

FOR LEASE

85,000 - 201,788 SF AVAILABLE
194 SPRINGHILL FARM RD
NEW CLASS A DISTRIBUTION CENTER



**AVISON
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 **201,788 SF**
32' CLEAR

2,842-SF
SPEC OFFICE

SPRING HILL FARM RD

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SPACE FOR LEASE – INFORMATION

- **SHELL CONSTRUCTION COMPLETED IN 2017**
- **CLASS A INDUSTRIAL BUILDING**
- **201,788 TOTAL SF (DEMISABLE TO 85,000 SF)**
- **ONE (1) 2,842 SF SPEC OFFICE**
- **BUILDING DIMENSIONS: 720'W X 280'D**
- **COLUMN SPACING: 55'W X 51'6"D, 60' SPEED BAY**
- **32' CLEAR HEIGHT**
- **20 DOCK-HIGH DOORS**
- **1 DRIVE-IN DOOR WITH RAMP**
- **145' TRUCK COURT DEPTH**
- **ESFR SPRINKLER SYSTEM**
- **AMPLE EMPLOYEE PARKING (120 SPACES)**
- **3 TRAILER PARKING SPACES**
- **LED LIGHTING**
- **ABILITY TO PROVIDE 3 MEGAWATTS OF POWER WITH 12 WEEKS NOTICE**

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WAREHOUSE INTERIORS



TRUCK COURT



WAREHOUSE INTERIORS



TRUCK COURT AND DOCK DOORS

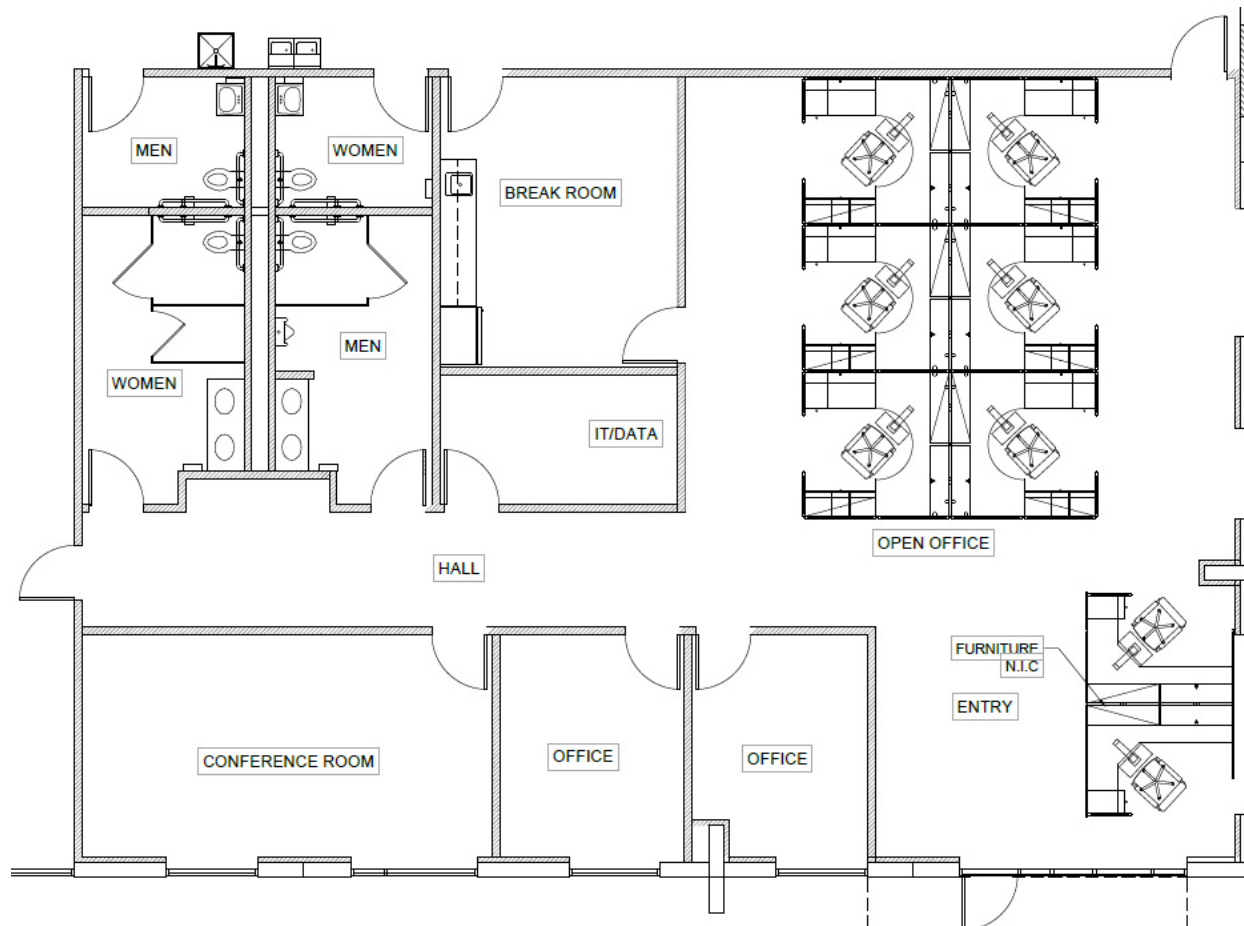
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SPEC OFFICE SPACE PLAN – 2,842 SF

- **TO BE COMPLETE DECEMBER 2025**
- **TWO PRIVATE OFFICES, 8 OPEN WORKSTATIONS**
- **LARGE CONFERENCE ROOM & BREAK ROOM**
- **SEPARATE OFFICE & WAREHOUSE RESTROOMS**



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PINEVILLE-ROCK HILL RD.



201,788 SF
32' CLEAR

SPRING HILL FARM RD

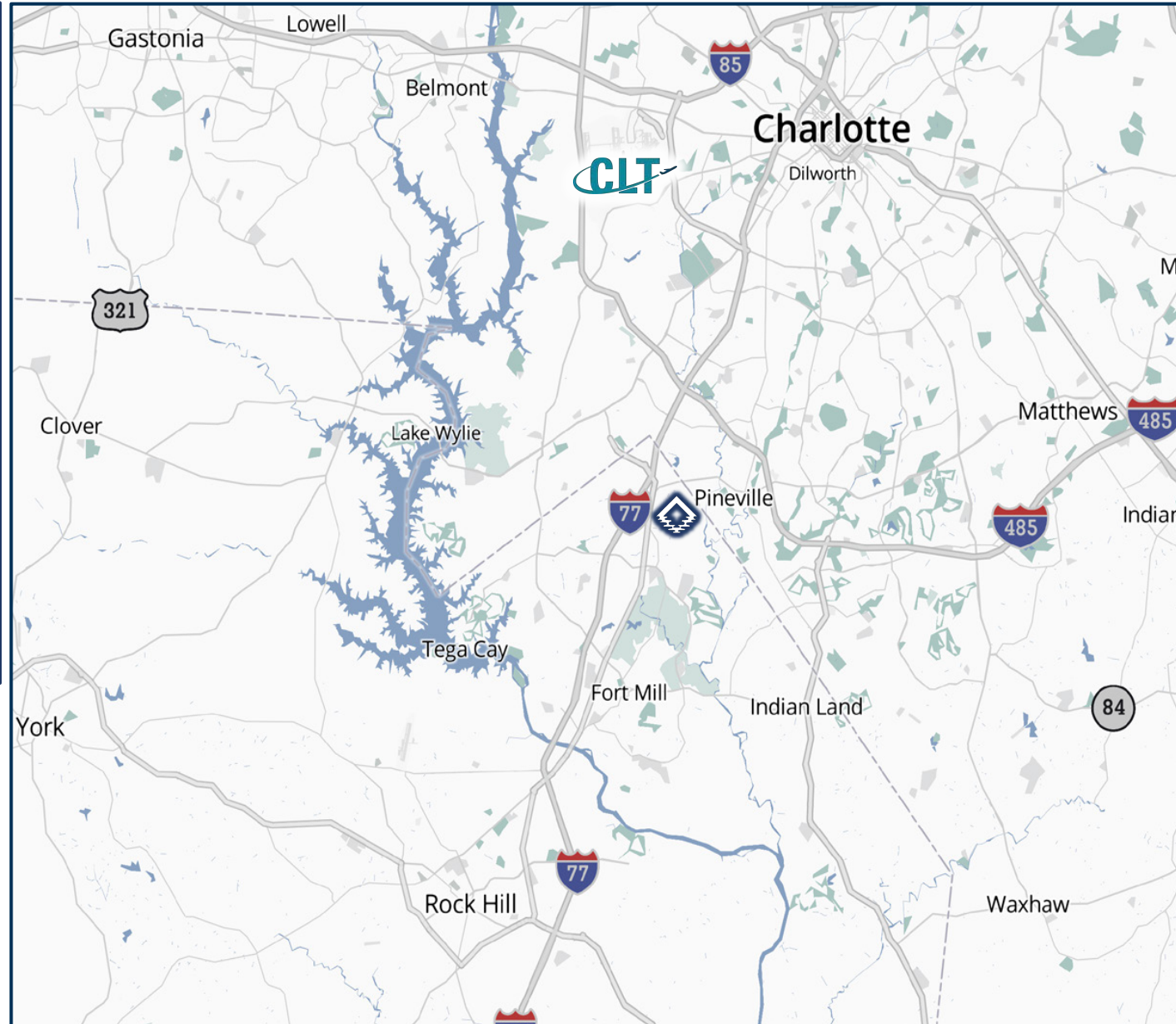
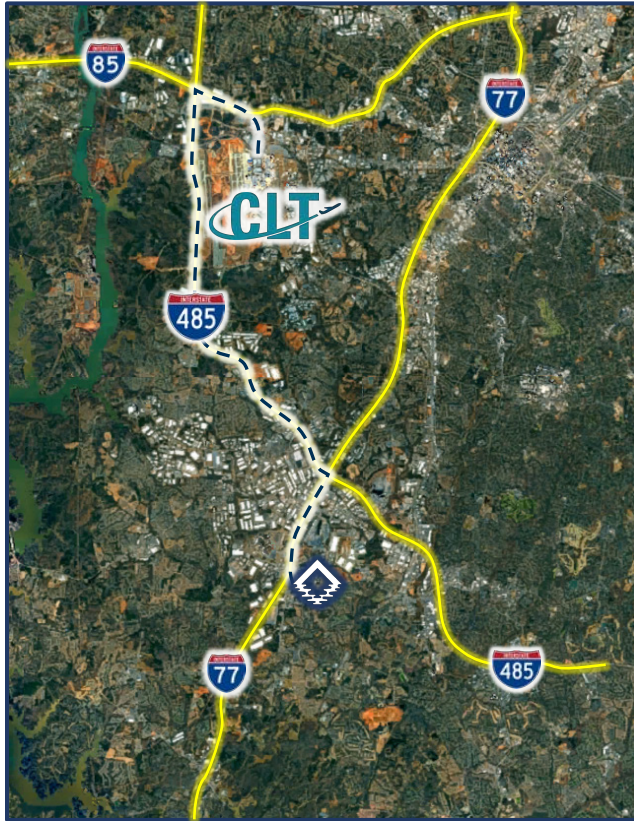
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DISTANCES & DRIVE-TIMES

	Downtown – 12.7 mi – 18 min
	CLT Airport – 14.5 mi – 18 min
	I-77 – 0.8 mi – 4 min
	I-85 – 19 mi – 22 min
	I-485 – 3.6 mi – 7 min

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