



Rock Hill Cold

Fully Convertible Freezer/Cooler Warehouse
3623 Lazy Hawk Road, Rock Hill, SC

A Development by:



±277,785 SF
Available for Lease

Building Complete! Available Now

Contact Us:

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PROPERTY DETAILS

Total SF Available:	+/- 277,785
Divisible:	Pre-engineered divisibility to multi. configurations
Pallet Capability:	+/- 40,680
Office SF:	6,517 SF & 5,528 SF
Clear Height:	50' in cold storage; 27' cold dock
Car Parking:	147 auto parking
Trailer Parking:	47 trailer parking
No. Of Dock Doors	28 (10'x10')
Dock Equipment	28 Rite Hite; 59,000 lbs capacity; 7'x8' vertical lift
No. Of Drive-In Doors	2 (10'x20')
No. Of High Speed Doors	14 (8'6"x20')
Warehouse Lighting	36,000 lumen output with LED fixtures; 40 foot candles at 36"
Zoning	Industrial
Slab On Grade	5" - 9" concrete slab; glycol under floor heating in freezers
Construction	Insulated metal panel Freezer/Cooler; Concrete tilt wall truck dock and office
Roof	60 mil, single ply, fully adhered white TPO roof. Freezer/cooler insulation R-49.8. Office insulation R-30.6.
Refrigeration	An industrial synthetic refrigeration system for the freezer/cooler spaces and the cold dock/speed bay. The system will be designed for the following: -10 F to 55 F and 35 F in cold storage areas
Electrical	6,000 amp main switch, separated into 2 services; 3,500 amp & 2,500 amp
Sprinkler	Quell K34 reaction fire sprinkler system, a dry system for all temp controlled areas, and a wet system for the office



BUILDING PHOTOS

Exterior Building Aerial



Refrigerated Dock



Truck Court & Docks



Support & MHE Area



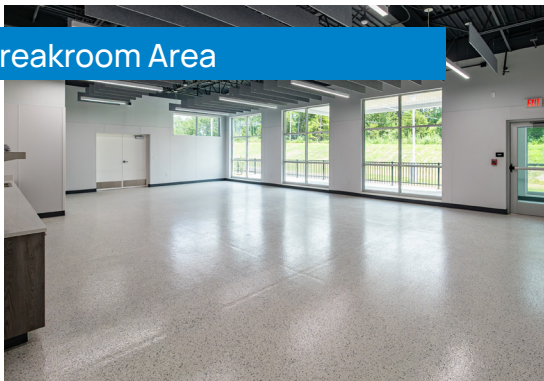
Cold Storage Warehouse



Finished Office



Breakroom Area



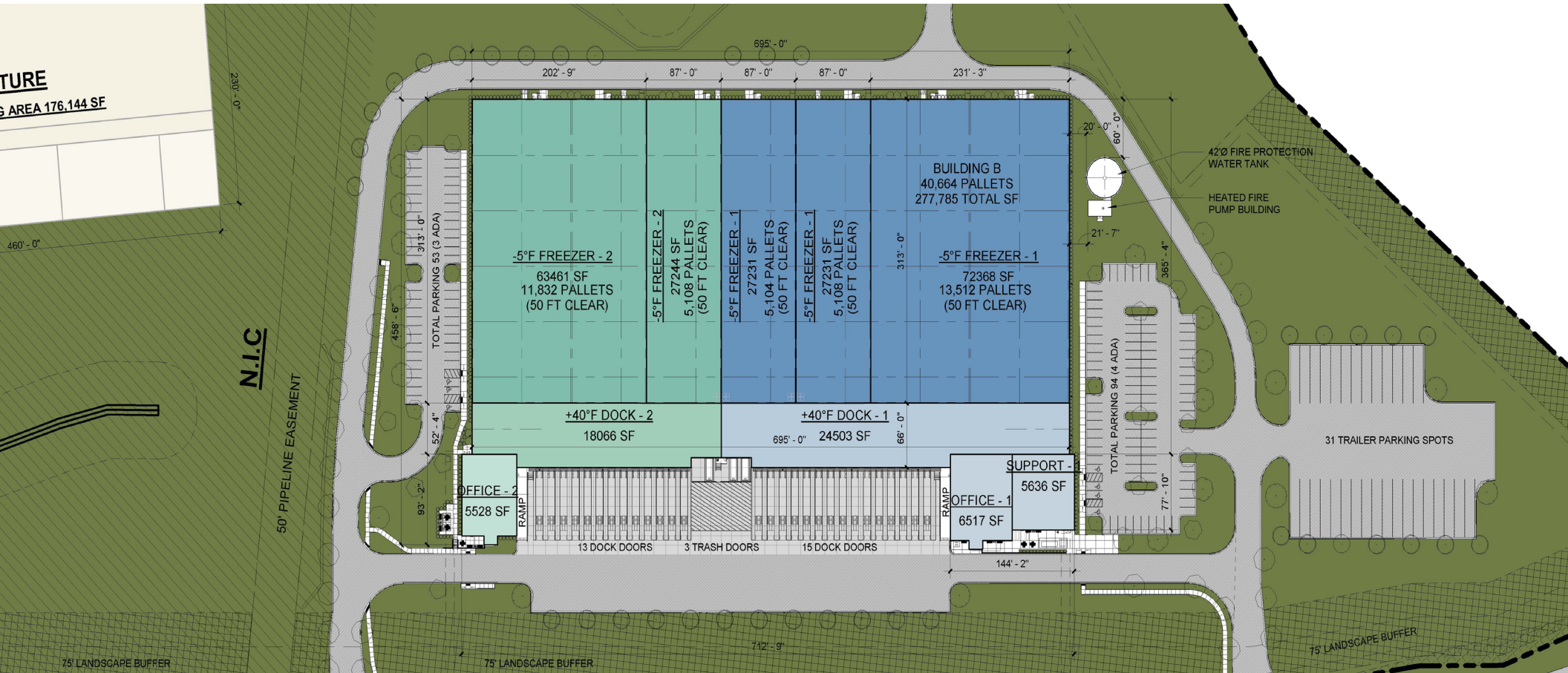
Exterior Building Aerial



Refrigerated Dock Equipment



FLOOR PLAN



Building Size
±277,785 SF
(Divisible)



Building Dimensions
±695'L x ±379'D



Clear Height
Freezer/Cooler
50'



Cold Dock Clear Height
30'



Dock Doors
28



Cold Dock Depth
66'



Trailer Parking
47 spots

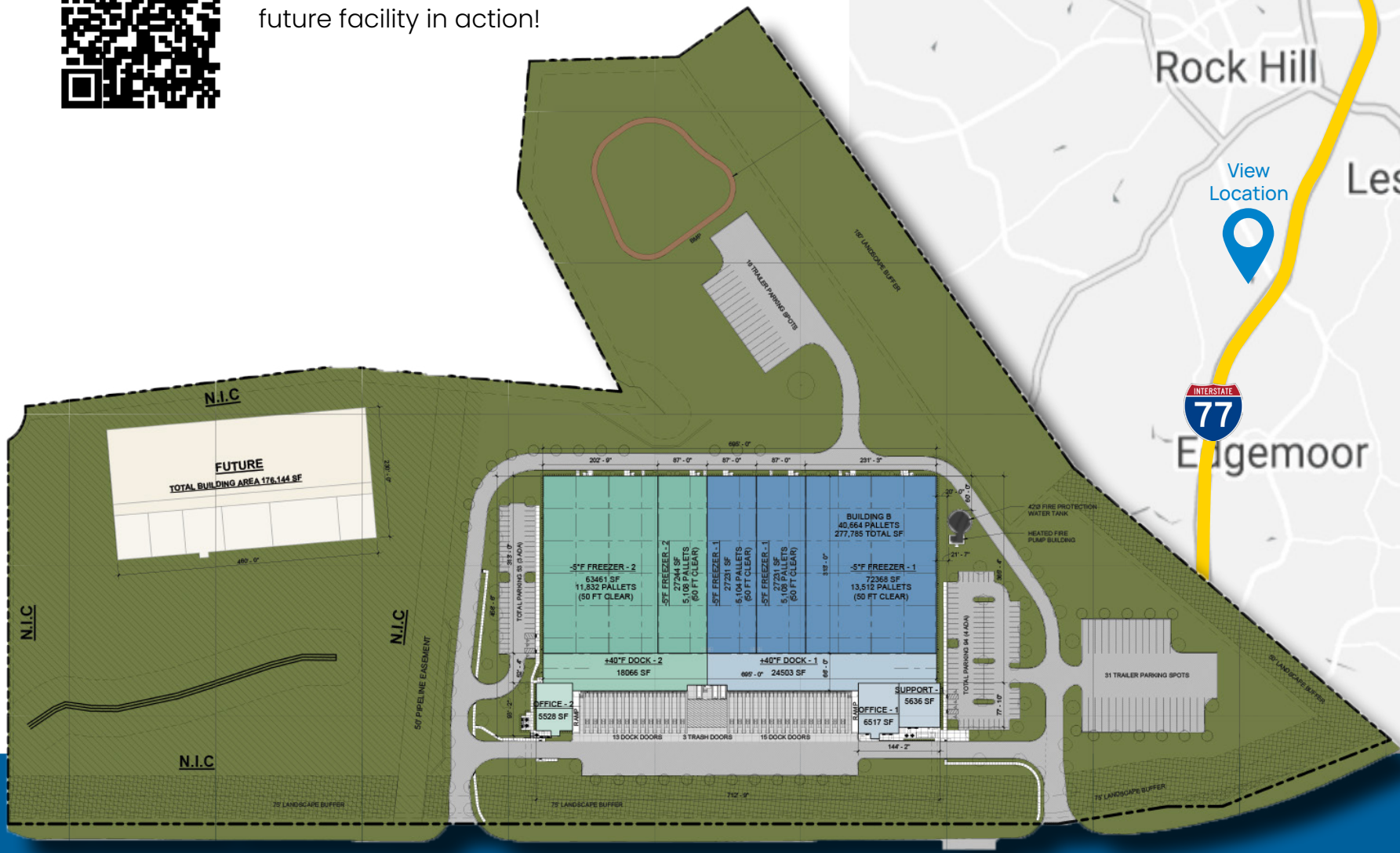
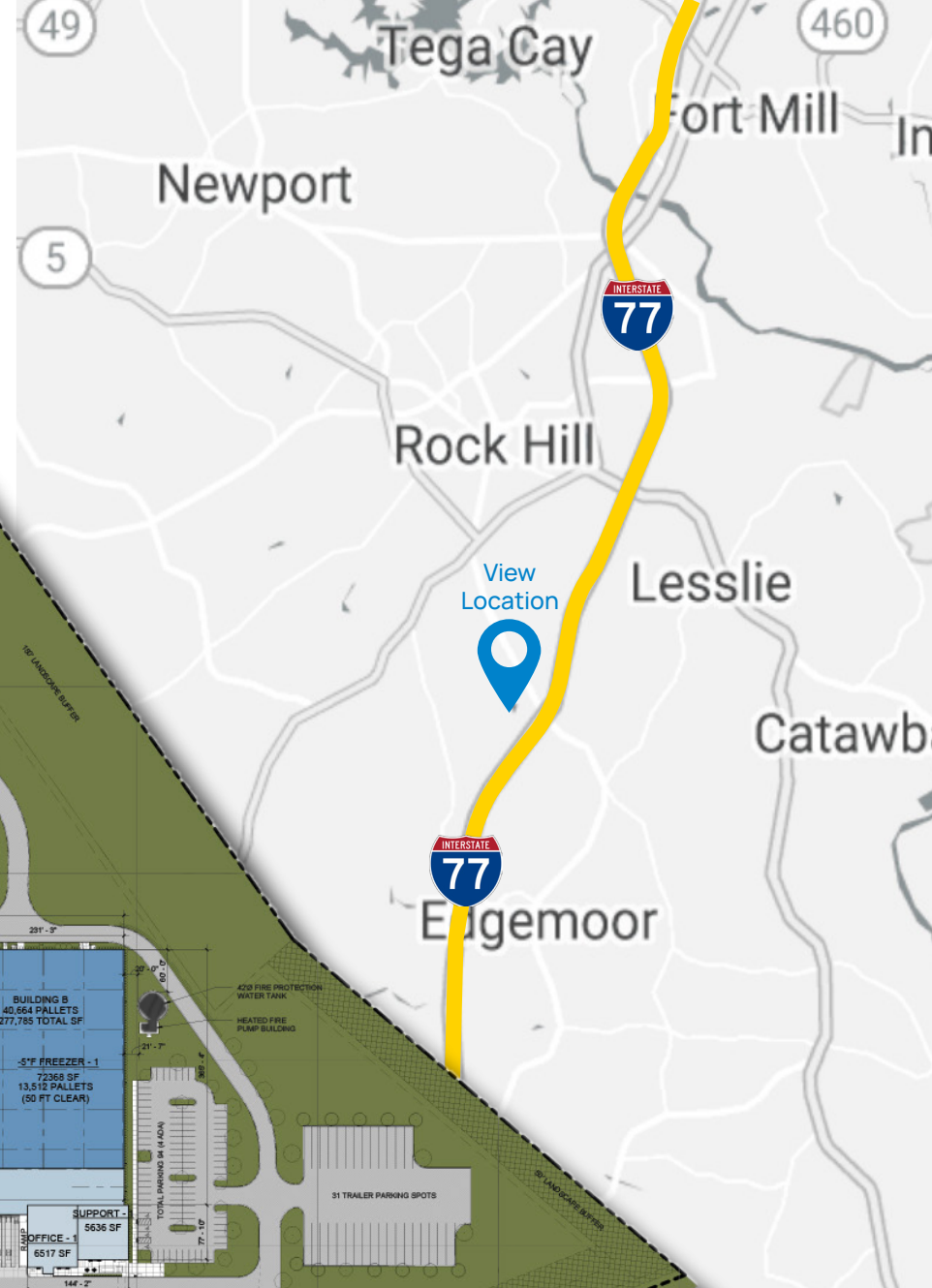


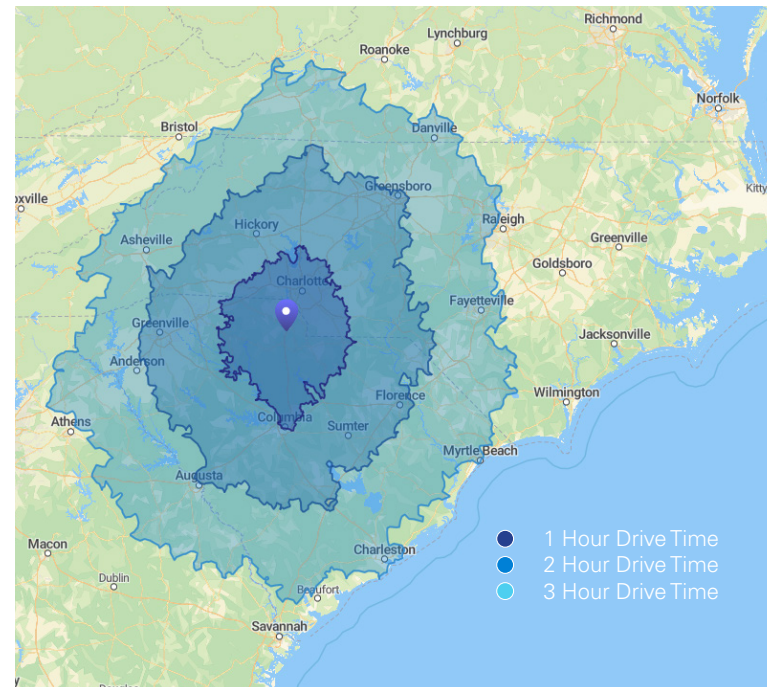
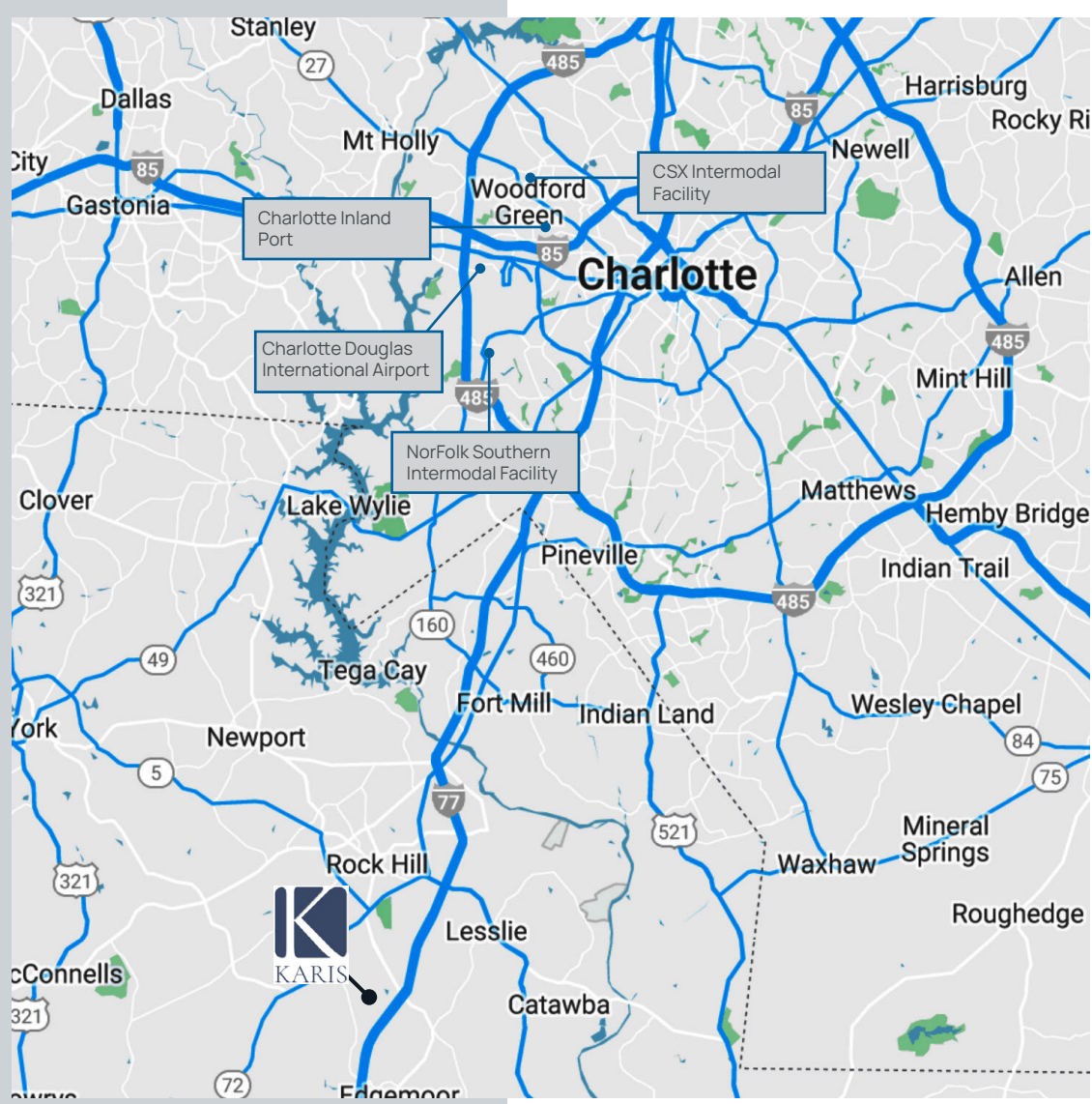
Car Parking
147 spots

SITE PLAN



Scan the QR code or [Click Here](#) to see the future facility in action!





Excellent Connectivity

Karis Cold is proximate to the region's major transportation infrastructure, providing direct access and serviceability to greater Charlotte metro and neighboring regions.

Points of Interest	Time	Miles
I-77	1 min	<1
I-85	45 min	30
Charlotte Airport (CLT)	45 min	32
Charlotte Inland Port	50 min	35
CSX Intermodal Facility	50 min	35
Norfolk Southern Intermodal Facility	30 min	27

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.