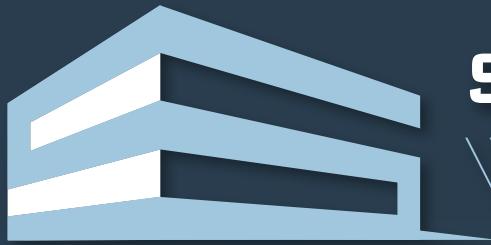


2,160 SF OF NEWLY CONSTRUCTED SPEC OFFICE



SELWYN
WATERFORD



STREAM

240,000 SF AVAILABLE / 2 BUILDING CLASS A INDUSTRIAL PARK

656 RED RIVER ROAD | ROCK HILL, SC

SELWYN WATERFORD

Selwyn Waterford is a two-building, 240,000 square foot industrial development located in Rock Hill's prestigious Waterford Business Park.

Recently delivered by local developer, Selwyn Property Group.

This development provides state-of-the-art industrial spaces at an unbeatable value. These rear-load buildings offer optimal efficiency in a park-like setting—surrounded by respected R&D, technology, and distribution companies. Conveniently situated 5 minutes from I-77, the property's location ensures strong access to Charlotte, Fort Mill, Rock Hill, Waxhaw, and Columbia. Elevate your business's operations with a cost-effective, top-tier facility.



BUILDING ONE

656 RED RIVER RD

Building Size:	127,525 SF
Column Spacing:	50' x 54'5"
Speed Bay:	60'
Truck Court Depth:	220' to 235'
Building Depth:	260'
Building Length:	490'
Parking Ratio:	1:1,000 SF
Docks:	14 (9'x10') / (12 knock-outs)

Drive-Ins:	2 (12'x14')
Clear Height:	32'
Loading:	Rear Load
Office:	BTS
Lighting:	LED
Electricity:	2,400 Amps
Sprinkler System:	ESFR

BUILDING TWO

656 RED RIVER RD

Building Size:	112,443 SF
Column Spacing:	50' x 54'
Speed Bay:	60'
Truck Court Depth:	220' to 235'
Building Depth:	260'
Building Length:	432'
Parking Ratio:	1:1,000 SF
Docks:	12 (9'x10') / (10 knock-outs)

Drive-Ins:	2 (12'x14')
Clear Height:	32'
Loading:	Rear Load
Office:	BTS
Lighting:	LED
Electricity:	2,400 Amps
Sprinkler System:	ESFR

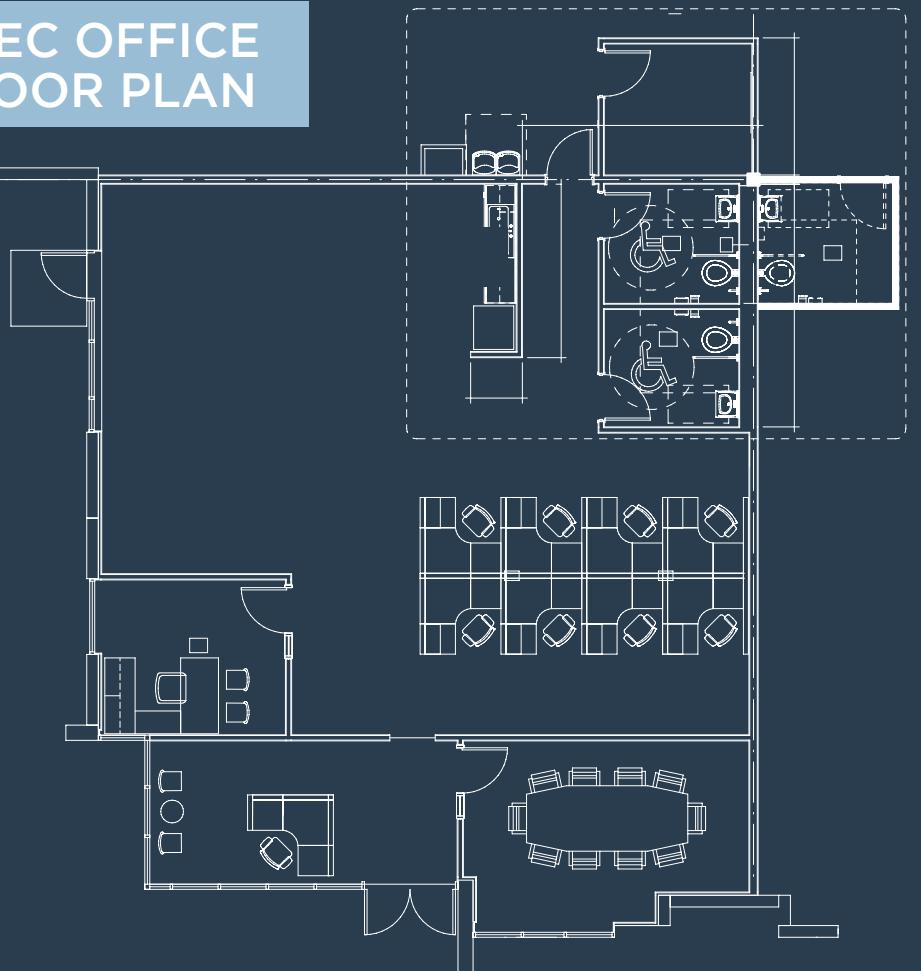


SELWYN WATERFORD

2,160 SF
OF NEWLY
CONSTRUCTED
SPEC OFFICE



**SPEC OFFICE
FLOOR PLAN**



KEY DISTANCES

STRATEGIC ACCESS

I-77

2.2 Miles

Downtown Fort Mill

5.8 Miles

I-485

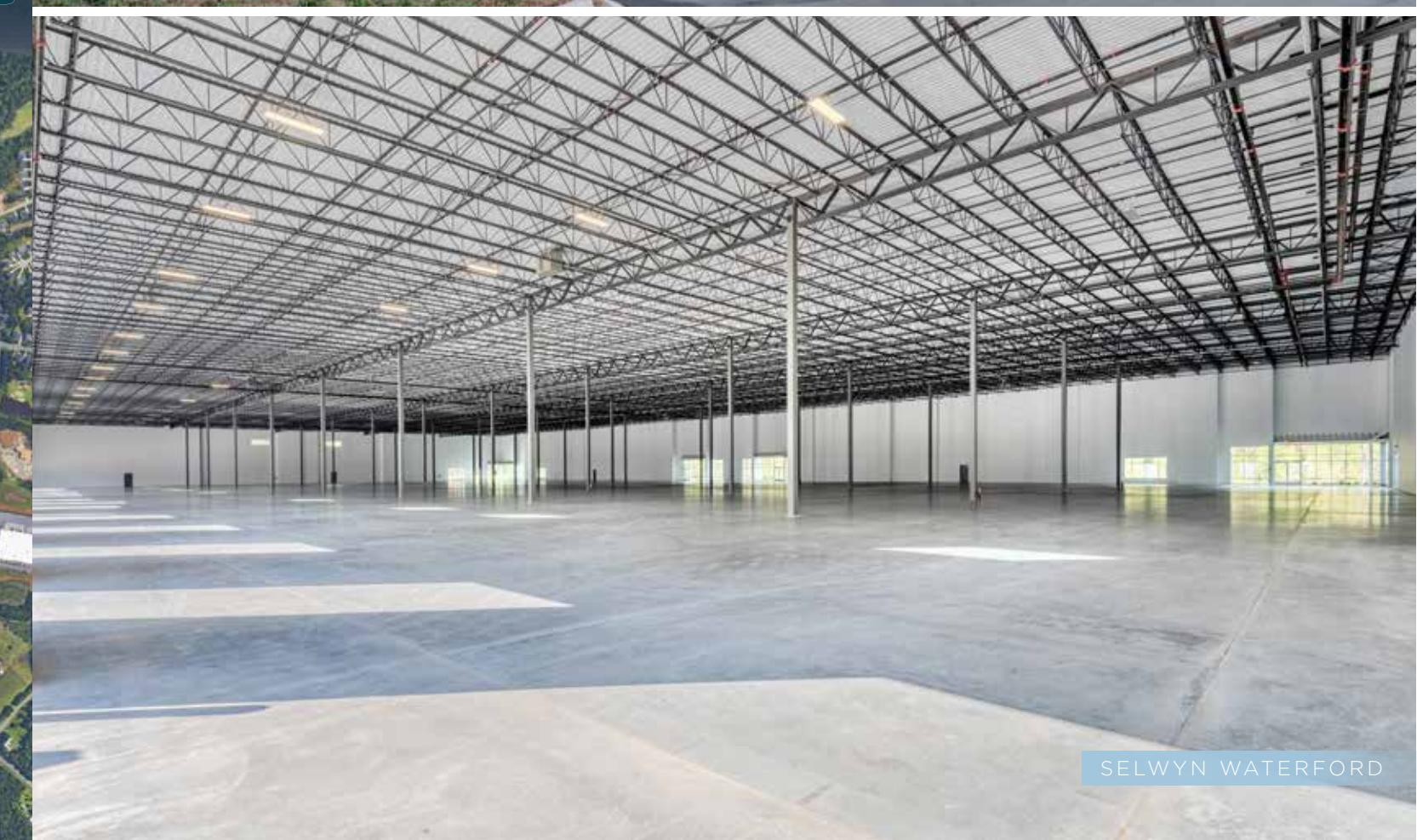
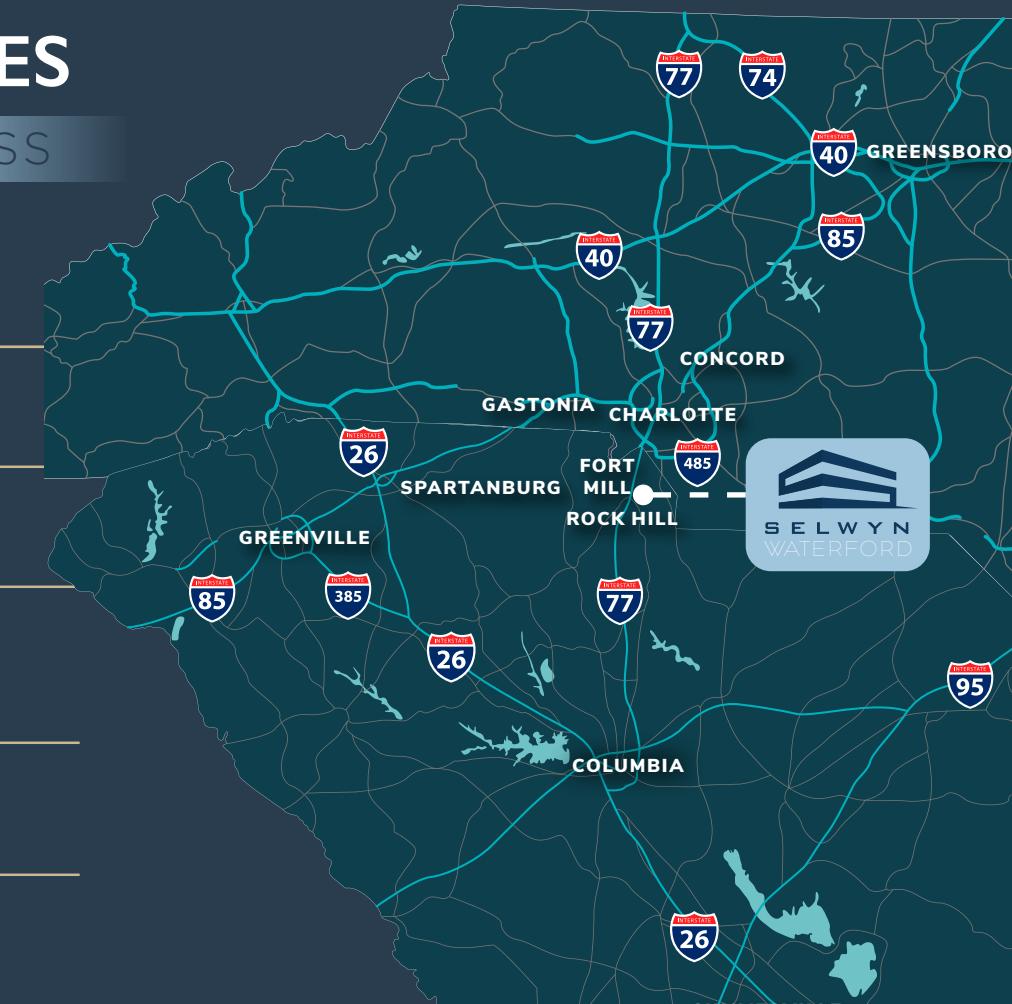
21 Miles

Charlotte Douglas
International Airport

25 Miles

Uptown Charlotte

25 Miles



SELWYN WATERFORD

**FOR LEASING INFORMATION,
PLEASE CONTACT:**

BRADLEY DUNN

bdunn@trinity-partners.com
704.777.7003

JASON SCHNITTGER

jschnittger@streamrealty.com
980.819.4277

 **STREAM**

