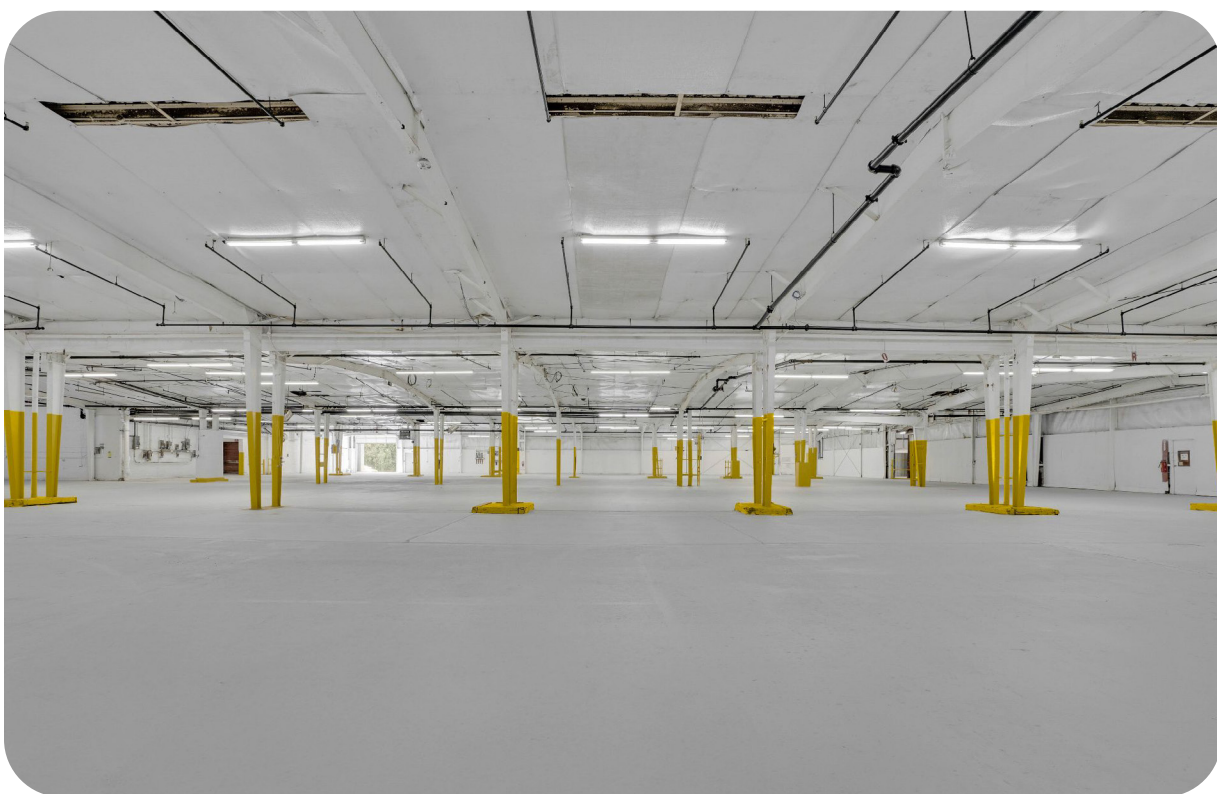
UNITS 1-5: \$8.25/RSF NNN

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

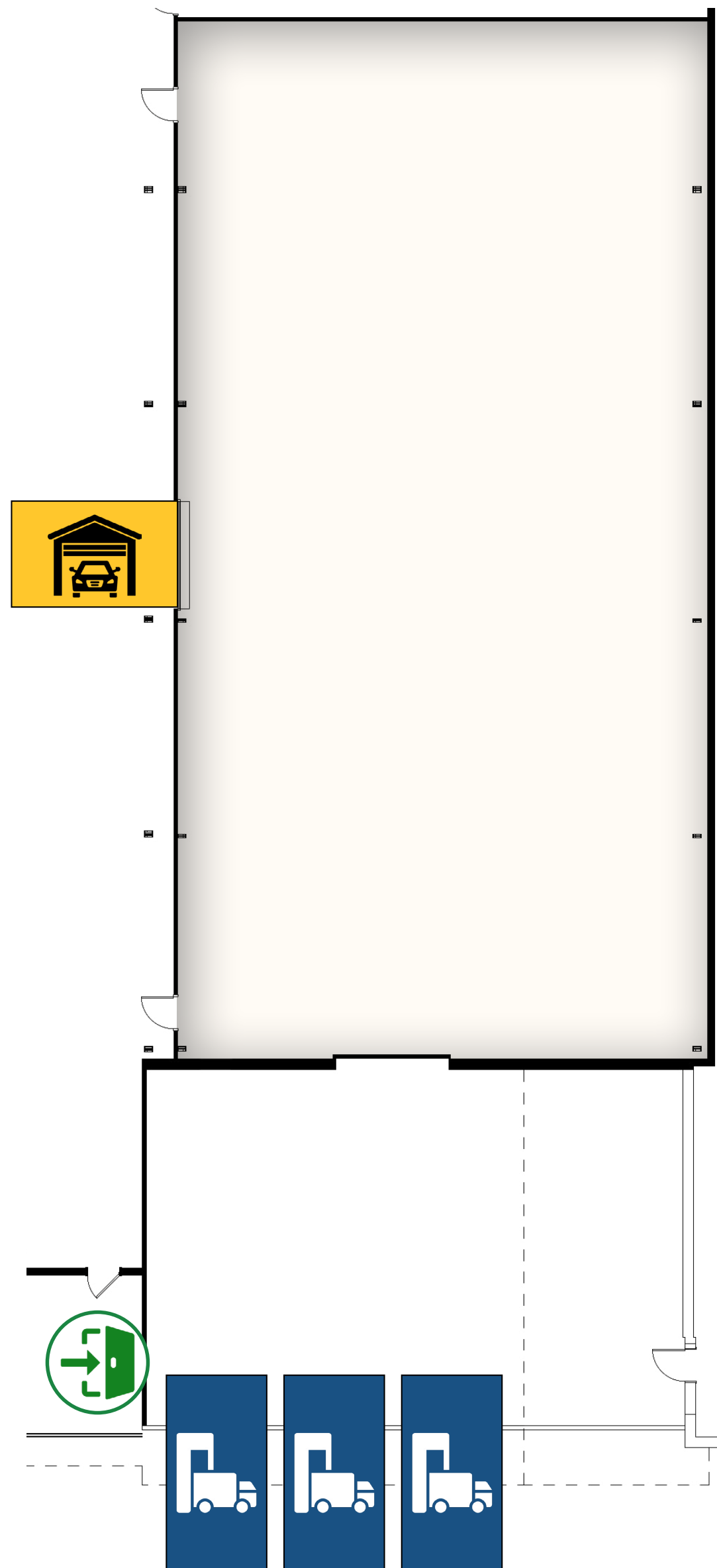
- New LED Lighting & Epoxy Floors (2026)
- Brand-New Office HVAC System (2026)
- Shared Restrooms
- Move-In Ready, Available Immediately

VISIT OUR PROPERTY ON

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



- Exact floor plan will vary based on SF



FOR MORE INFORMATION:

Mike O'Neill Jr. - Principal
moneilljr@preferred.com
610 - 220 - 0255

Connor W. Shields - Leasing Executive
cshields@preferred.com
412 - 999 - 4311

Brody Sullivan - Leasing Executive
Bsullivan@preferred.com
609 - 602 - 1727

AVAILABLE FOR LEASE

1379 MCDOW DRIVE, ROCK HILL, SC 29732



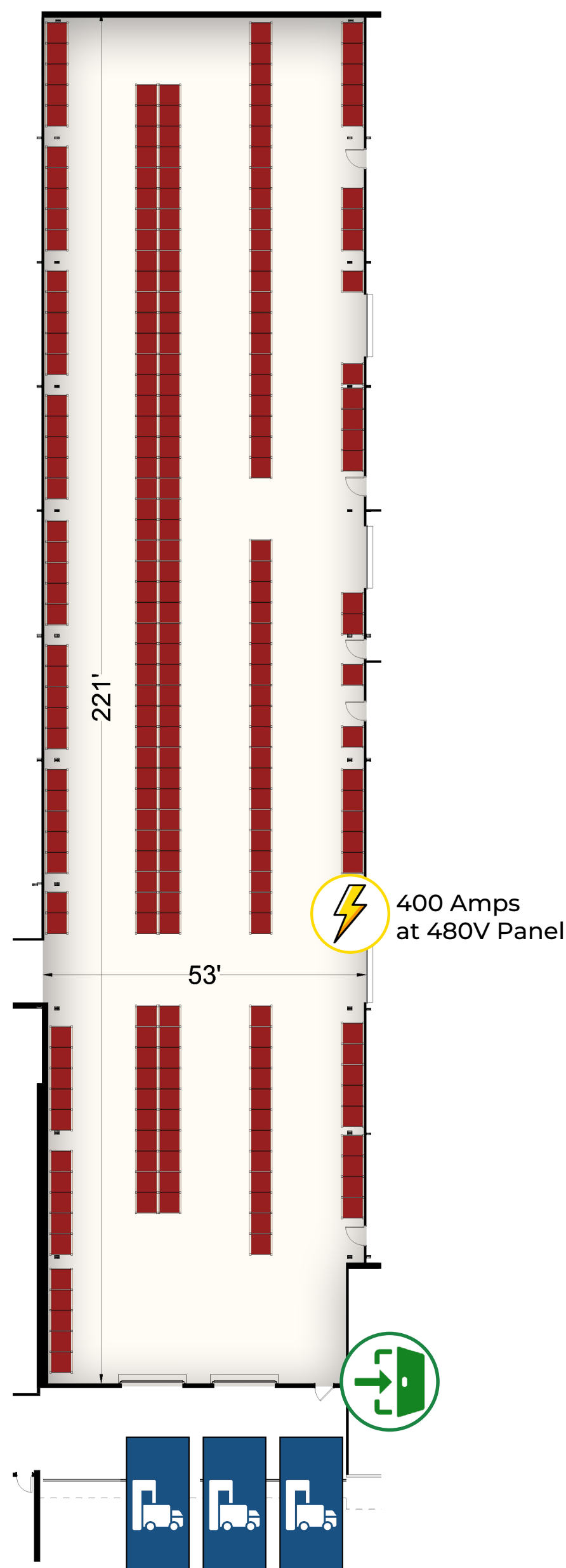
TOTAL SQUARE FEET: ≈11,675 SF

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

VISIT OUR PROPERTY ON

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



FOR MORE INFORMATION:

Mike O'Neill Jr. - Principal
moneilljr@preferred.com
610 - 220 - 0255

Connor W. Shields - Leasing Executive
cshields@preferred.com
412 - 999 - 4311

Brody Sullivan - Leasing Executive
Bsullivan@preferred.com
609 - 602 - 1727