

**AVISON  
YOUNG**



**±102,000 SF INDUSTRIAL BUILDING FOR SALE OR LEASE**

**419**

**York Southern Road**

FORT MILL, SOUTH CAROLINA 29715



# 419 York Southern Rd Fort Mill, South Carolina

Located on York Southern Road in Fort Mill, this 102,000-sf industrial building is available for sale or lease. The building sits on a ±6.541 ac lot zoned ID (industrial development). The property is located in York County, Charlotte's largest industrial submarket.

The building features 11 dock high doors and 1 drive-in door with a ±1,600 sf covered loading platform near the truck court. Ceiling heights throughout the building range from 21' - 25' with a wet / dry sprinkler system.



±102,000-SF INDUSTRIAL BUILDING FOR SALE OR LEASE

## Building Specifications

### LOCATION

Address:	419 York Southern Road
City / State:	Fort Mill, SC
County:	York
Parcel ID:	7280000030

### PROPERTY DETAILS

Total Building Size:	±102,000 sf
Office Size:	±6,000 sf
Area Size:	±6.541 ac
Year Built:	1978
Zoning:	ID (Industrial Development)
Clear Height:	21' to 25'
Column Spacing:	21' x 50'
Dock High Doors:	Eleven (11) doors
Drive-In Door:	One (1) 12' x 14' door
Sprinkler:	Wet / Dry System
Auto Parking:	19 Spaces
Trailer Parking:	22 Spaces
Rate:	Call for Pricing



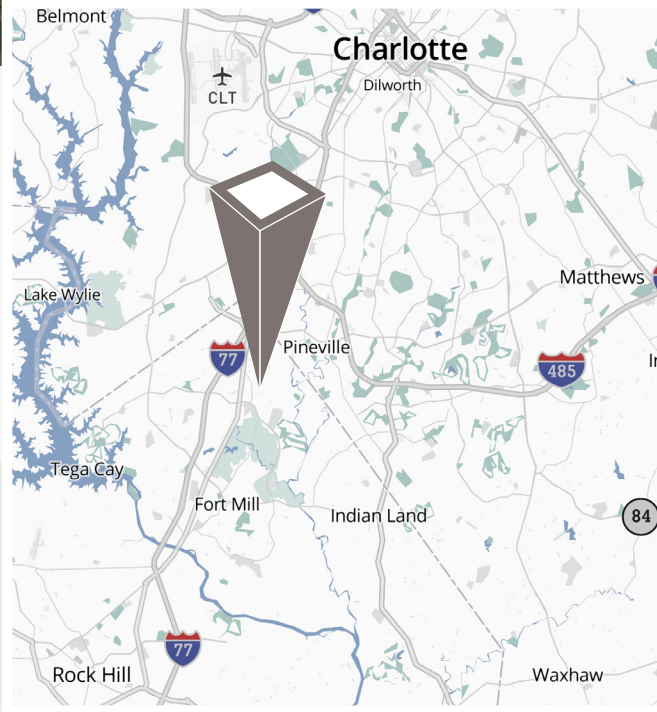


**419 YORK SOUTHERN RD**

# THE SITE

Situated just across the NC border in York County, SC, this location offers easy access to I-77 via SC Hwy 460, providing regional and national reach for distributors in the area.

York County is a proven Charlotte submarket with an influx of speculative development that has increased the industrial base by nearly 7 MSF since 2016. Tenants in the area include Frieling USA, P-Kaufmann, Oxco, Inc, Masonite International, Legrand North America, and Ross Stores.



**±2.3 MILES**



**±5.1 MILES**



**±15.7 MILES**

**Chris Loyd**  
Principal  
704 612 0238  
chris.loyd@avisonyoung.com

**Tom Tropeano, SIOR**  
Principal  
704 413 0228  
tom.tropeano@avisonyoung.com

**Ryan Kendall**  
Vice President  
704 612 0395  
ryan.kendall@avisonyoung.com

