



# Carolina Crossroads

— @ 77 —

P O R T E R R D , R O C K H I L L , S C



**UP TO 1,648,095 SF  
AVAILABLE FOR LEASE**

**Chris Skibinski, SIOR**

Managing Director, Principal  
+1 704 412 5606  
chris.skibinski@avisonyoung.com

**Chris Loyd**

Principal  
+1 704 612 0238  
chris.loyd@avisonyoung.com

**Ryan Kendall**

Vice President  
+1 704 612 0395  
ryan.kendall@avisonyoung.com



**AVISON  
YOUNG**

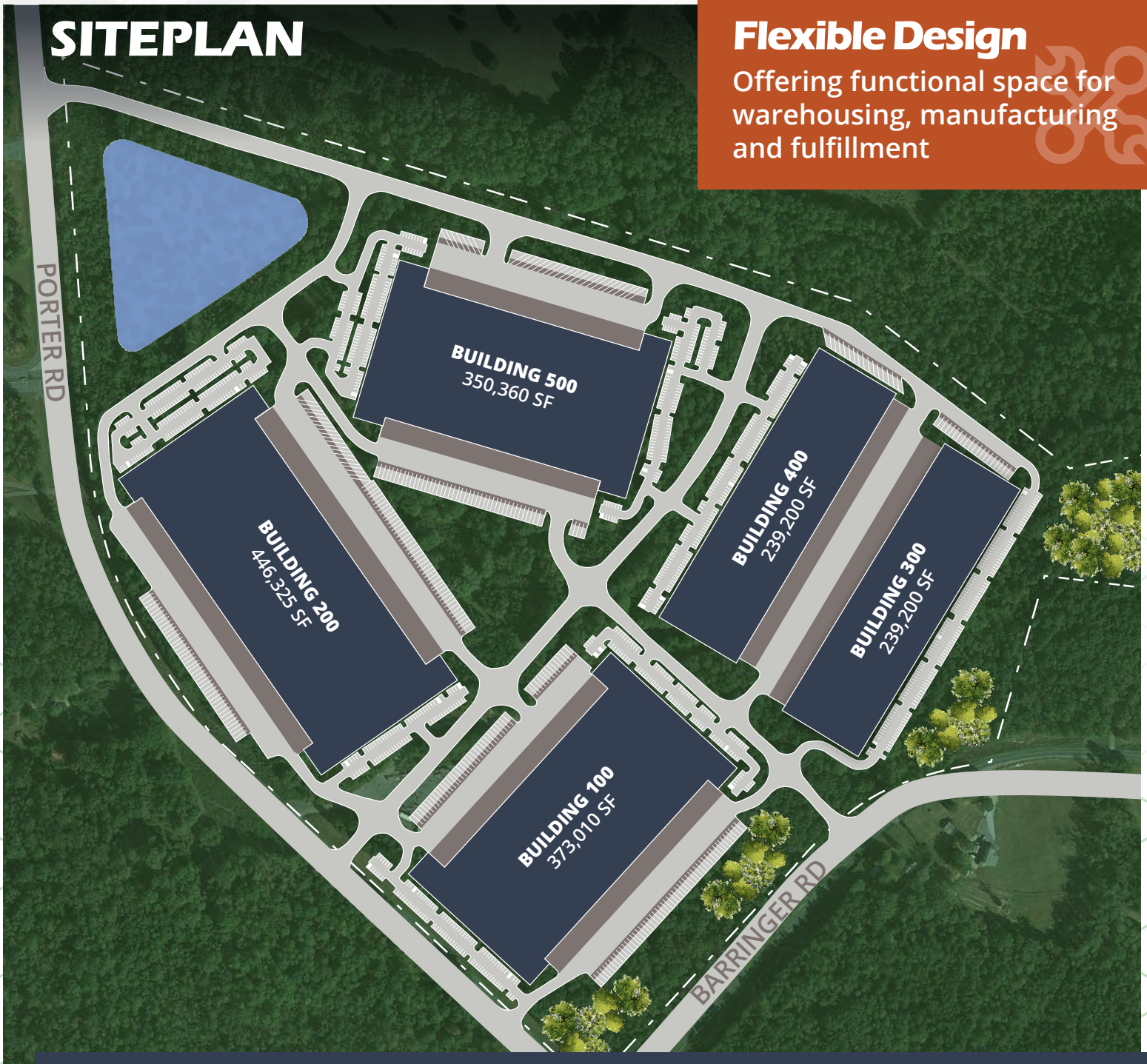
# Up to **1,648,095 SF** available for lease

P O R T E R R D , R O C K H I L L , S C

## SITEPLAN

### Flexible Design

Offering functional space for  
warehousing, manufacturing  
and fulfillment

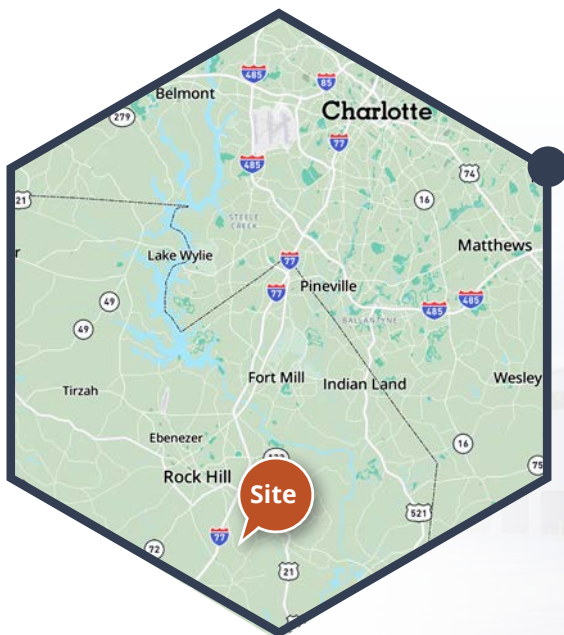


## BUILDING 100

Available SF:	±373,010 sf
Dimensions:	886' x 403'
Office SF:	BTS
Column Spacing:	52' x 50'
Clear Height:	36'
Sprinkler System:	ESFR
Truck Court:	180'
Loading Bay:	60'
Dock High Doors:	-
Drive-in Doors:	4 Doors
Trailer Parking:	±103 Spaces
Auto Parking:	±207 Spaces
Electrical Service:	BTS

## BUILDING 300

Available SF:	±239,200 sf
Dimensions:	920' x 260'
Office SF:	BTS
Column Spacing:	52' x 50'
Clear Height:	32'
Sprinkler System:	ESFR
Truck Court:	200' Shared
Loading Bay:	60'
Dock High Doors:	-
Drive-in Doors:	2 Doors
Trailer Parking:	±23 Spaces
Auto Parking:	±182 Spaces
Electrical Service:	BTS



## BUILDING 200

Available SF:	±446,325 sf
Dimensions:	1056' x 420'
Office SF:	BTS
Column Spacing:	52' x 50'
Clear Height:	36'
Sprinkler System:	ESFR
Truck Court:	180'
Loading Bay:	60'
Dock High Doors:	-
Drive-in Doors:	4 Doors
Trailer Parking:	±104 Spaces
Auto Parking:	±318 Spaces
Electrical Service:	BTS

## BUILDING 400

Available SF:	±239,200 sf
Dimensions:	920' x 260'
Office SF:	BTS
Column Spacing:	52' x 50'
Clear Height:	32'
Sprinkler System:	ESFR
Truck Court:	200' Shared
Loading Bay:	60'
Dock High Doors:	-
Drive-in Doors:	2 Doors
Trailer Parking:	±16 Spaces
Auto Parking:	±169 Spaces
Electrical Service:	BTS

## BUILDING 500

Available SF:	±350,360 sf
Dimensions:	836' x 402'
Office SF:	BTS
Column Spacing:	52' x 50'
Clear Height:	36'
Sprinkler System:	ESFR
Truck Court:	180'
Loading Bay:	60'
Dock High Doors:	-
Drive-in Doors:	4 Doors
Trailer Parking:	±75 Spaces
Auto Parking:	±272 Spaces
Electrical Service:	BTS

# CONCEPTUAL SITEPLAN OPTION 2

## Alternative layout

- BUILDING 100 - 373,010 SF
- BUILDING 200 - 878,100 SF
- BUILDING 300 - 239,200 SF
- BUILDING 400 - 239,200 SF



## Interstate Access

OPTION 1:  
±1 mile ±1 minute

OPTION 2:  
±1.7 miles ±3 minutes



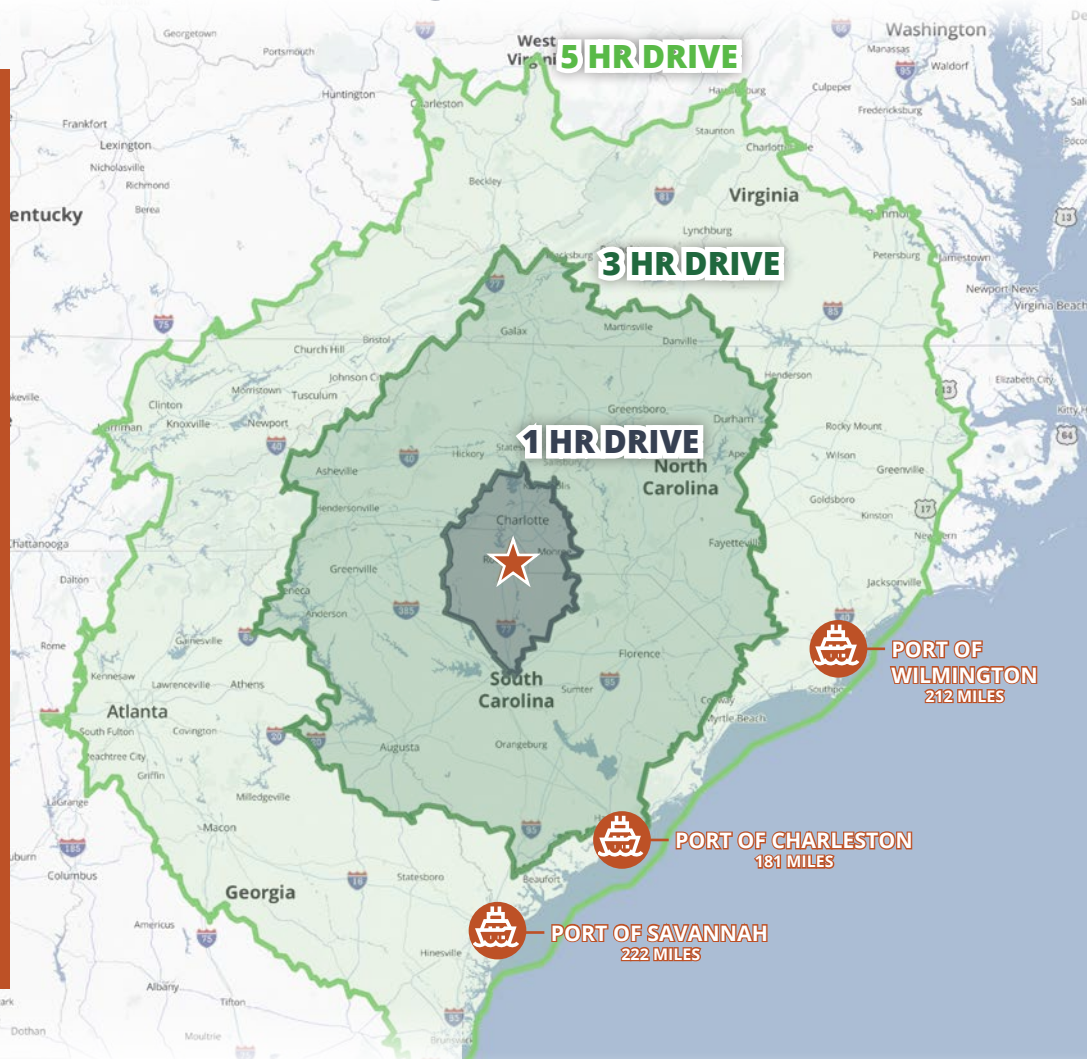
# Convenient, regional access all in a day's drive

## Why Rock Hill?

York County has become the prime choice for both businesses and employees looking to relocate to the Charlotte area. With a combination of desirable lifestyle, top-rated public schools, and ample economic opportunities, the county has established itself as a hub for a skilled and growing workforce. The community boasts a diverse range of assets, including major regional parks, world-class amateur sports facilities, convenient access to I-77, and proximity to CLT Airport.

### Largest Employers in the Industrial Sector:

- Ross Stores Distribution (3,996)
- Schaeffler Group USA (967)
- Stanley Black & Decker (930)
- Duke Energy (793)
- Shutterfly (642)
- Atlas Copco USA (600)
- U.S. Foods (579)



## Manufacturing

# 2ND

largest industry  
by employment  
in York County

## Incentives

# RANKED #1

top business  
incentive program  
(South Carolina)

## Workforce

# 1.2M

workers within  
a 45-minute  
commute

## Business

# RANKED #4

top states for  
doing business  
(South Carolina)

**Chris Skibinski, SIOR**  
Managing Director, Principal  
+1 704 412 5606  
chris.skibinski@avisonyoung.com

**Chris Loyd**  
Principal  
+1 704 612 0238  
chris.loyd@avisonyoung.com

**Ryan Kendall**  
Vice President  
+1 704 612 0395  
ryan.kendall@avisonyoung.com



**AVISON  
YOUNG**