

4140 PLEASANT RD
FORT MILL, SC

±220,480 SF Available For Lease



360°
VIEW TOUR

CLICK OR SCAN FOR TOUR

BROKER CONTACTS

Henry Lobb, SIOR

Principal

704 469 5964

henry.lobb@avisonyoung.com

Abby Rights

Senior Vice President

704 413 0235

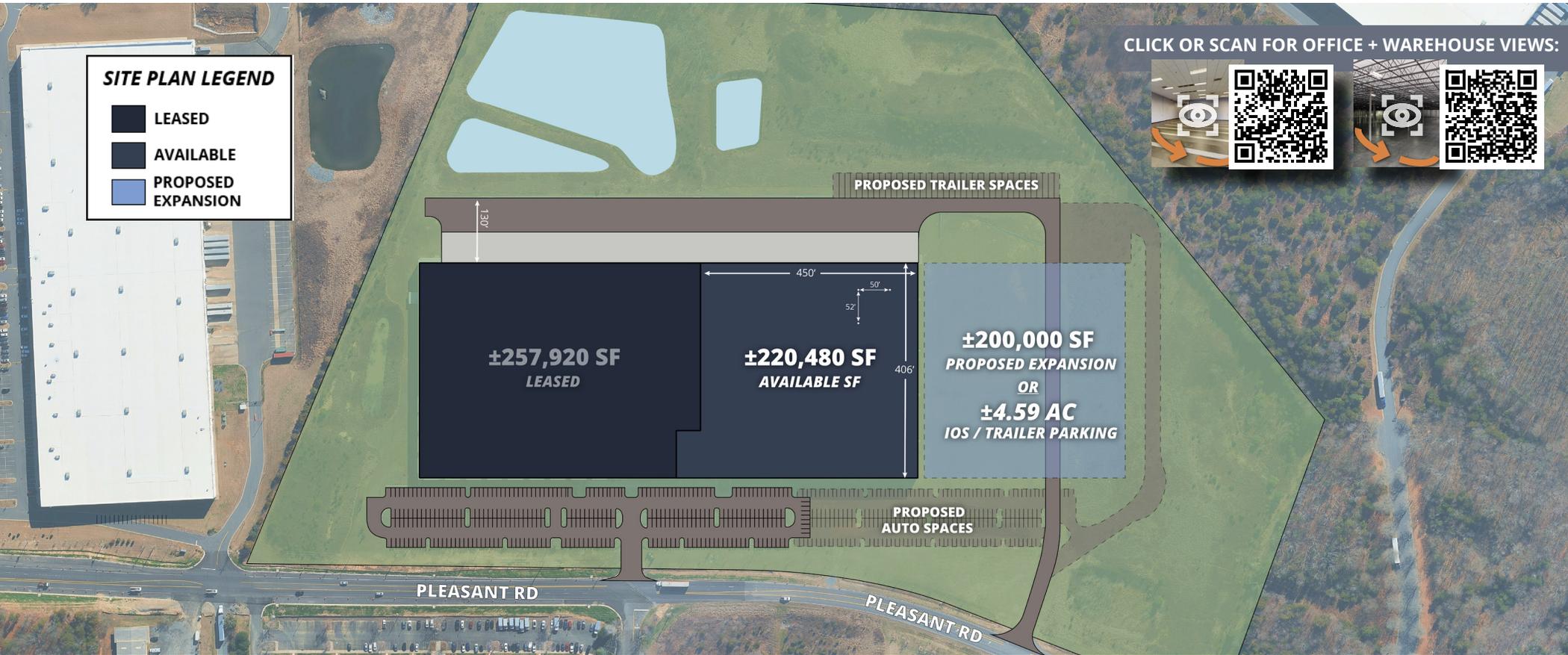
abby.rights@avisonyoung.com

GCP

GROWTH
CAPITAL
PARTNERS

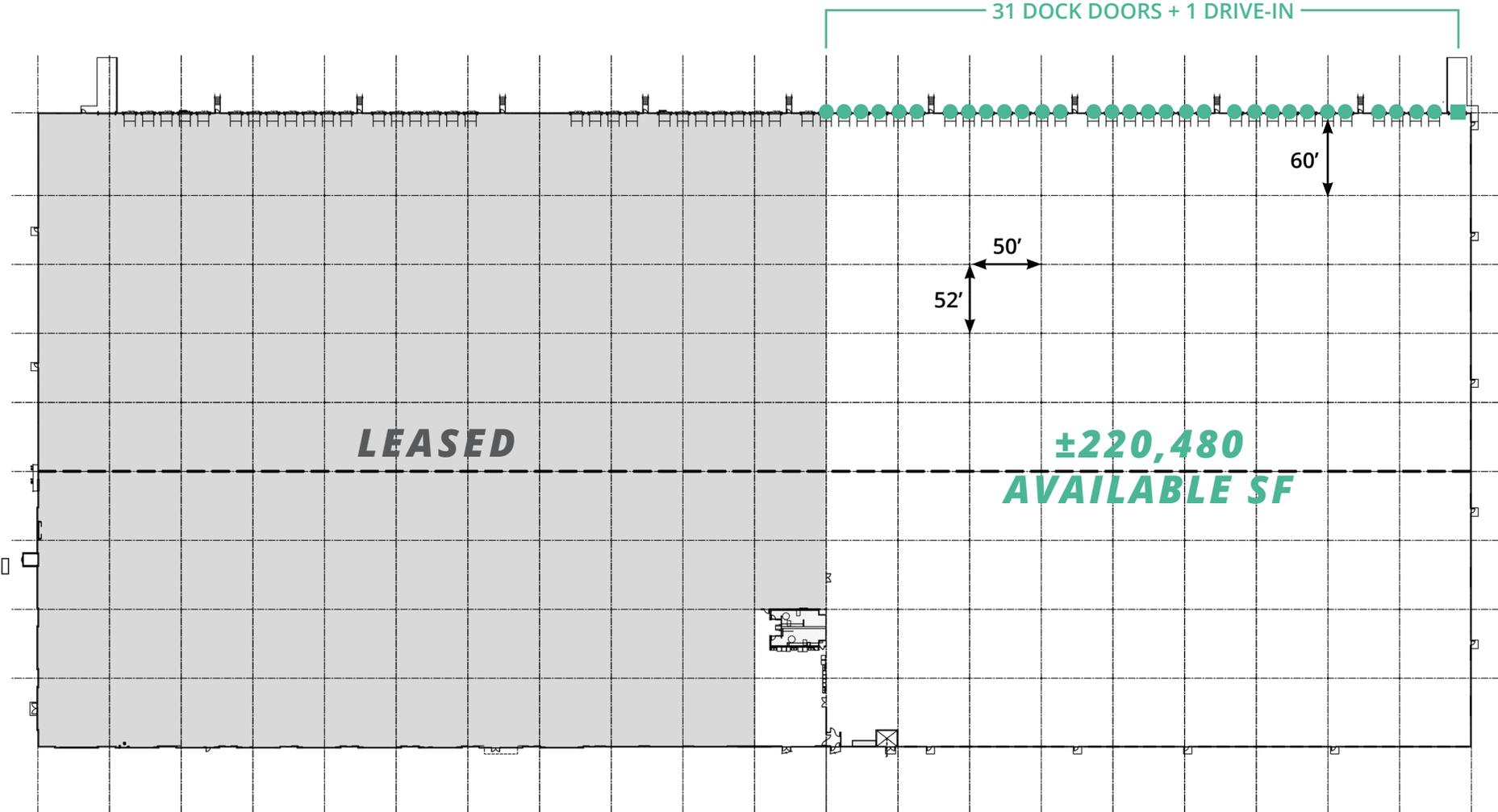
AVISON
YOUNG

BUILDING SPECIFICATIONS

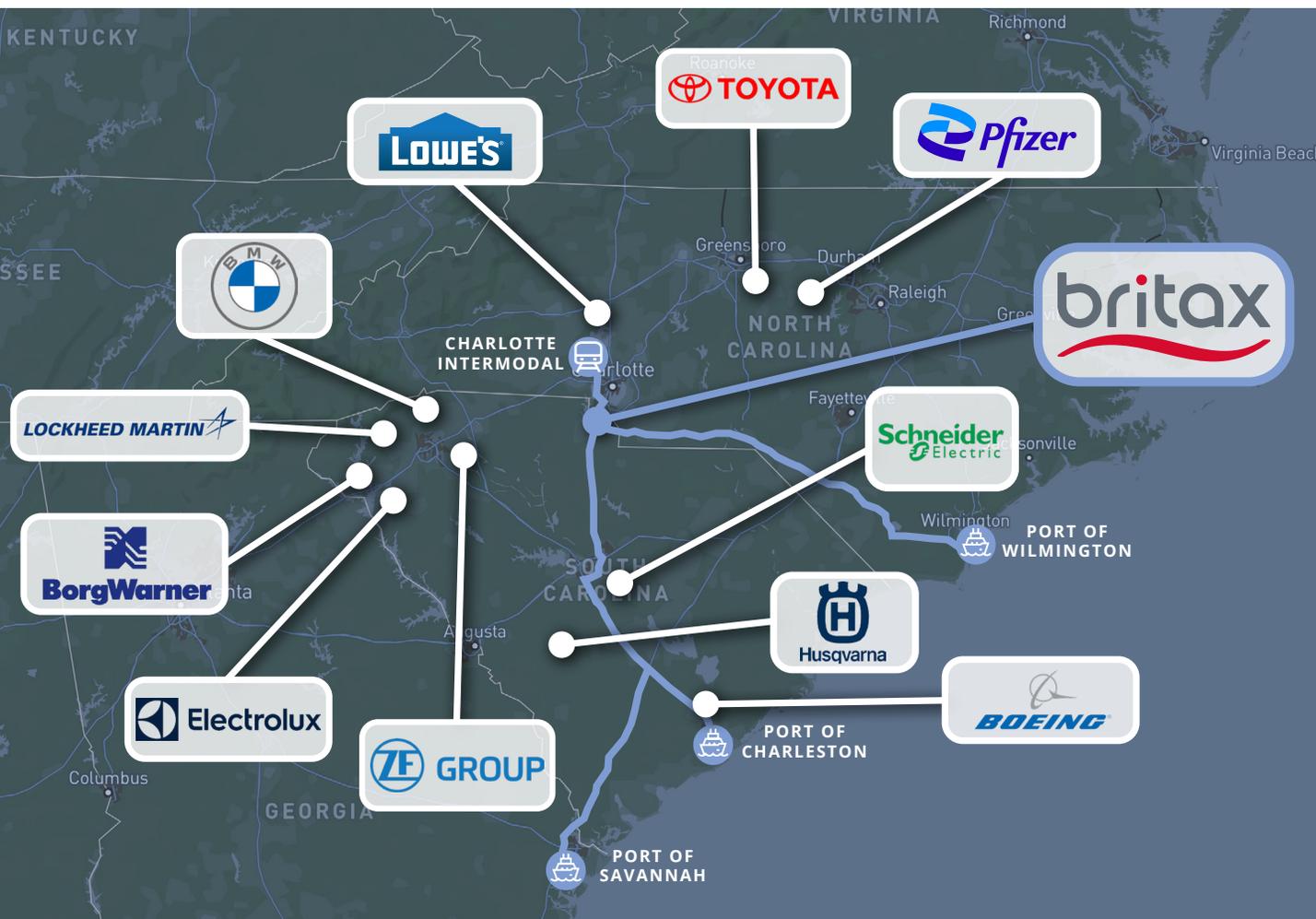


Total Building SF:	±478,400 sf	Year Built:	2012	Column Spacing:	50' x 52' (60' staging bay)
Available SF:	±220,480 sf	Clear Height:	33.5' - 36.5'	Fire Protection:	ESFR
Office SF:	±5,200 sf	Dock Doors:	Thirty-one (31)	Lighting:	LED
Expansion:	±200,000 sf or ±4.59 ac	Drive-Ins:	One (1)	Electrical:	3,000 amp, 277/480 volt
Acres:	±53.417 ac	Truck Court:	130'	Auto Parking:	±307 spaces
Zoning:	LI	Loading:	Rear	Pricing:	Call brokers

FLOOR PLAN



REGIONAL DRIVE TIMES



NEARBY PLANTS

- LOWES HQ**
< 1 hour drive (Mooresville, NC)
- SCHNEIDER ELECTRIC**
< 1.5 hour drive (Hopkins, SC)
- ZF GROUP**
< 2 hour drive (Duncan, SC)
- BMW MANUFACTURING**
< 2 hour drive (Greer, SC)
- LOCKHEED MARTIN**
< 2 hour drive (Greenville, SC)
- HUSQVARNA**
< 2 hour drive (Orangeburg, SC)
- TOYOTA BATTERY PLANT**
< 2 hour drive (Greensboro, NC)
- ELECTROLUX**
< 2.5 hour drive (Anderson, SC)
- PFIZER**
< 2.5 hour drive (Sanford, NC)
- BOEING**
< 3 hour drive (North Charleston, SC)
- BORGWARNER**
< 3 hour drive (Seneca, SC)

REGIONAL DISTANCES

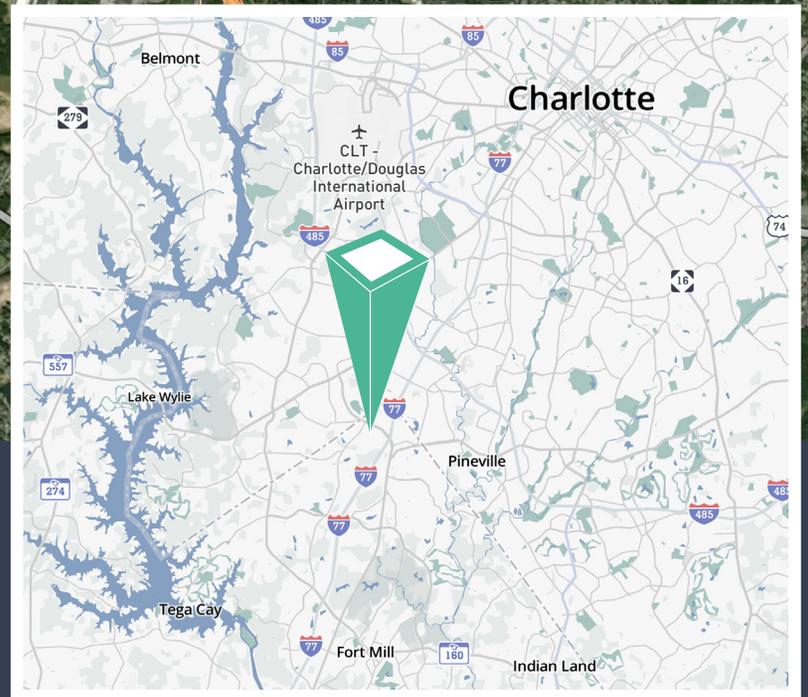
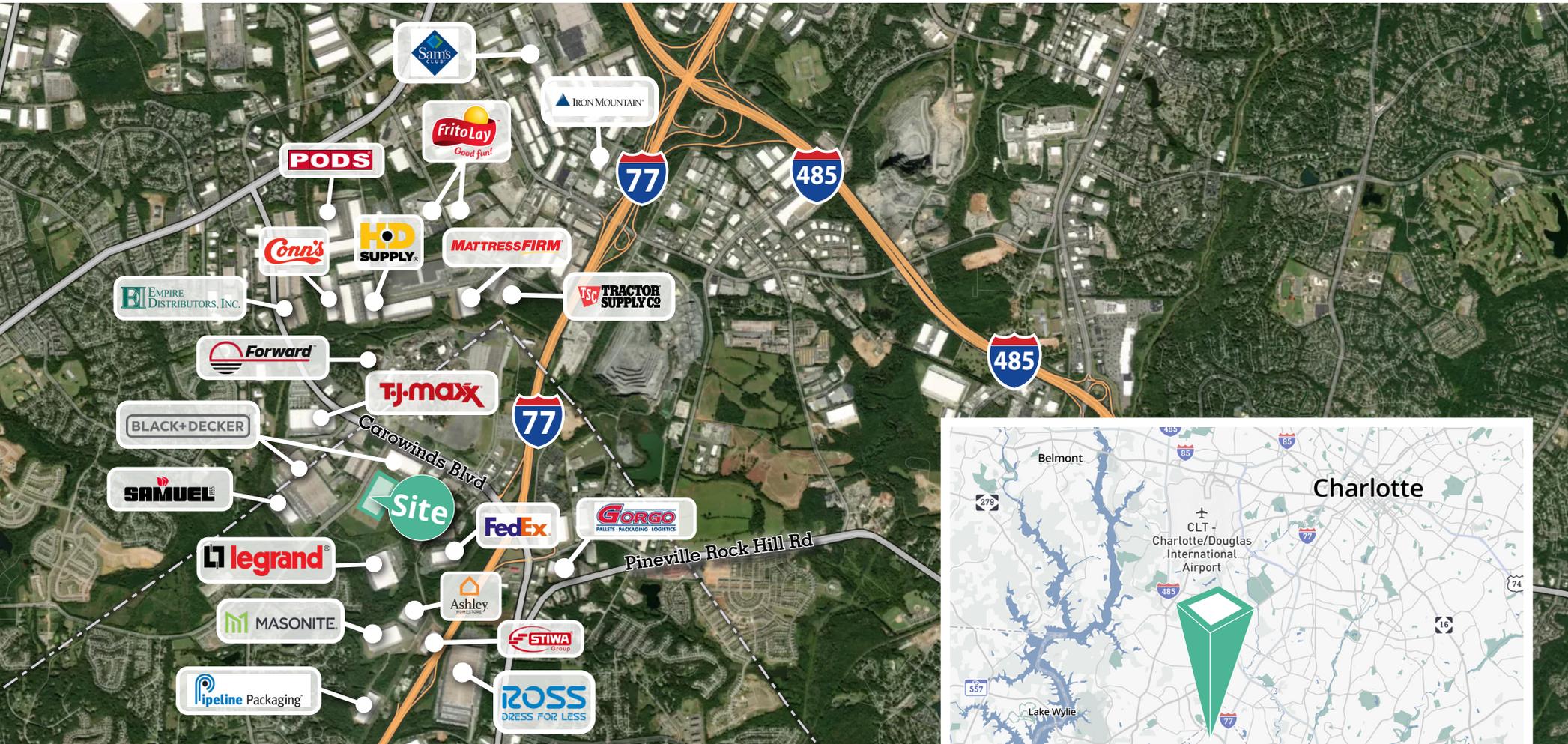
CLT AIRPORT
±16.4 miles

RALEIGH, NC
±177 miles

CHARLESTON, SC
±198 miles

ATLANTA, GA
±250 miles

LOCATION OVERVIEW



Interstate 77
±1.9 MILES



Interstate 485
±4.3 MILES



Uptown CLT
±14.6 MILES



Interstate 85
±14.7 MILES

4140 Pleasant Rd | Fort Mill, SC



360° VIEW IT IN 3D
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**If you would like more information
on this property please get in touch.**

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C A P I T A L
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