

ALLIANCE ROCK HILL AT 77

+/- 196,560 SF AVAILABLE FOR LEASE

2782 COMMERCE DRIVE, ROCK HILL, SC 29730









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.





Multiple points of ingress and egress from site



Large neighboring distribution centers



Direct access off of I-77



Close proximity to retail amenities

Nearby Distributors















7 Atlas Copco



POINTSOFINTEREST

Charlotte Douglas International	25 miles
Airport	
Downtown Charlotte, NC	23 miles
Port of Charleston	188 miles
Charlotte Intermodal	30 miles

INTERSTATES

Interstate 77	2.6 miles	• Exit 72	2.4 miles
Route 21	3.1 miles	Exit 81	2.4 miles
Interstate 485	19 miles	• Exit 82 B	2.8 miles
Interstate 85	26 miles	• Exit 82 C	2.9 miles

EXIT ROUTES

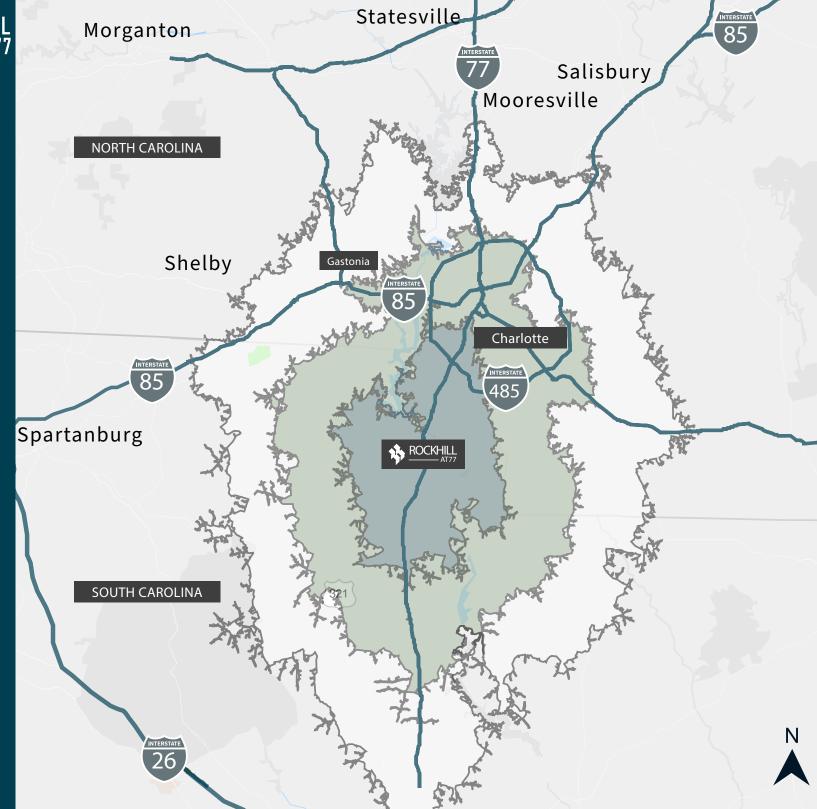


Drive 2024 Total Times Population

O 30 mins 504,616

45 mins 1,578,875

• 60 mins 2,433,883





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CONTACT INFORMATION



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