

1786 OVERVIEW DR

ROCK HILL, SC



Overview CENTER



**±74,934 SF Available
For Sale or Lease**

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**AVISON
YOUNG**

1786 OVERVIEW DR

PROPERTY SPECS

Address: 1786 Overview Dr, Rock Hill, SC

Building SF: ±74,934 SF

Office SF: ±1,500 SF

Warehouse SF: ±73,434 SF

Acreage: 3.5 AC

Zoning: IG (Industry General)

Year Built: 2021

Column Spacing: 54' x 49'

Clear Height: 32'

Dock High Doors: Eighteen (18)

Drive-In Doors: Two (2)

Parking: ±36 spaces

Roof: 2021 with 20-year warranty

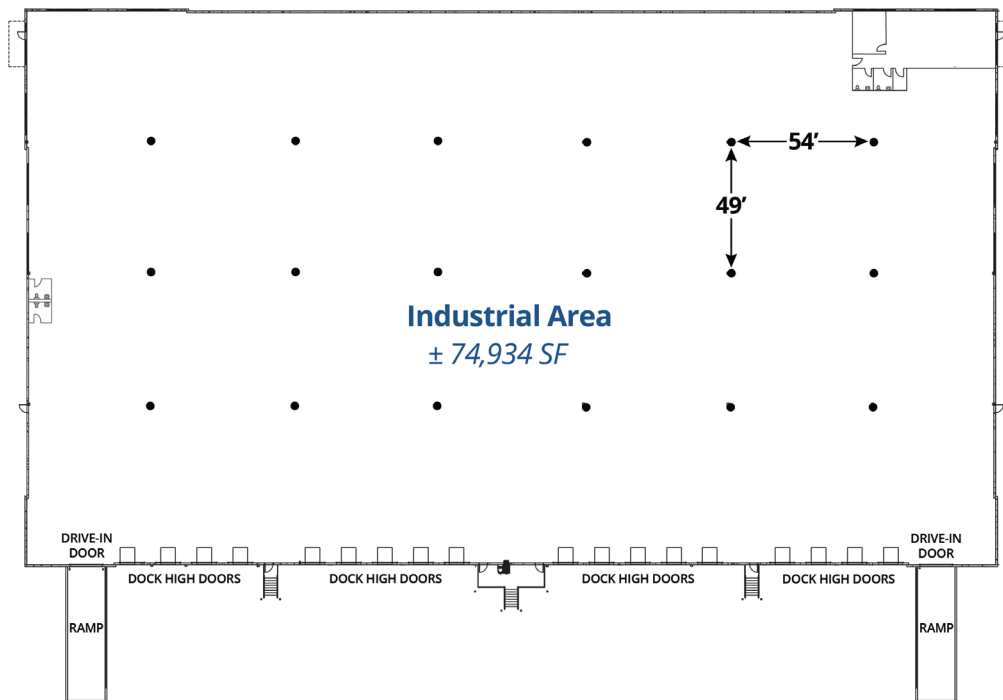
Power: 175 A 480 / 277V 3 Phase

Lighting: LED

Sprinkler: ESFR



FLOOR PLAN



Convenient, *regional access* all in a day's drive

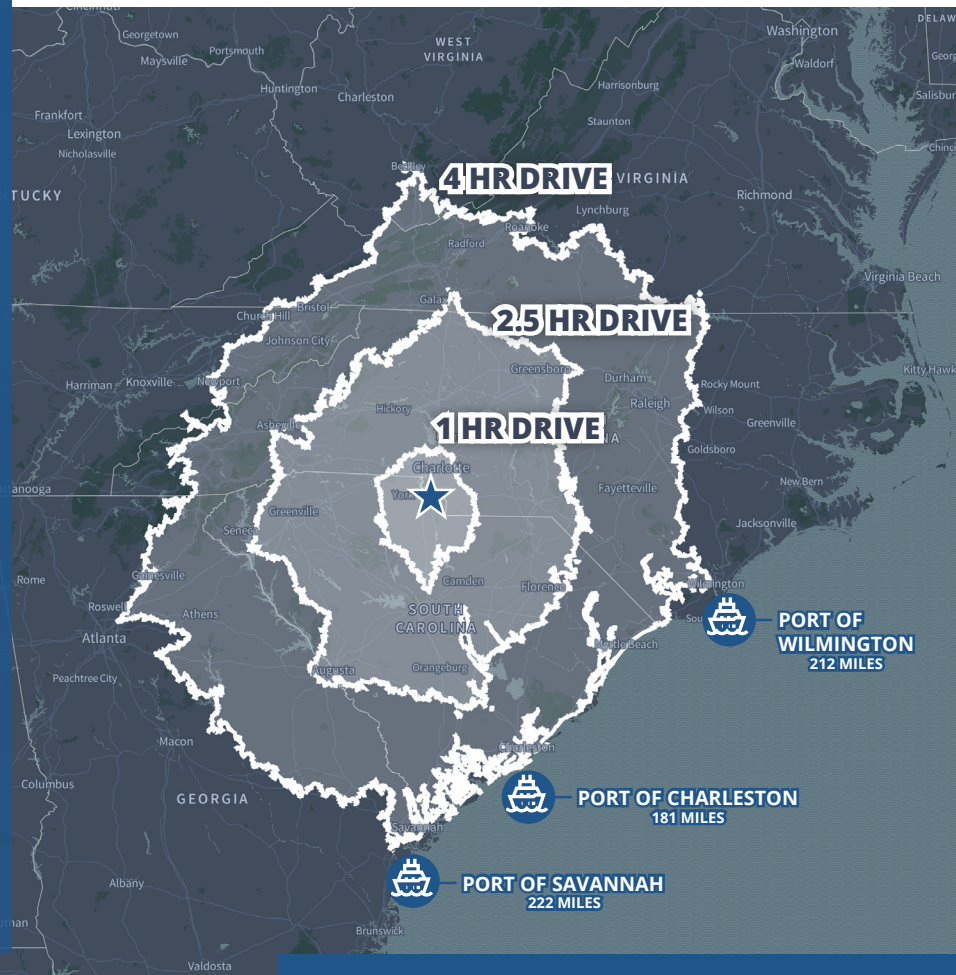
WHY ROCK HILL?



York County has become the prime choice for both businesses and employees looking to relocate to the Charlotte area. With a combination of desirable lifestyle, top-rated public schools, and ample economic opportunities, the county has established itself as a hub for a skilled and growing workforce. The community boasts a diverse range of assets, including major regional parks, world-class amateur sports facilities, convenient access to I-77, and proximity to CLT Airport.

LARGEST EMPLOYERS IN THE INDUSTRIAL SECTOR:

- Ross Stores Distribution (3,996)
- Schaeffler Group USA (967)
- Stanley Black & Decker (930)
- Duke Energy (793)
- Shutterfly (642)
- Atlas Copco USA (600)
- U.S. Foods (579)



Manufacturing

2ND

largest industry
by employment
in York County

Incentives

RANKED #1

top business
incentive program
(South Carolina)

Workforce

1.2M

workers within
a 45-minute
commute

Business

RANKED #4

top states for
doing business
(South Carolina)



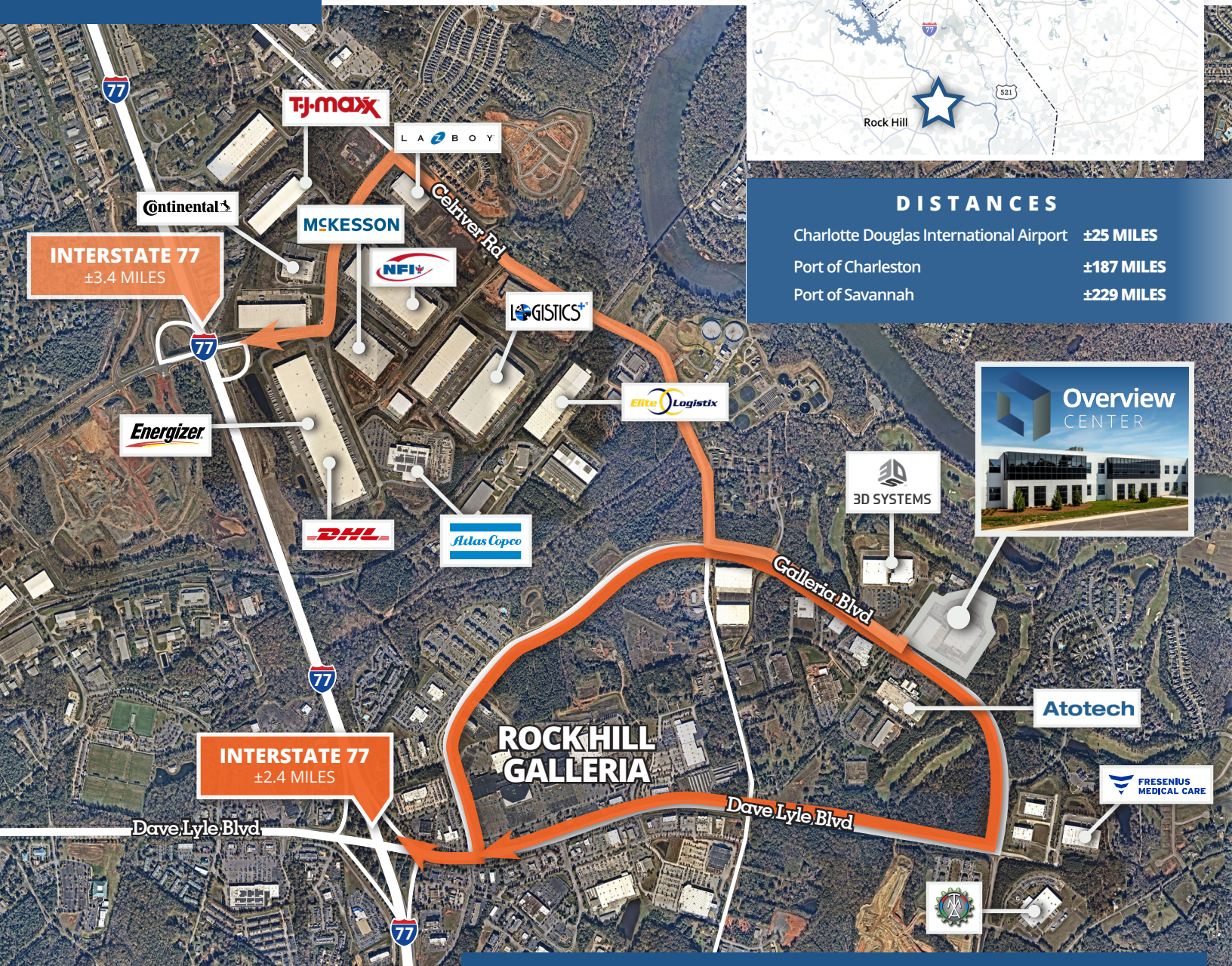
LOCATION OVERVIEW

Overview Center | Rock Hill, SC



DISTANCES

Charlotte Douglas International Airport	±25 MILES
Port of Charleston	±187 MILES
Port of Savannah	±229 MILES



FOR LEASING, CONTACT:

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