



4140 PLEASANT RD
FORT MILL, SC

±220,480 SF Available For Lease

BROKER CONTACTS

Henry Lobb, SIOR

Principal

704 469 5964

henry.lobb@avisonyoung.com

Abby Rights

Senior Vice President

704 413 0235

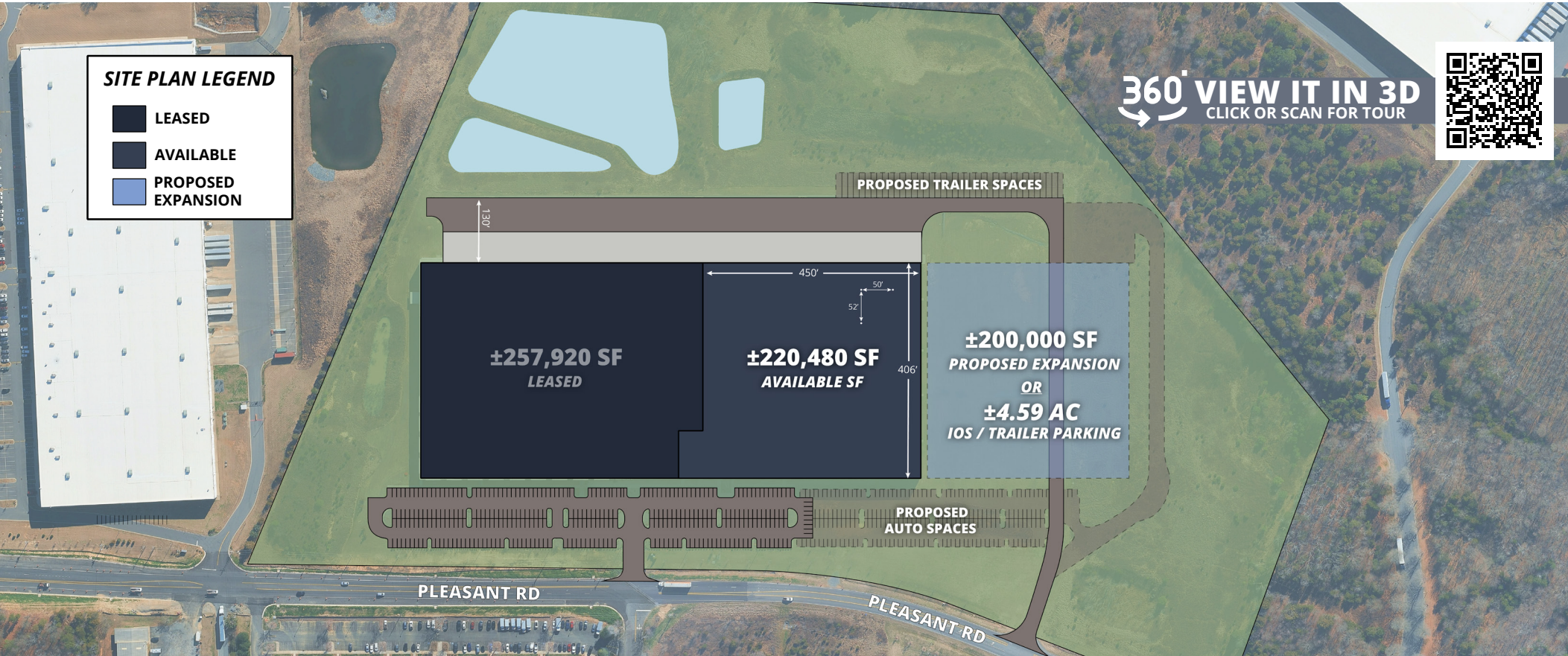
abby.rights@avisonyoung.com

GCP

G R O W T H
C A P I T A L
P A R T N E R S

**AVISON
YOUNG**

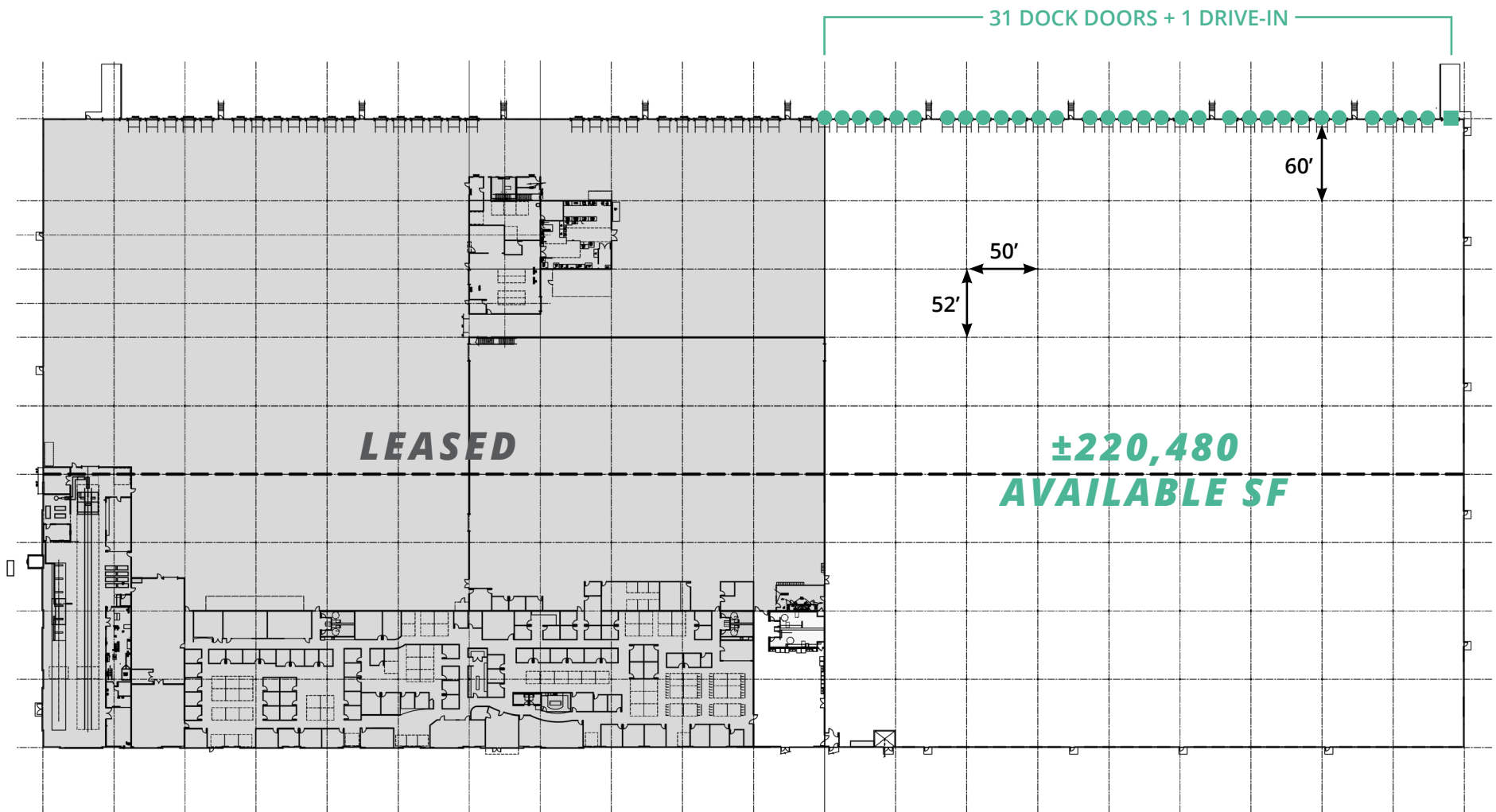
BUILDING SPECIFICATIONS



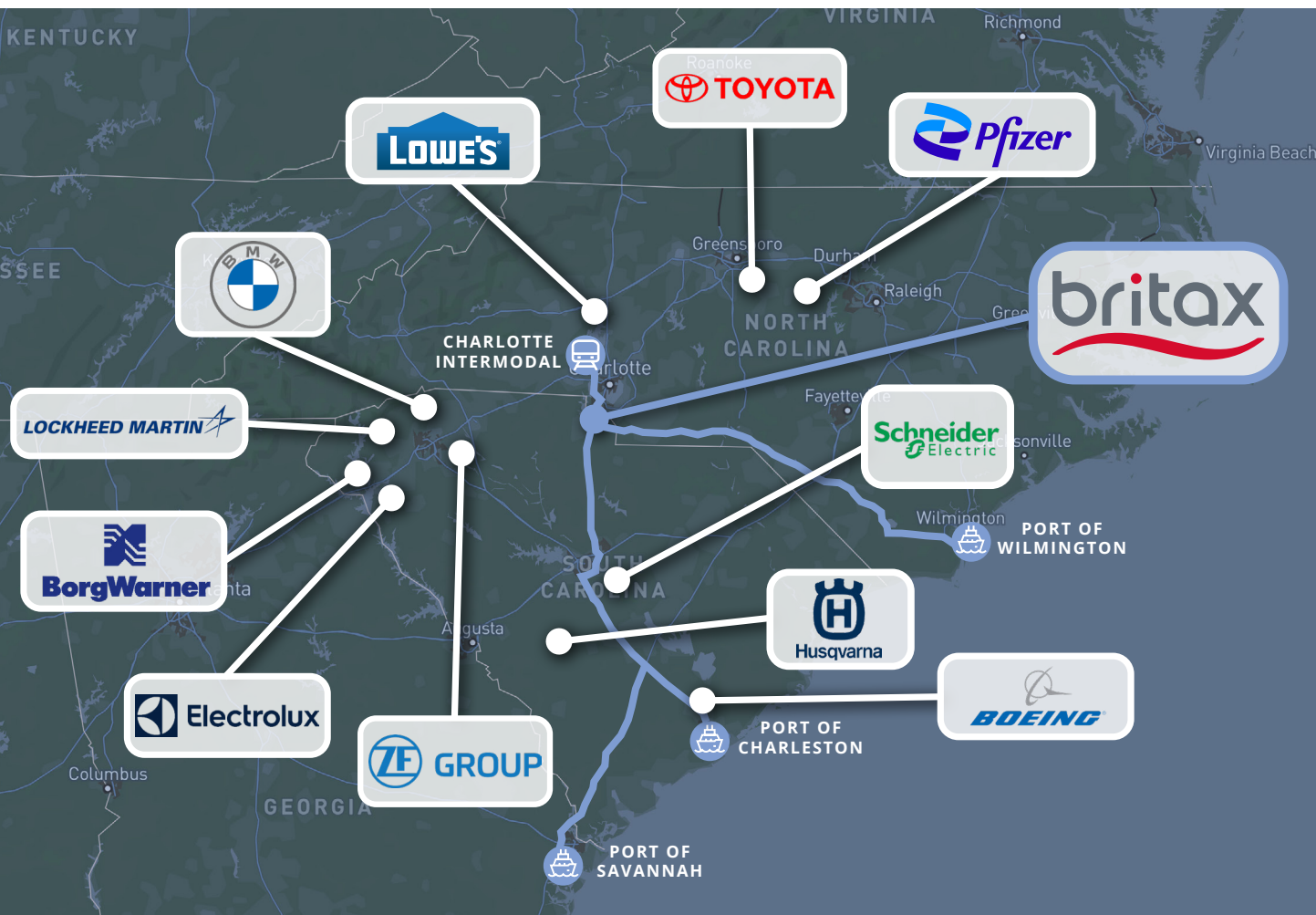
Total Building SF:	±478,400 sf	Year Built:	2012	Column Spacing:	50' x 52' (60' staging bay)
Available SF:	±220,480 sf	Clear Height:	33.5' - 36.5'	Fire Protection:	ESFR
Office SF:	±5,200 sf	Dock Doors:	Thirty-one (31)	Lighting:	LED
Expansion:	±200,000 sf or ±4.59 ac	Drive-Ins:	One (1)	Electrical:	3,000 amp, 277/480 volt
Acres:	±53.417 ac	Truck Court:	130'	Auto Parking:	±307 spaces
Zoning:	LI	Loading:	Rear	Pricing:	Call brokers

4140 Pleasant Rd | Fort Mill, SC

FLOOR PLAN



REGIONAL DRIVE TIMES



NEARBY PLANTS

- LOWES HQ**
< 1 hour drive (Mooresville, NC)
- SCHNEIDER ELECTRIC**
< 1.5 hour drive (Hopkins, SC)
- ZF GROUP**
< 2 hour drive (Duncan, SC)
- BMW MANUFACTURING**
< 2 hour drive (Greer, SC)
- LOCKHEED MARTIN**
< 2 hour drive (Greenville, SC)
- HUSQVARNA**
< 2 hour drive (Orangeburg, SC)
- TOYOTA BATTERY PLANT**
< 2 hour drive (Greensboro, NC)
- ELECTROLUX**
< 2.5 hour drive (Anderson, SC)
- PFIZER**
< 2.5 hour drive (Sanford, NC)
- BOEING**
< 3 hour drive (North Charleston, SC)
- BORGWARNER**
< 3 hour drive (Seneca, SC)

REGIONAL DISTANCES

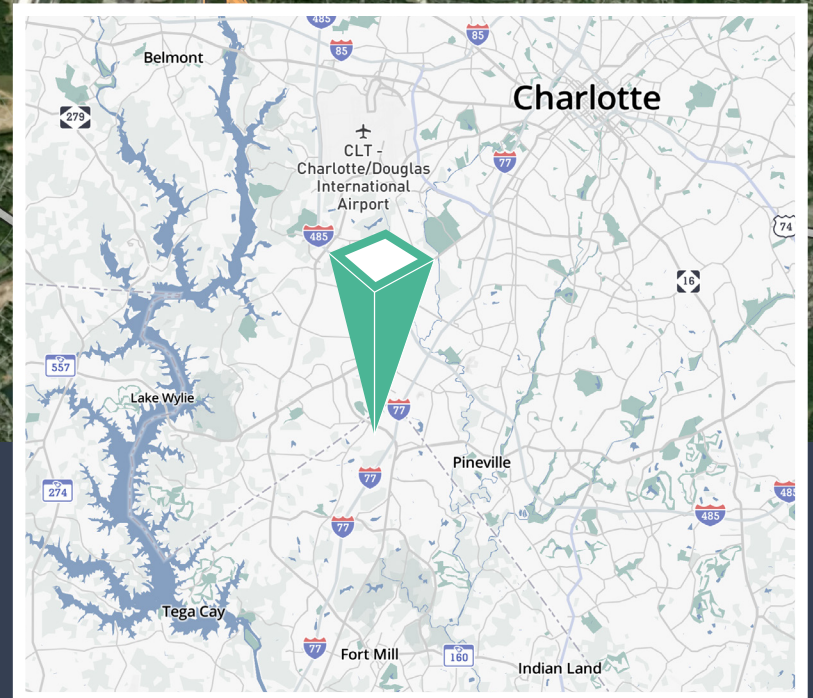
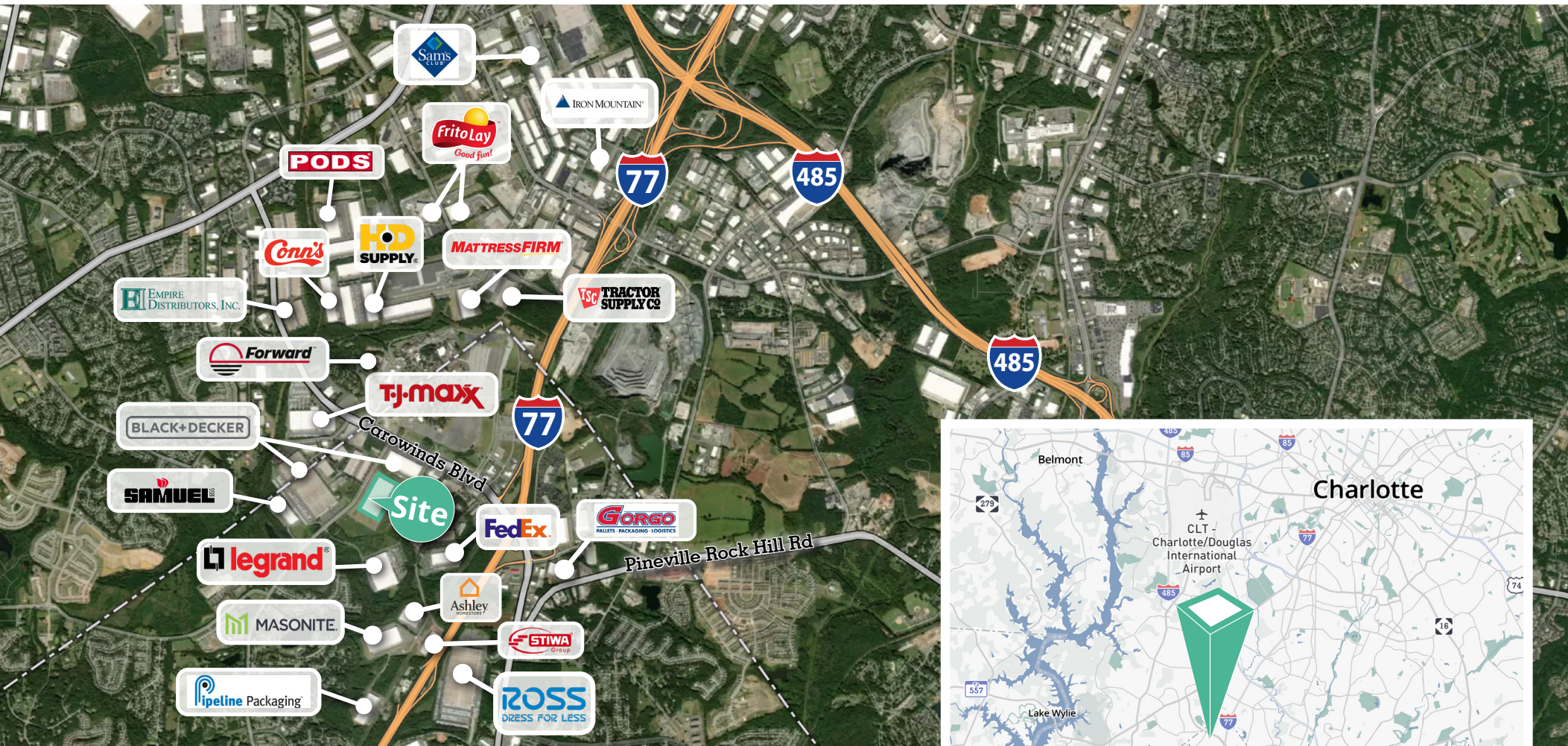
CLT AIRPORT
±16.4 miles

RALEIGH, NC
±177 miles

CHARLESTON, SC
±198 miles

ATLANTA, GA
±250 miles

LOCATION OVERVIEW



Interstate 77
±1.9 MILES



Interstate 485
±4.3 MILES



Uptown CLT
±14.6 MILES



Interstate 85
±14.7 MILES

4140 Pleasant Rd | Fort Mill, SC



360° VIEW IT IN 3D
CLICK OR SCAN FOR TOUR

If you would like more information
on this property please get in touch.

BROKER CONTACTS

Henry Lobb, SIOR

Principal

704 469 5964

henry.lobb@avisonyoung.com

Abby Rights

Senior Vice President

704 413 0235

abby.rights@avisonyoung.com

GCP

G R O W T H
C A P I T A L
P A R T N E R S

**AVISON
YOUNG**