



ALLIANCE ROCK HILL AT 77

+/- 196,560 SF
AVAILABLE FOR LEASE

2782 COMMERCE DRIVE,
ROCK HILL, SC 29730



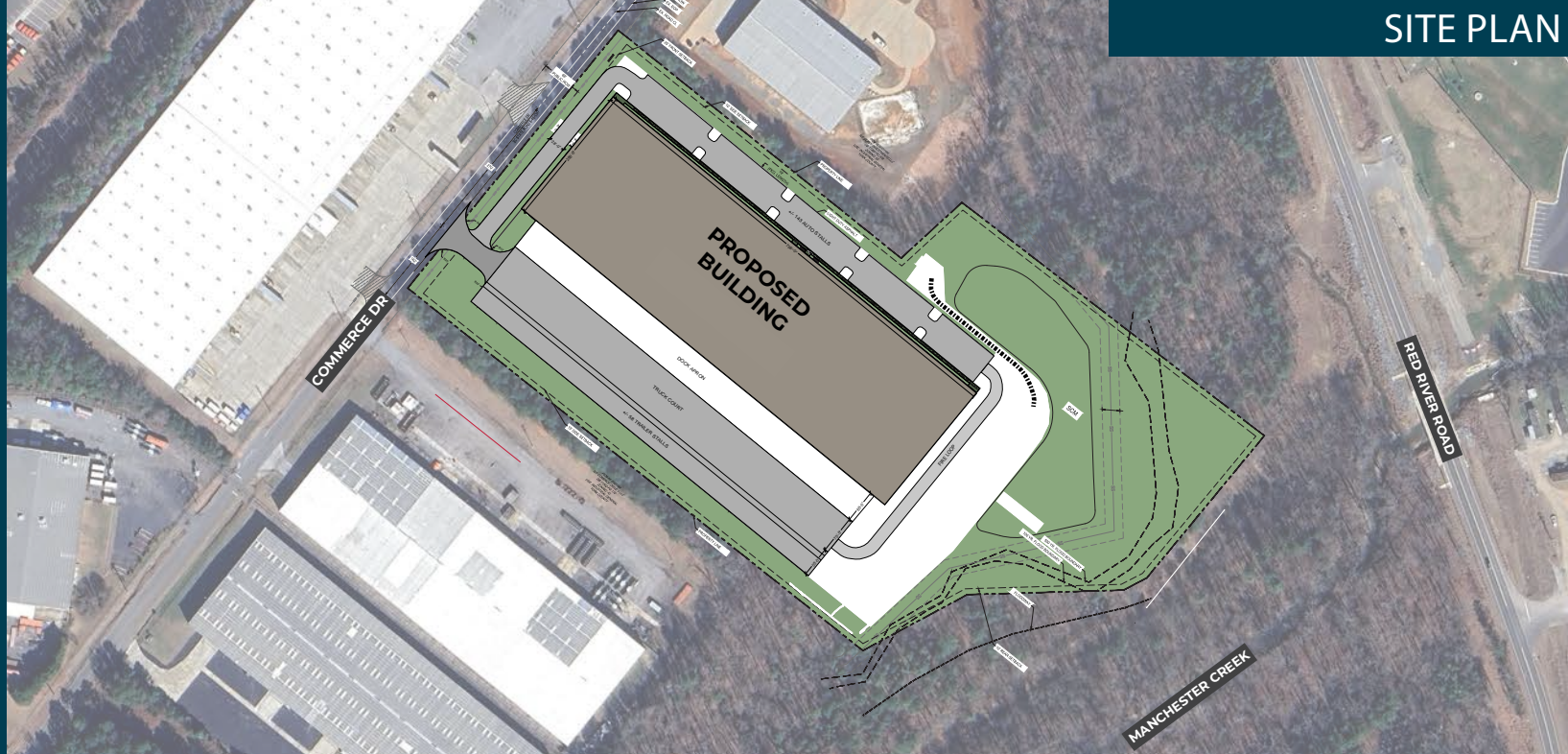
DELIVERING Q1 2027



ALLIANCE
INDUSTRIAL COMPANY

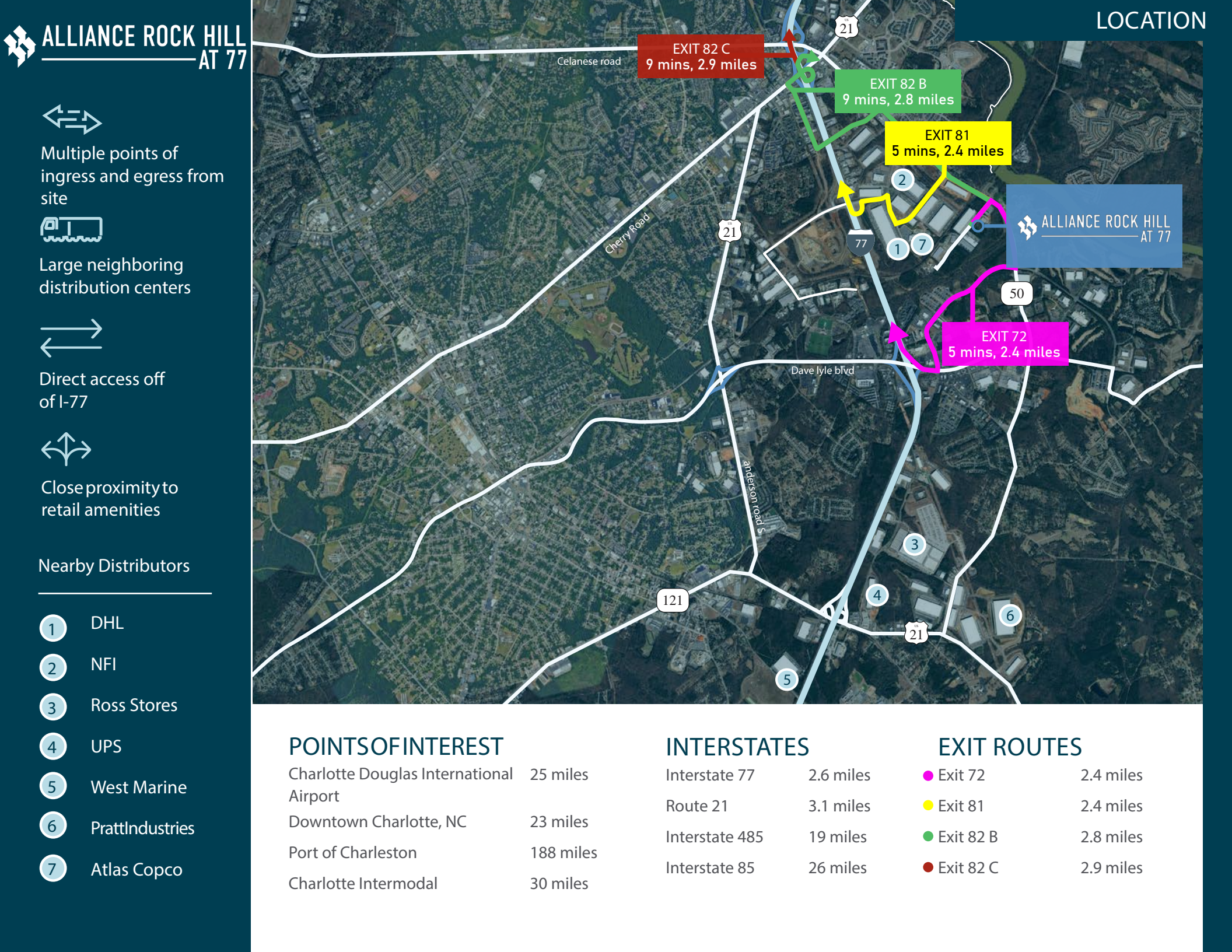


JLL

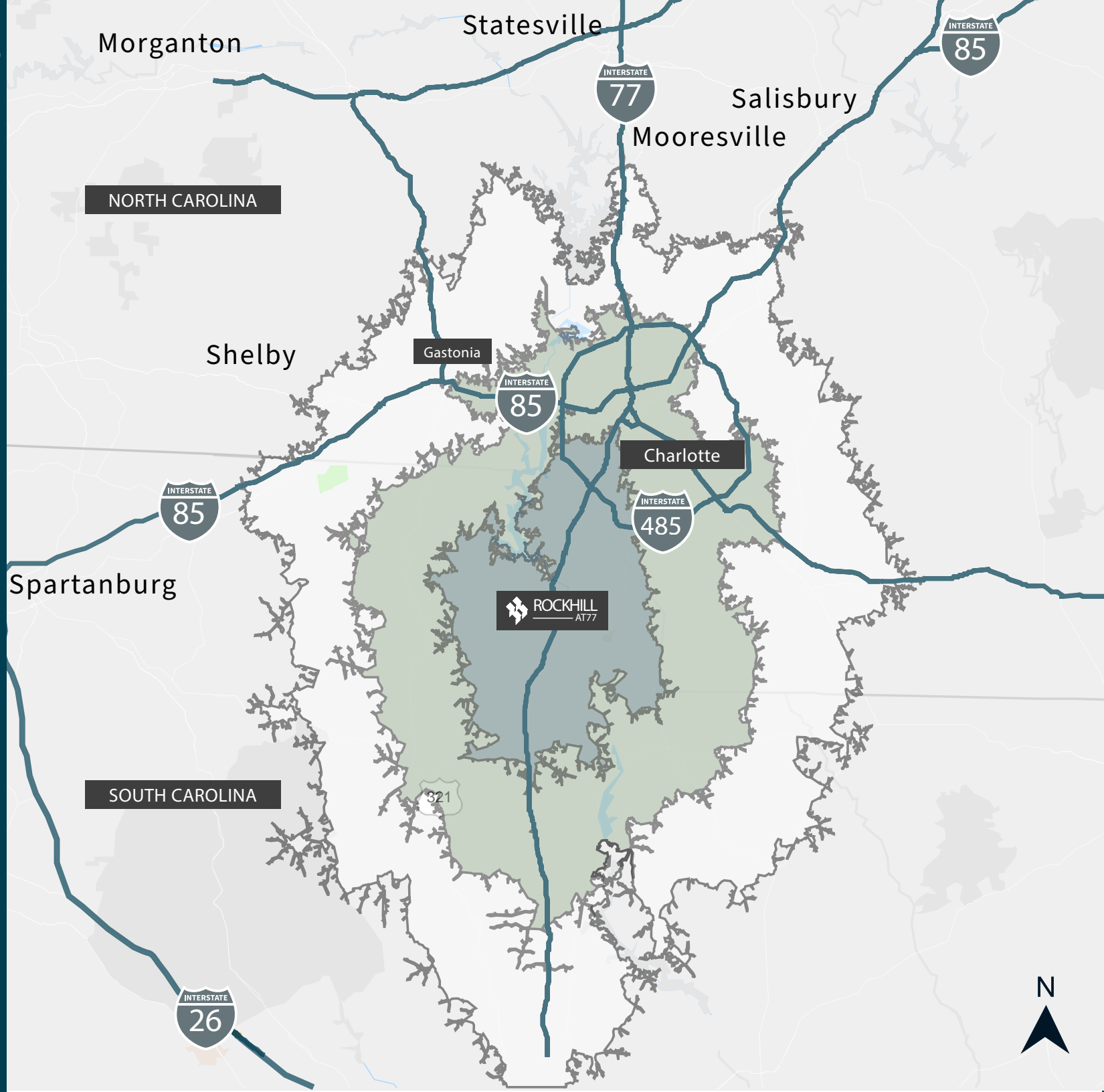


Square Footage	+/- 196,560 Sq.Ft
Configuration	Rear Load
Dimensions	260' x 756'
Office Footage	1,716 Sq.Ft (Speculative Office Space with Restrooms)
TruckCourt (Trailer Spaces)	185' HD Asphalt Truck Court with 60' Concrete Apron and 10' Dolly Down Strip (58 Trailer Storage Spaces)
Auto Parks	137 Auto Spaces
Clear Height	32' from First Column Bay
Dock Doors and Packages	(44) Insulated Dock Doors with View Panels, Track Guards, and Bumpers; (+/- 21) Equipped Positions
Drive-In Doors	2 Motorized 12' x 14' Doors with 50' Concrete Ramps
Slab Thickness	7" Unreinforced; 4,000 PSI
Lighting and Electrical	LED Fixtures with Motion Sensors on 10' Whips to Provide 30 FC at 36" AFF in OSC; Walls Painted White; (2) 1,000 Amp Panels (Split Service)
Fire Protection	ESFR System with Booster Pump
Roof	60 Mil TPO White Roof with 20-Year Warranty

*Dock Equipment Packages: 35k lb Mechanical Levelers, Dock Seals, Swing Arm Fan / Light Combos. Quad Electrical Outlet at Every 4th Door.



Drive Times	2024 Total Population
○ 30 mins	504,616
● 45 mins	1,578,875
● 60 mins	2,433,883



CONTACT INFORMATION



Jay Hill
Executive Vice President
+1 704 804 5754
jay.hill@jll.com

Spencer Yorke
Executive Managing Director
+1 704 927 3004
spencer.yorke@jll.com



Justin C. "JC" Curis
Managing Director
justin.curis@allindustrialco.com
+1 919 451 3794

Davis Koch
Senior Development Analyst
davis.koch@allindustrialco.com
+1 484 353 2205

