

8160 Regent Parkway
Fort Mill, SC 29715

FOR SALE or LEASE
Flex Bldg



Versatile Flex Space with Prime Interstate Access

FOR SALE

- 50,608 SF Flex/Industrial Building
- Zoned PD (Planned Development)
- Parcel ID: 729-00-00-025
- 26'1" Clear Height in Vacant Spaces
- Strategic Location:
 - 2.5 miles (5 min) to Hwy 21/Carowinds Blvd
 - 4.5 miles (9 min) to I-77
- Loading/Access:
 - 3 Dock-High Doors
 - 2 Grade-Level Drive-In Doors
- Adaptable Layout:
 - Potential for office demo and additional roll-up doors

FOR LEASE

Available Spaces Can be Combined or Leased Separately

FLOOR	SIZE	STATUS
1	12,000 SF	Vacant
1	4,168 SF	Vacant
1	9,950 SF	Current Tenant MTM
1	17,108 SF	Available 6/2027
1	7,500 SF	Available 6/2027
2	17,108 SF	Available 6/2027

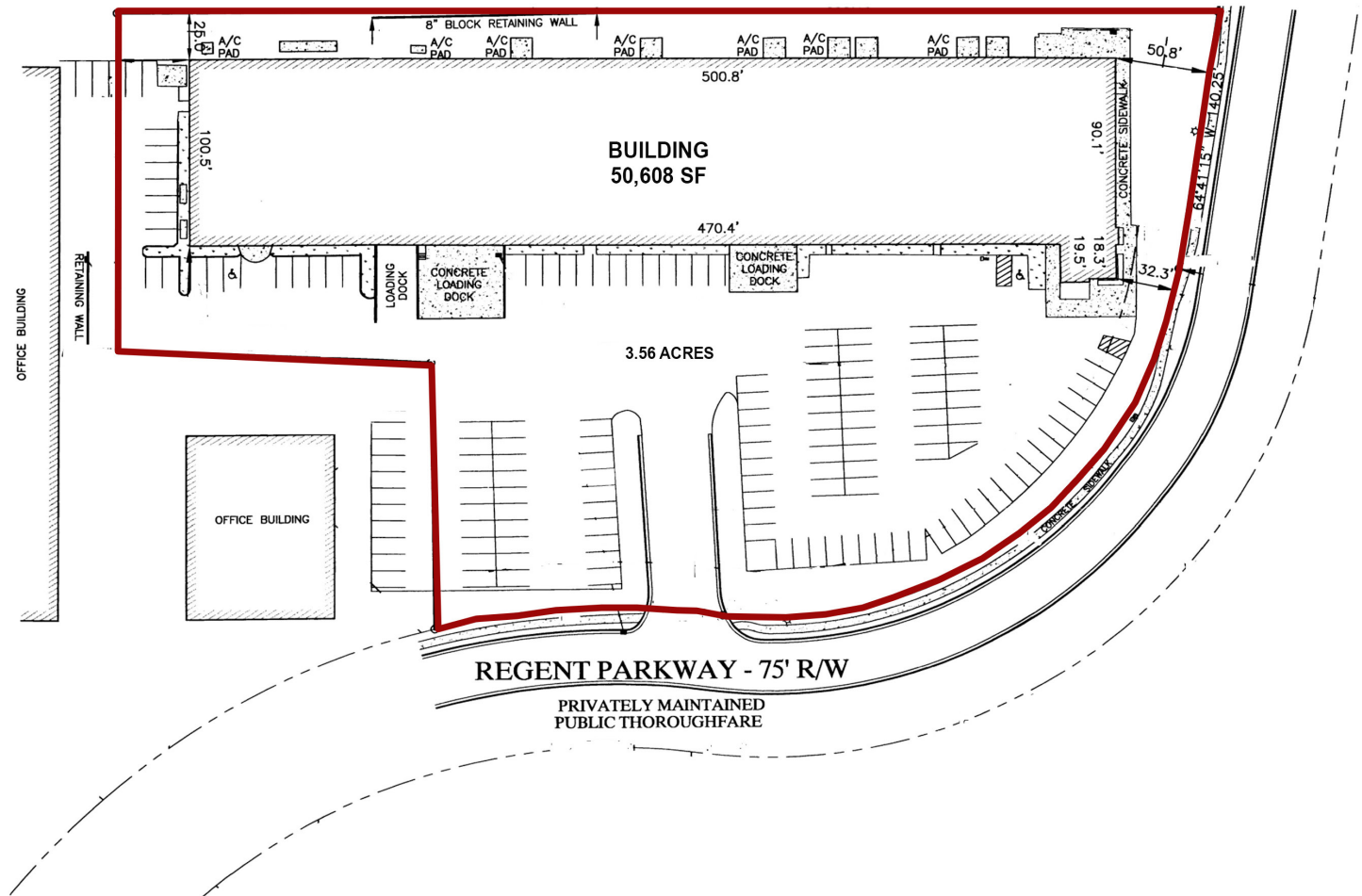


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SITE PLAN

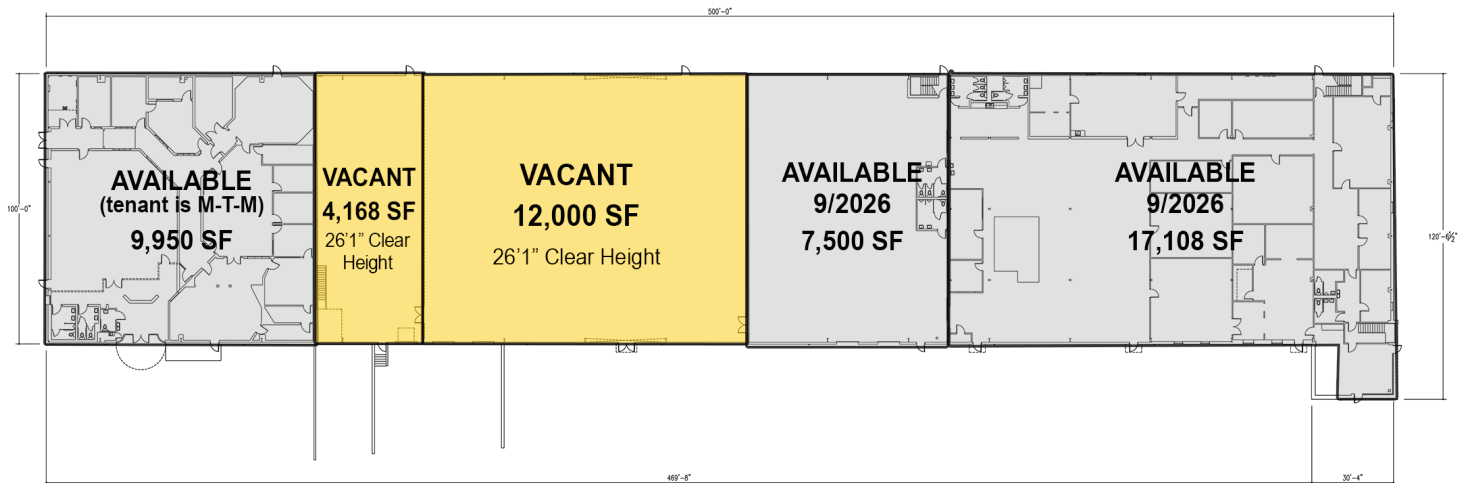


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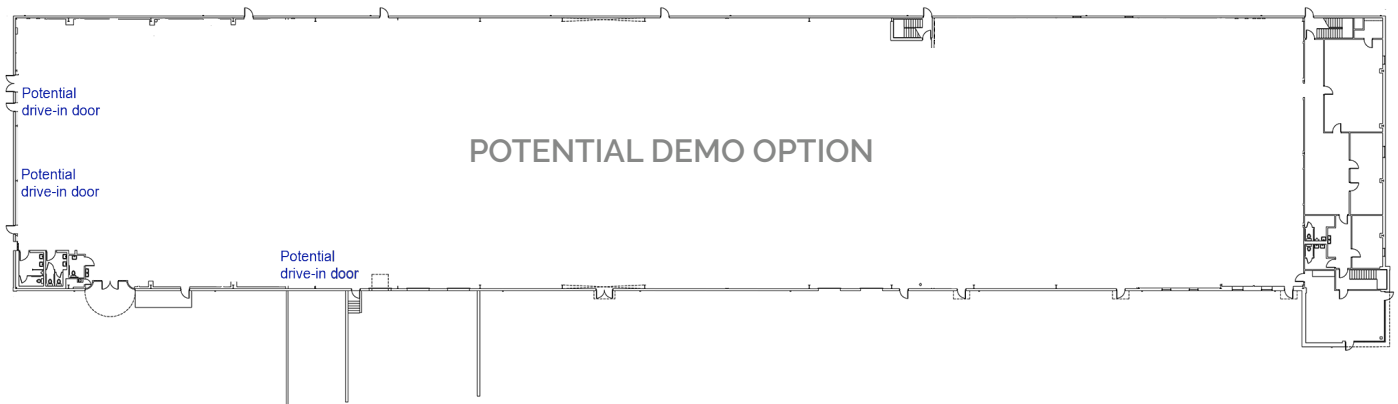
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FLOORPLAN: 1st Floor (as is)



FLOORPLAN: 1st Floor (with demo)

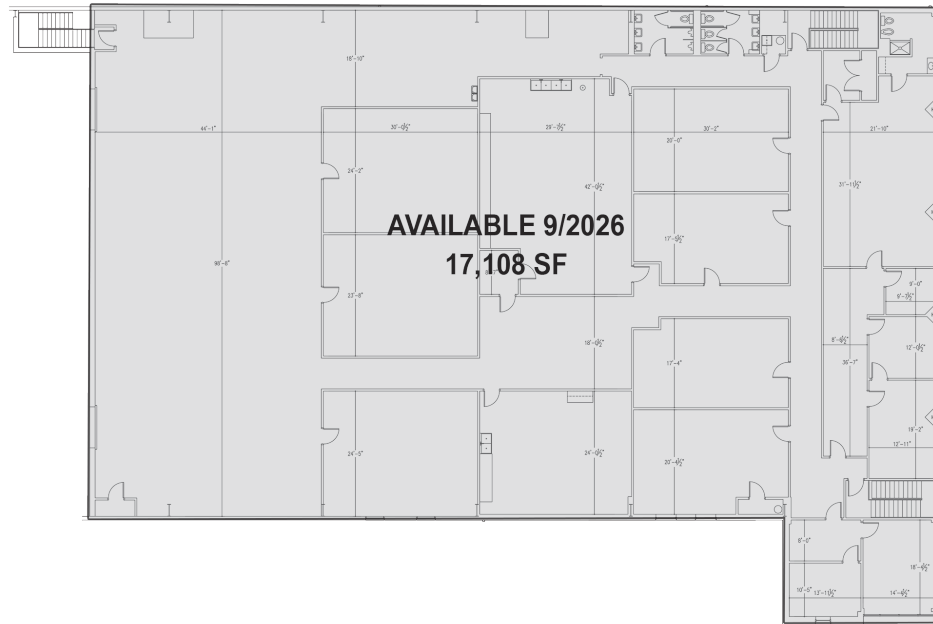


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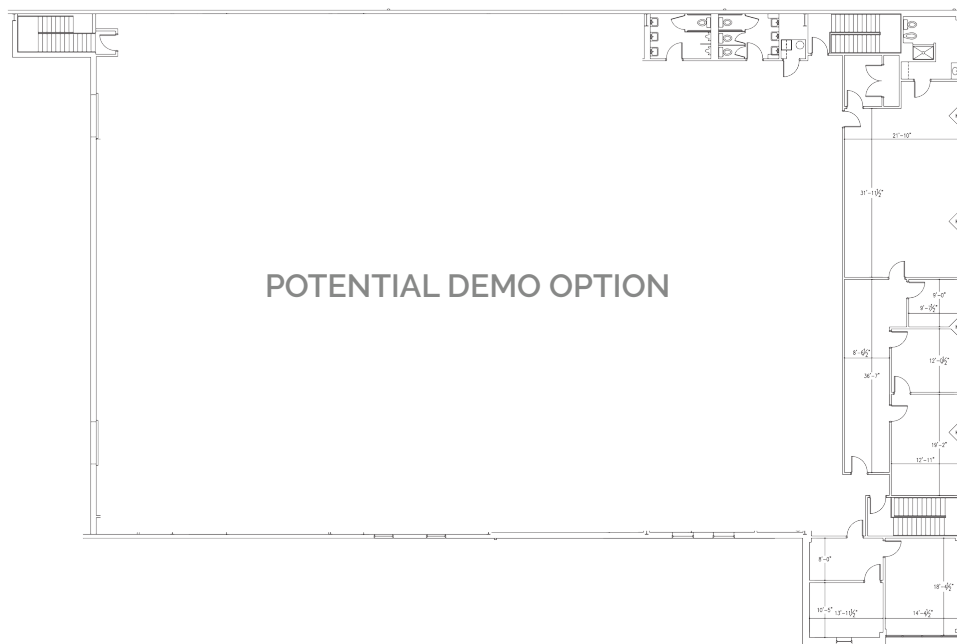
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FLOORPLAN: 2nd Floor (as is)



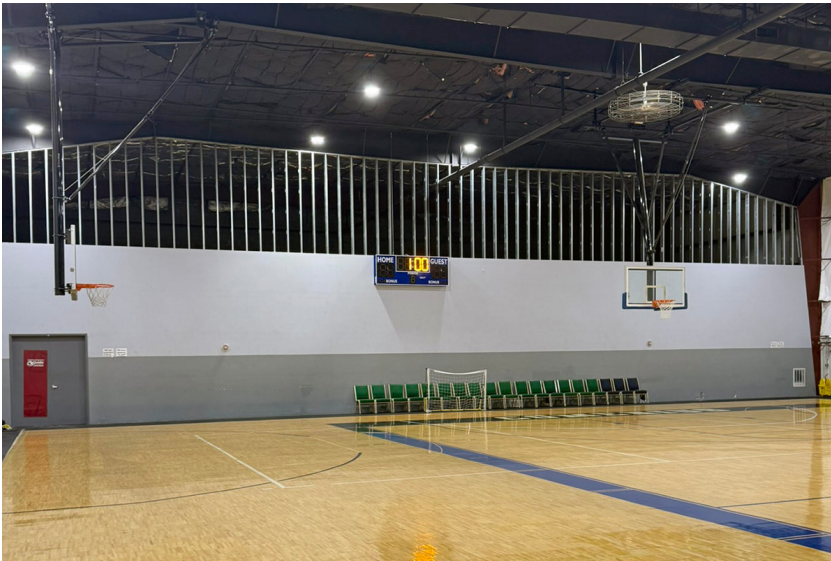
FLOORPLAN: 2nd Floor (with demo)



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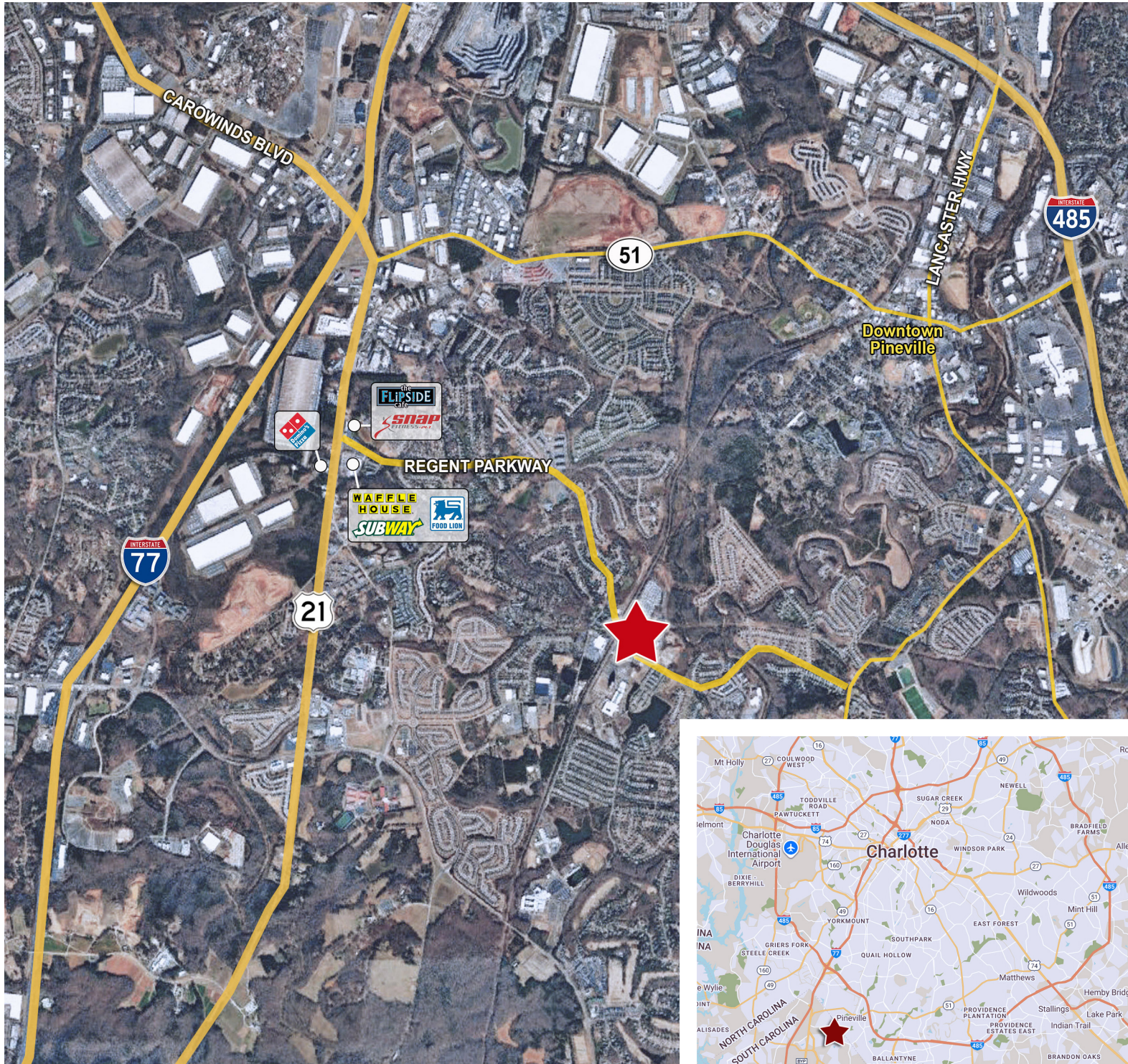
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