

11632 HARRISBURG RD

OFFICE/FLEX/WAREHOUSE FOR SALE

Fort Mill, South Carolina 29707



PROPERTY VIDEO



OFFERING MEMORANDUM



Park Commercial
Real Estate



INVESTMENT CONTACTS

Charles S. Swanson, JR., SIOR

Charlie@ParkCRE.com
(704) 622-2487

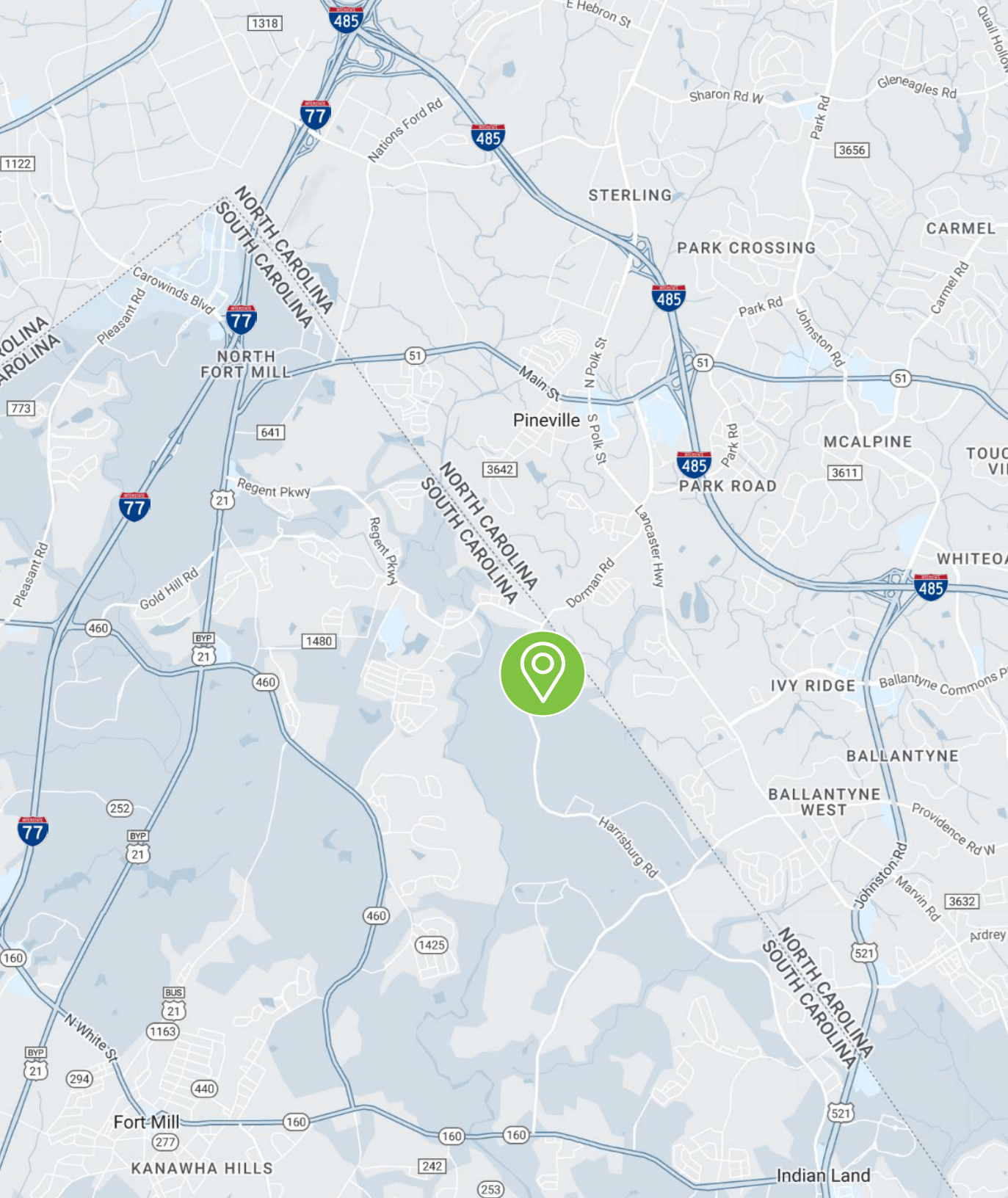
Michael Catanese, JR., SIOR

Michael@ParkCRE.com
(704) 336-9012

PARKCRE.COM

230 E. Peterson Drive, Suite A,
Charlotte, NC 28217

Information has been collected from sources deemed reliable. It is our intention to provide accurate information, however no liability is assumed for errors and omissions. Park Commercial Real Estate, LLC is a licensed real estate firm in North and South Carolina.



LOCATION



**11632
Harrisburg Rd.**

Fort Mill, SC 29707



2 miles

from I-485 and I-77



**Healthy Industrial/
Flex Market**

8% vacancy and new
construction cooling off



**Rental Rates
continue upward
momentum**

Submarket rent
increased 6% YOY

INVESTMENT OVERVIEW

TENANT	PCI Group, Inc
ADDRESS	11632 Harrisburg Rd Fort Mill, SC 29707
ZONING	L1 Zoning - Lancaster County, SC
ACREAGE	31.89 AC
SQUARE FOOTAGE	92,926 SF Total (Ability to Expand Building) 18,000 SF Office 52,426 SF Flex 22,500 SF Warehouse
CLEAR HEIGHT	28' Clearance in Warehouse
HVAC	100% HVAC 3-55 Ton Chillers
ELEVATORS	1 Passenger, 2 Heavy Duty Freight
PARKING	100+ existing spaces with room for expansion
BUILDING TYPE	Precast concrete panel construction
HEAVY POWER	1,600+ Amps Full Building Generator infrastructure in place
DOORS	4 Dock High Doors (2 with dock levelers and Seals) Oversized Drive in Door Access
LOCATION	Located just across the state line (2mi to Ballantyne/I-485, 4mi from downtown Fort Mill, 3.5mi to Carowinds on I-77)
ADDITIONAL DETAILS	Comporium Cell Tower provides +/- \$23k Annual Income with lease expiring April 2029) Owner has access rights at 120' height

92,926
Square Feet

31.89
Acres

2000
Year Built

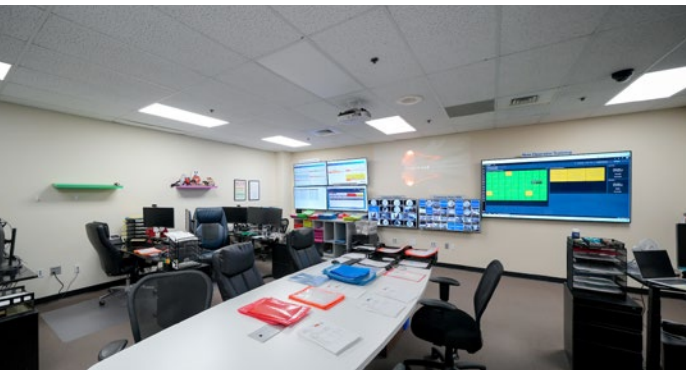
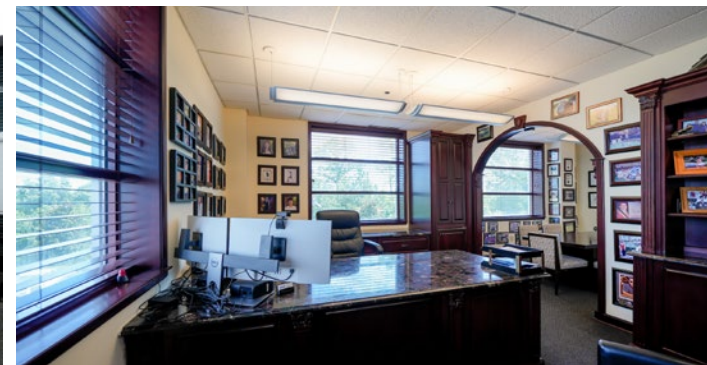
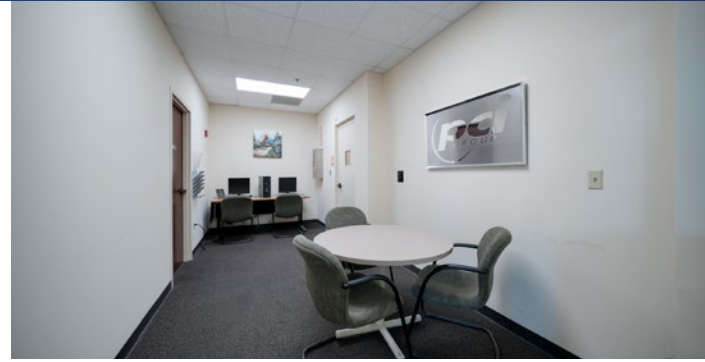
100+
Parking Spaces

Access
Harrisburg Rd

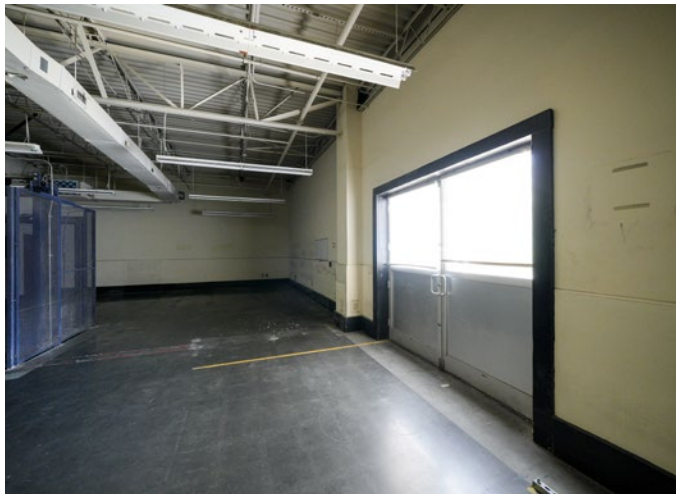
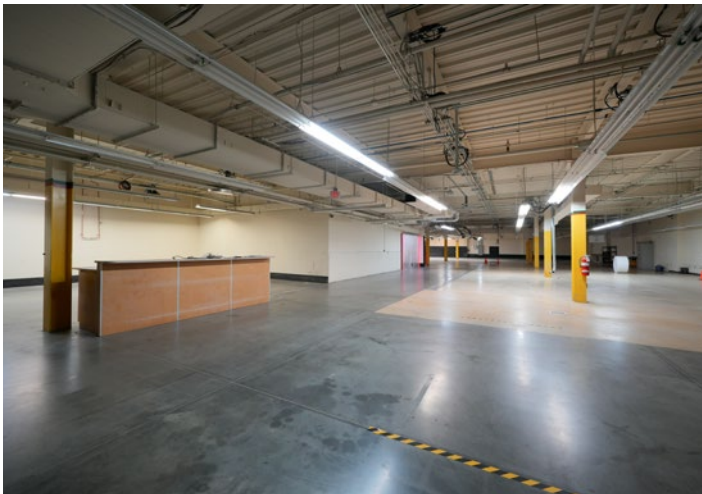
1 mile
from NC/SC State Line

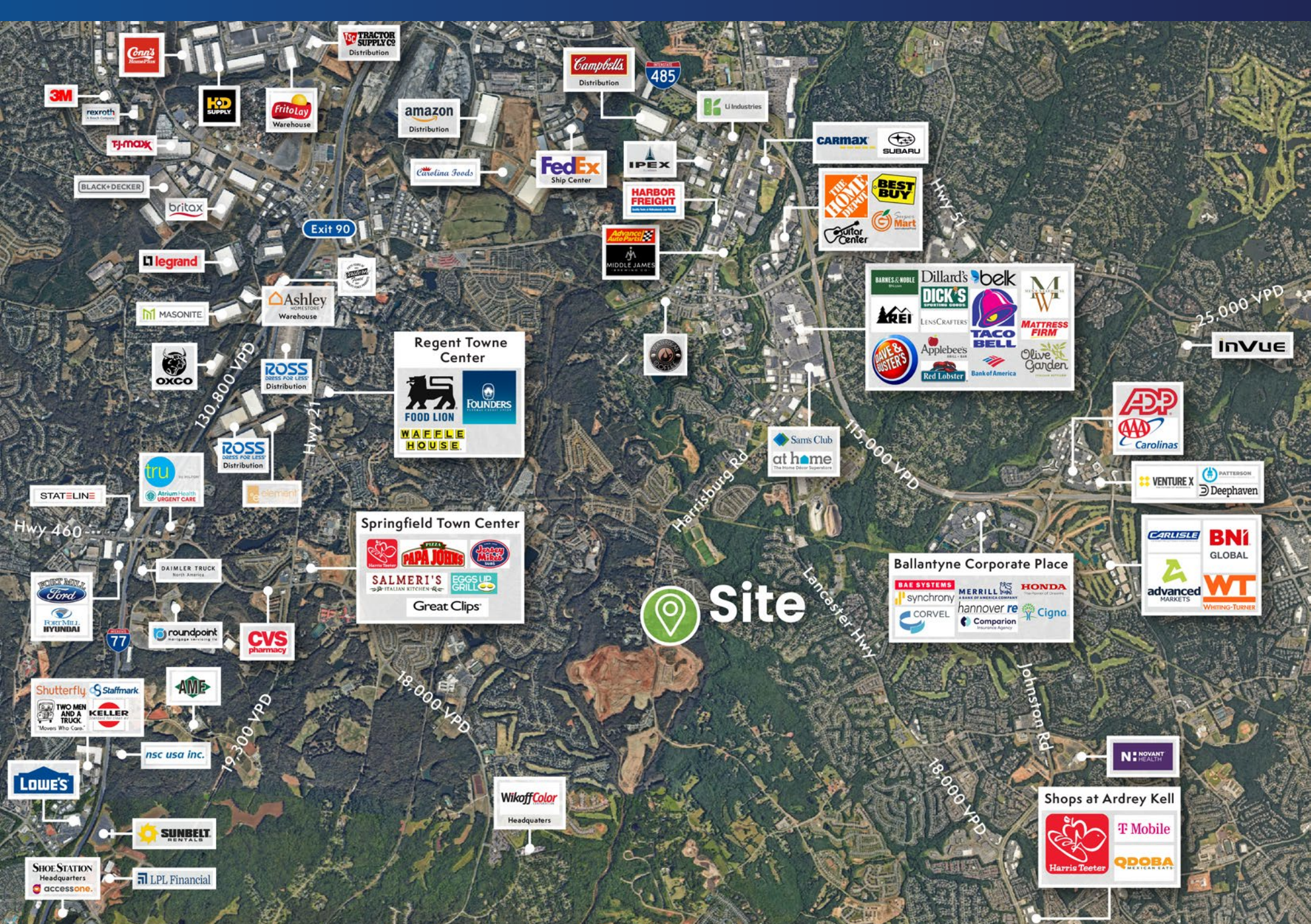


INTERIOR PHOTOS



WAREHOUSE PHOTOS





LOCATION OVERVIEW



Building
Expansion Area

Sugar Creek Rd

Harrisburg Rd

7,300 VPD

CHARLOTTE NORTH CAROLINA



5th
Largest Population Growth
across the US in 2022



2nd
Largest Banking Center
in the US



\$2B
In Real Estate Projects
under construction



55k +
Students enrolled at colleges
and universities in Charlotte



6th
Busiest Airport in the Nation
with 700 flights per day



8
Fortune 500 Companies
Headquartered in Charlotte



20%
Employment Increases projected
over the next 5 years



CHARLOTTE'S TOP 5 EMPLOYERS



35,700 Employees



26,000 Employees



16,100 Employees



15,000 Employees



12,172 Employees

FORT MILL SOUTH CAROLINA



Top 10
2 schools in the Top 10 Elementary
Schools in South Carolina
(U.S. World News)



#1
Baxter Village named
"Best Overall Community" twice
(Home Builders Association of Charlotte)

FORT MILL'S TOP 5 EMPLOYERS





 [Visit our Website](#)

FOR MORE INFORMATION:

Charles S. Swanson, JR., SIOR
Charlie@ParkCRE.com
(704) 622-2487

Michael Catanese, JR., SIOR
Michael@ParkCRE.com
(704) 336-9012

 **Park Commercial**
Real Estate

Info@ParkCRE.com
230 E. Peterson Drive, Suite A, Charlotte, NC 28217