

INDUSTRIAL FOR SALE OR LEASE

±34,386 - ±69,424 SF | ±3,400 SF OFFICE
100% HVAC



411 LAKESHORE PKWY | ROCK HILL, SC 29730
TECH PARK BUSINESS PARK

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PROPERTY HIGHLIGHTS

411 LAKESHORE PKWY | ROCK HILL, SC 29730



BUILDING SIZE

±69,424 SF total
±34,386 - ±69,424 SF



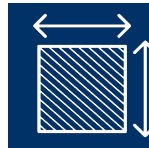
LOADING

6 dock high doors
4 drive in doors
2 outside docks



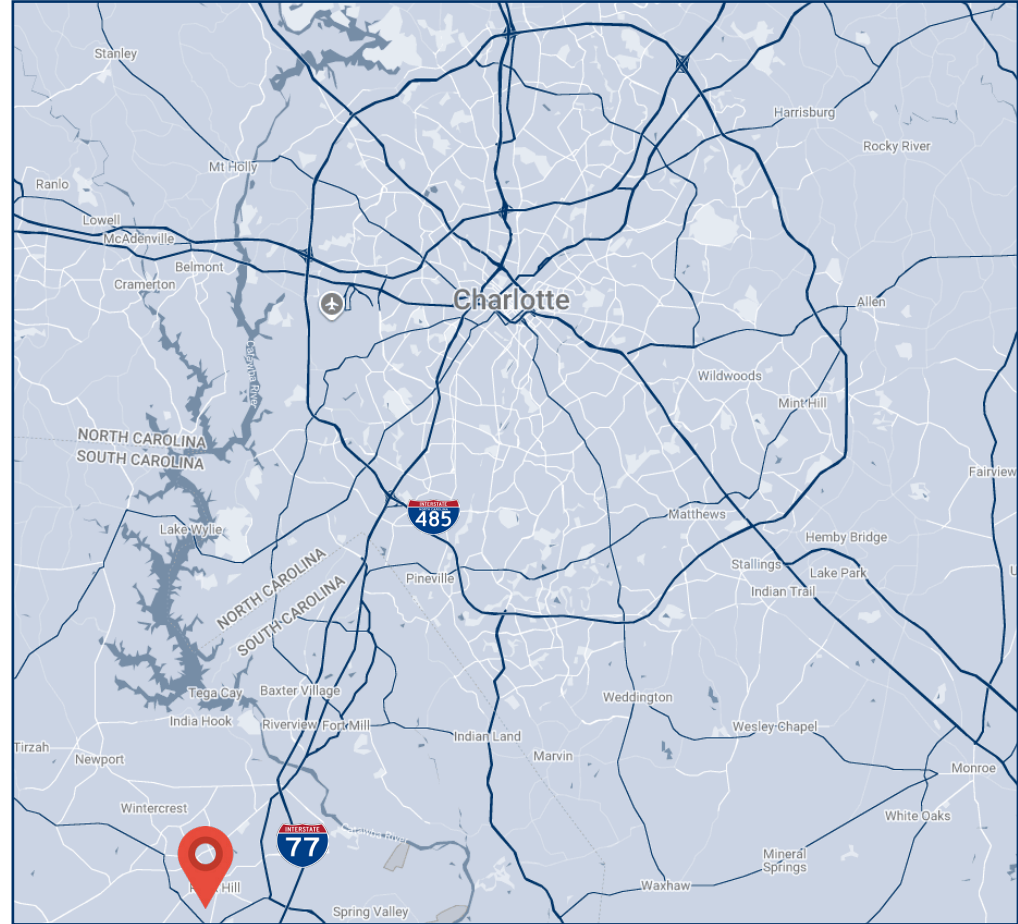
OFFICE SPACE

±3,400 SF office
add'l office can be added



LOT SIZE

±8.33 acres
corner lot



±2.2 miles to I-77
±14 miles to I-485
±27 miles to CLT airport
±25 miles to downtown Charlotte

PROPERTY DETAILS

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BUILDING	±69,424 SF total with ±3,400 SF existing office space
ZONING	PUD
YEAR BUILT	2026
LOADING	6 DH doors (8'x10') 3 DI doors (12'x14') insulated 1 DI door (20'x14') insulated 2 DH Outside Container
ROOF	4.4" insulated TPO 20 year warranty
CEILING HEIGHT	±20'8" to 28'4"
SPRINKLER	Wet System
HVAC	1 - 25 Ton serving warehouse/manufacturing Ability to add additional 25 tons
PARKING	± 104 SPACES
FLOOR THICKNESS	9"
POWER	1,200 amps 277/480V - 3 existing transformers step down to 110V Ability to add additional power
SECURITY	Nine (9) existing cameras with NVR and ability to add more

FOR LEASE: \$9.88 PSF NNN, \$1.85 TICAM

FOR SALE: \$12,750,000

CONTACT SCOTT HENSLEY OR LESTER OSBORN



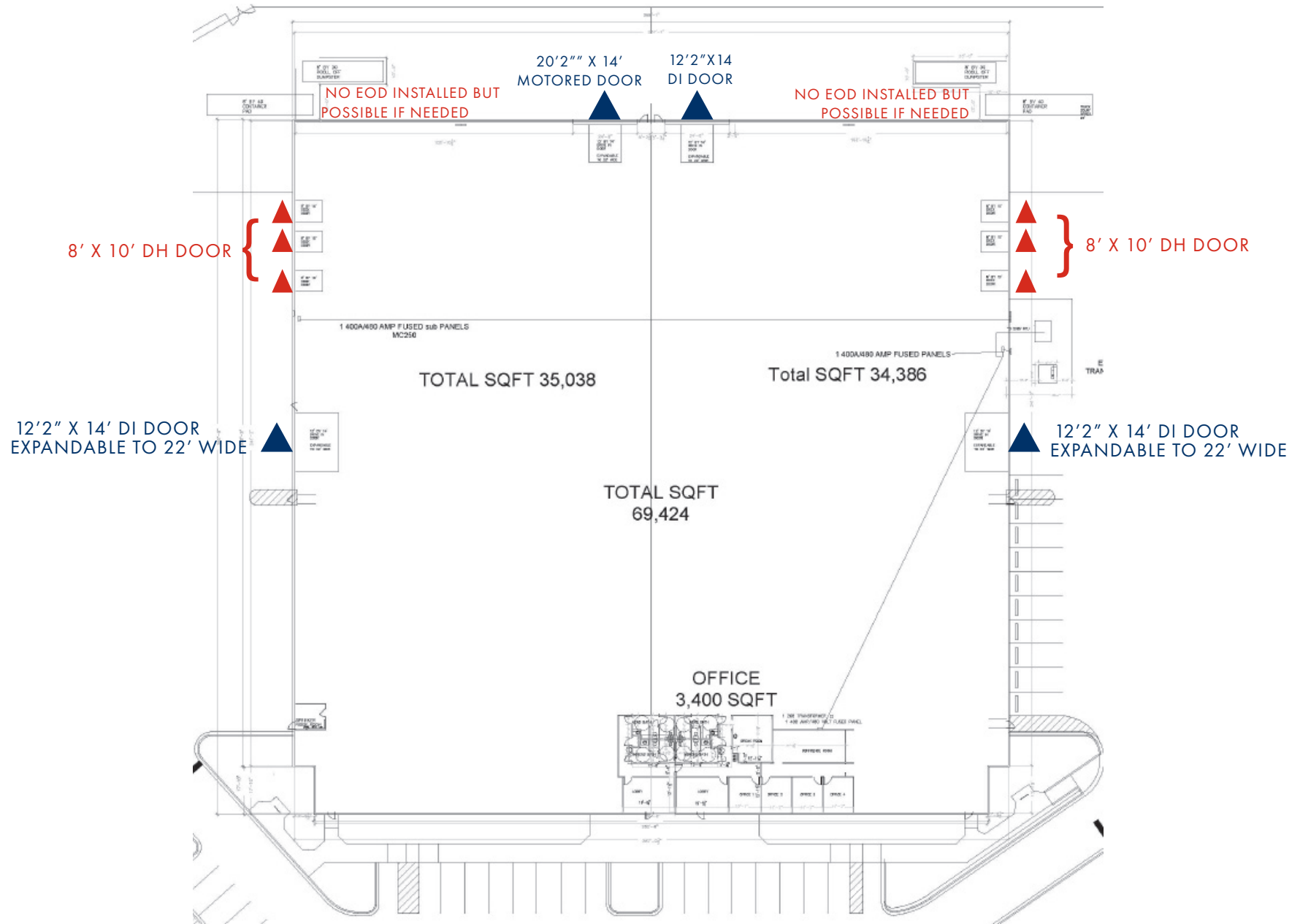
PIEDMONT PROPERTIES
CORFAC INTERNATIONAL

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FLOOR PLAN

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PHOTOS

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