



STATELINE BUSINESS PARK

377 Ruben Center Dr. | Fort Mill, SC

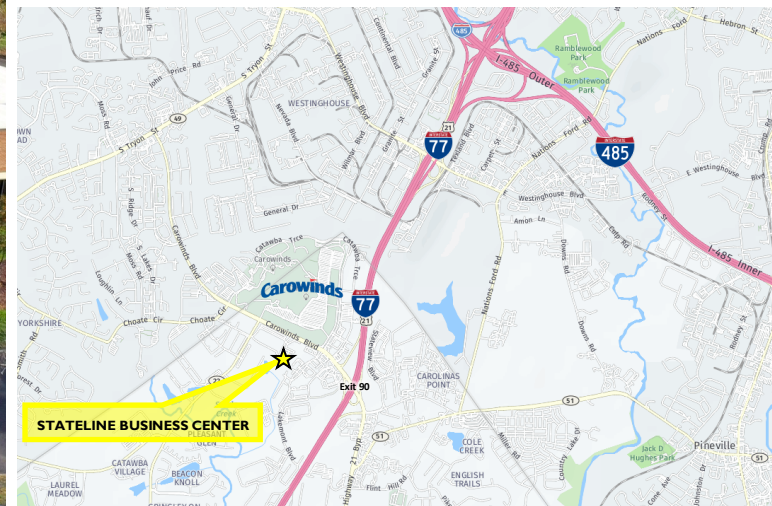
±61,000 SF Professional-Flex
Property under new ownership

- Boutique size storefront and flex suites with O.H. doors
- Convenient drive-up surface parking
- On building signage visible to 40,000 cars per day on Carowinds Blvd

AVAILABILITY:

Office Spaces available:

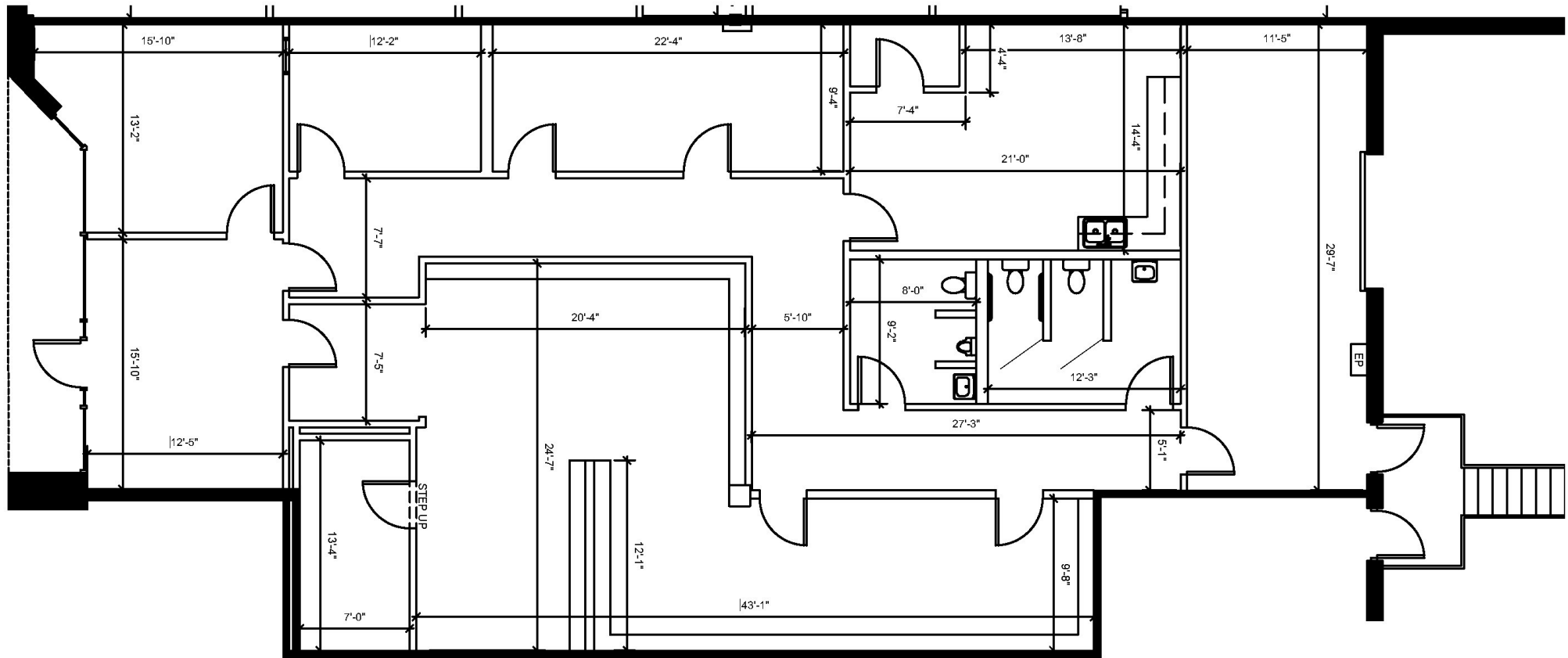
- Suite 105: ±3,141 SF
- Suite 107: ±2,608 SF
- Suite 116: ±1,397 SF
- Suite 117: ±1,303 SF
- Suite 121: ±2,158 SF
- Suite 123: ±1,113 SF





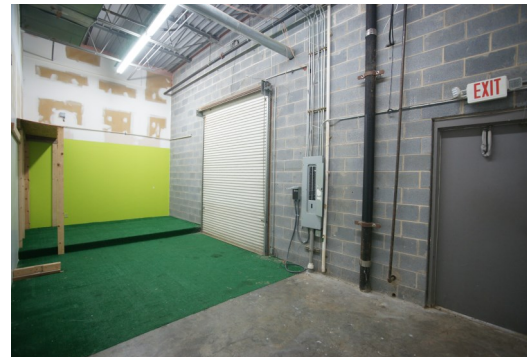
- Suite 105: ±3,141 SF
- Suite 107: ±2,608 SF
- Suite 116: ± 1,397 SF
- Suite 121: ±2,158 SF
- Suite 123: ±1,113 SF

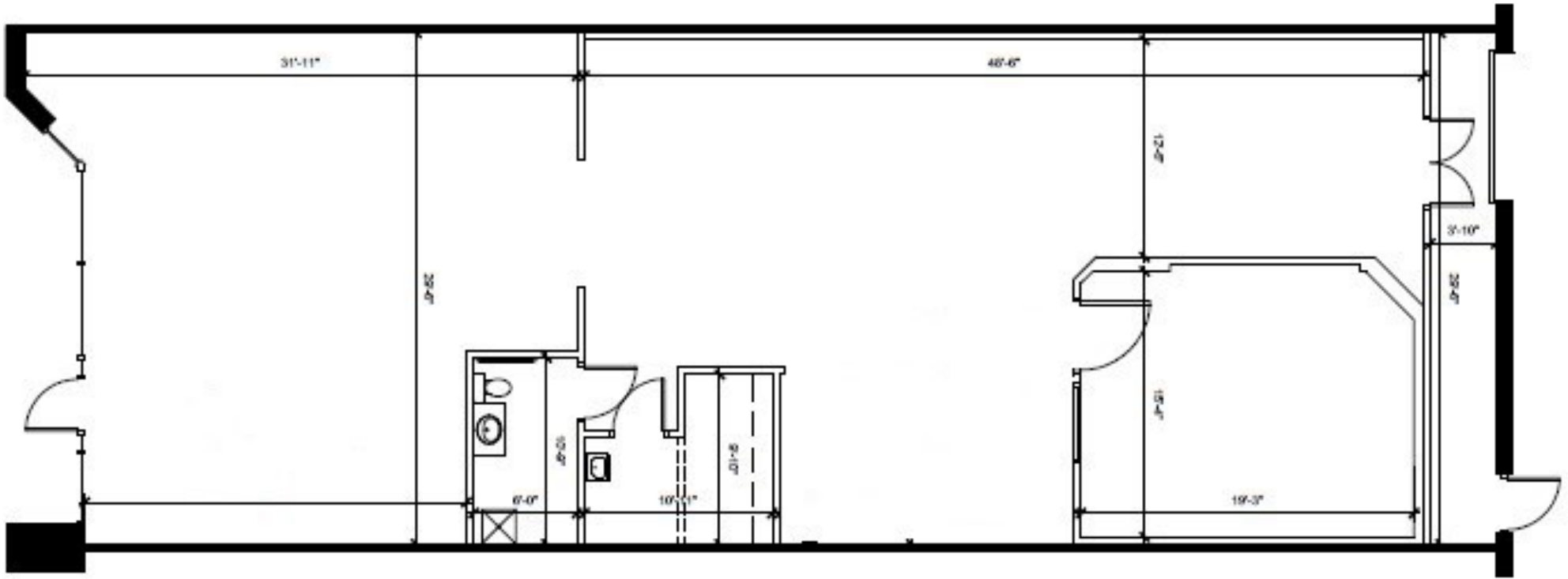




Suite 105: ±3,141 SF

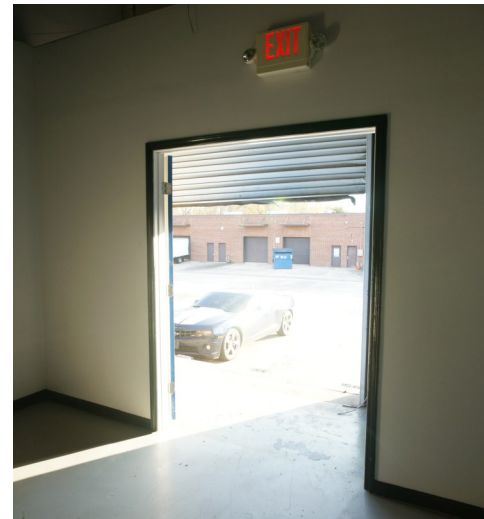
- Available immediately
- 1 Dock High Door
- 2 Restrooms
- Direct visibility from Carowinds Blvd

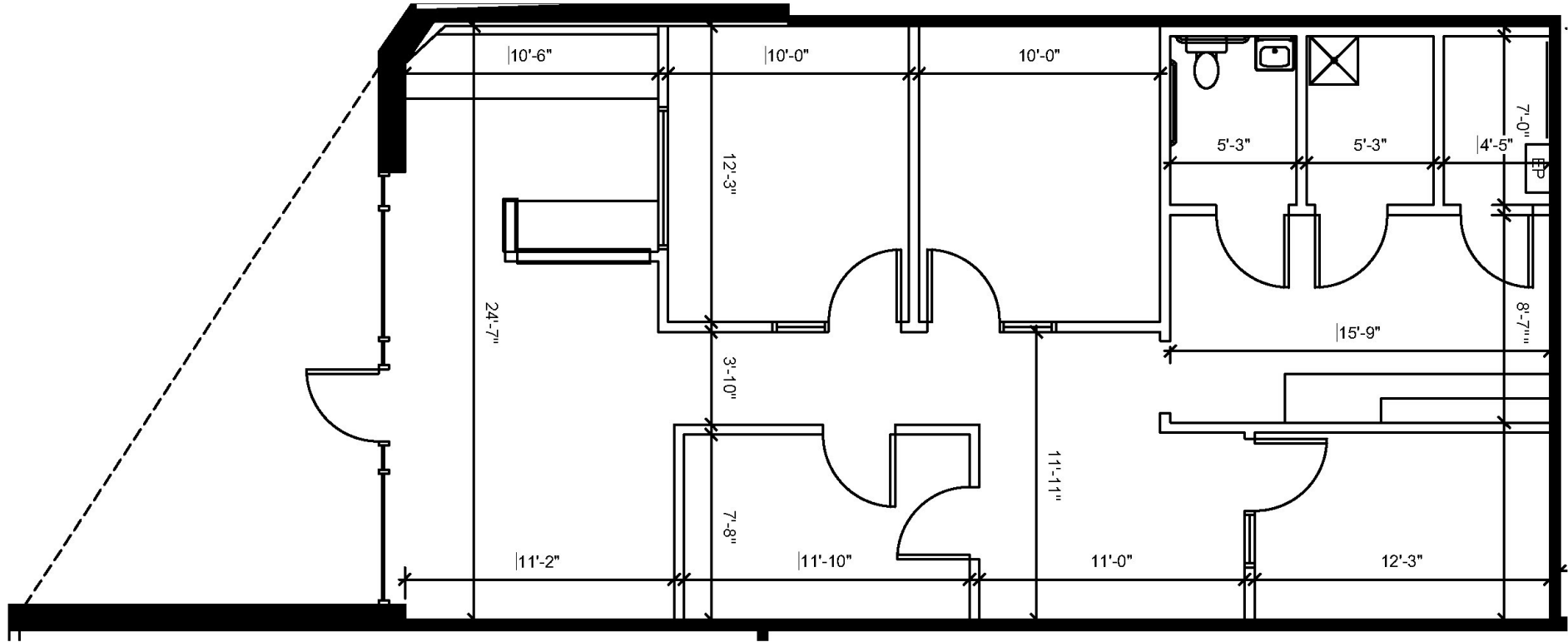




Suite 107: ±2,608 SF

- Available Immediately
- Open Showroom Area with Office, Storage Space & Private Restroom
- 1 Dock High Door
- Direct visibility from Carowinds Blvd





Suite 116: ±1,397 SF

- Available Immediately
- Reception Area, 4 Private Offices, Breakroom, Private Restroom & Storage Space

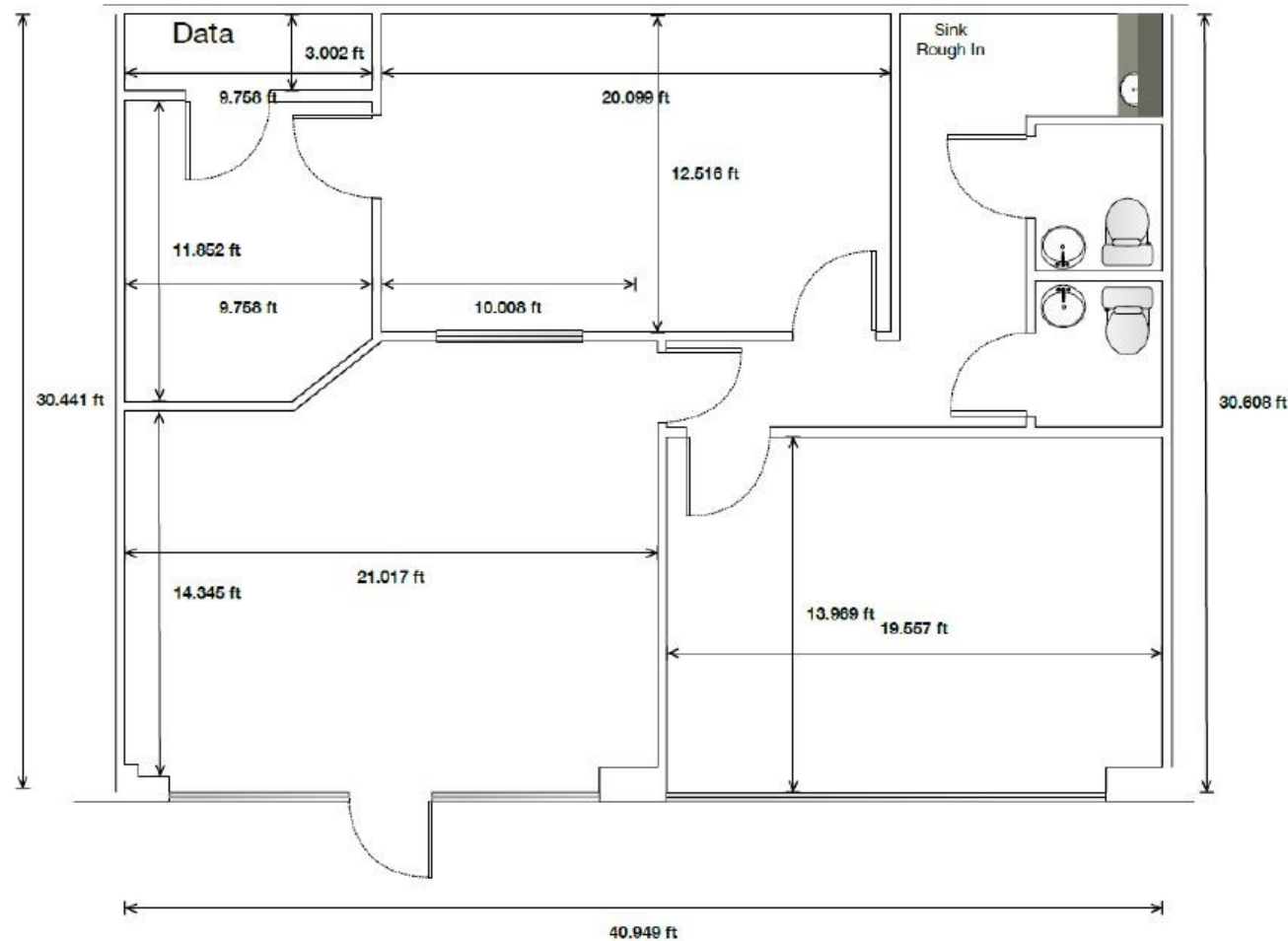
Suite 117: ±1,303 SF

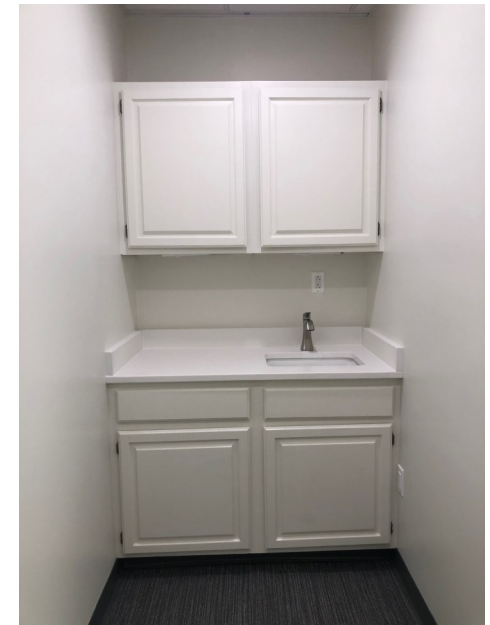
Recently upfitted & move-in ready boutique size space with:

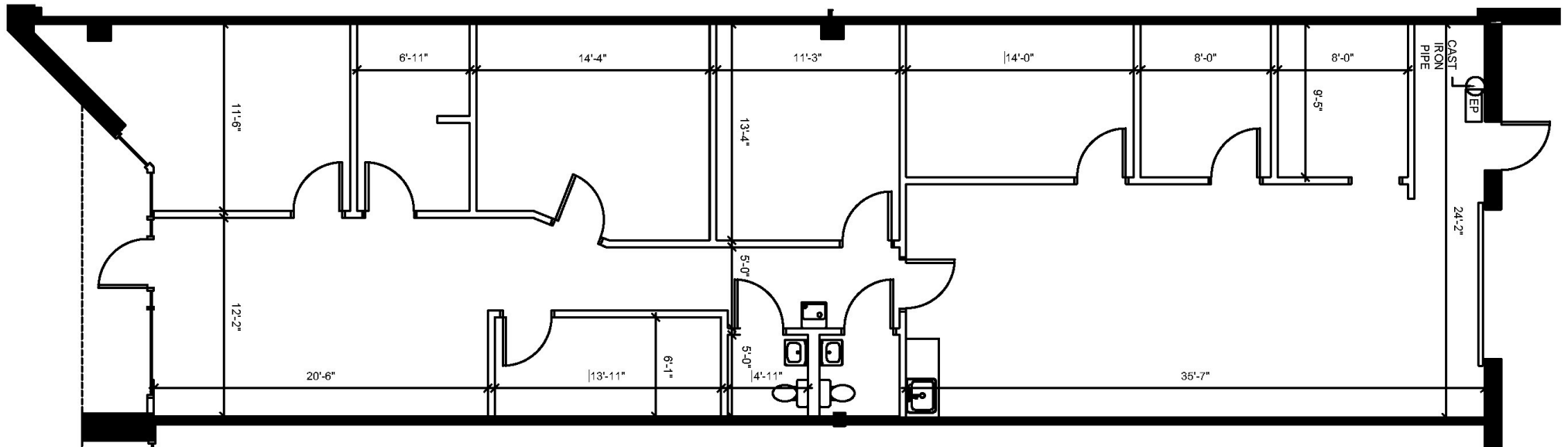
- New ceilings
- LED lighting
- Paint
- Flooring

Featuring:

- Showroom/ Open Cube Space
- 2 Executive Offices with glass
- Copy/Storage/Data Room
- 2 Private Restrooms
- Kitchenette with Sink
- On building signage



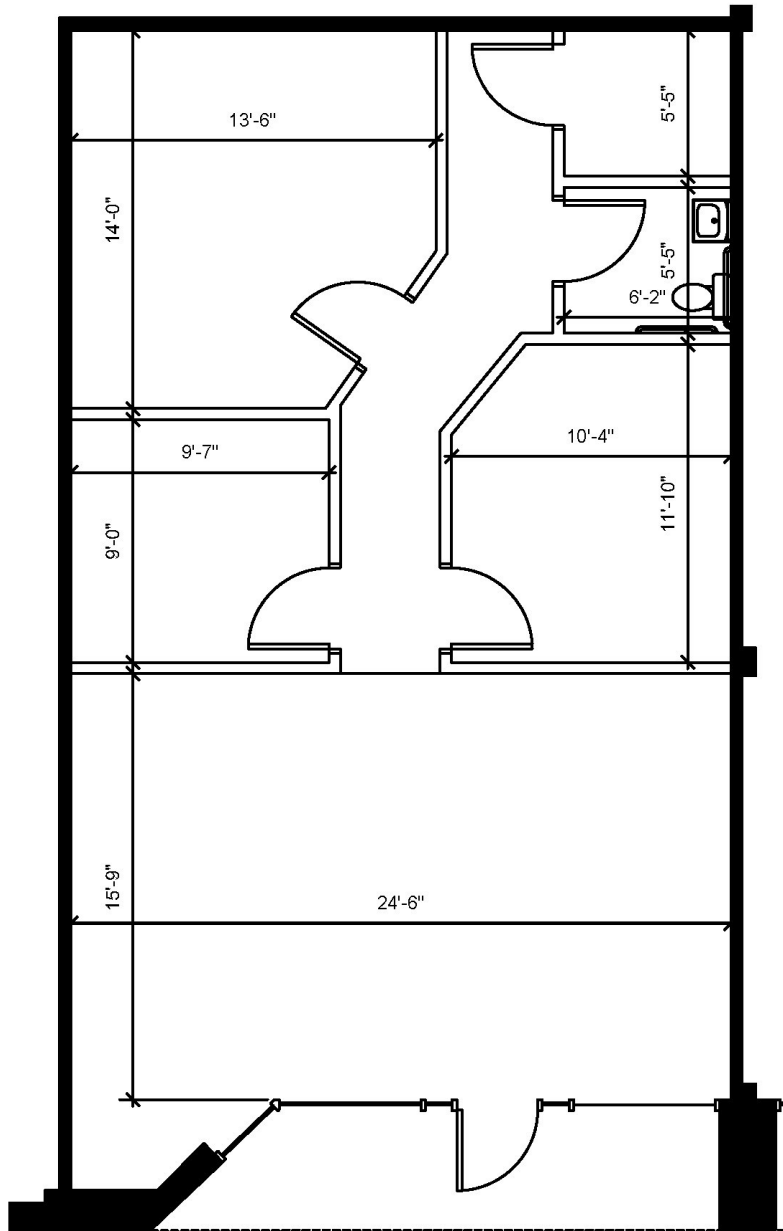




Suite 121: ±2,158 SF

- Available Immediately
- 7 Offices + Open Area
- Roll up door in rear
- 2 Private Restrooms





Suite 123: ±1,113 SF

- Available Immediately
- 3 Offices + Open Area
- Private Restroom