

# 411 Lakeshore Parkway

## Rock Hill, SC 29730

FOR LEASE  
March 2026 Delivery



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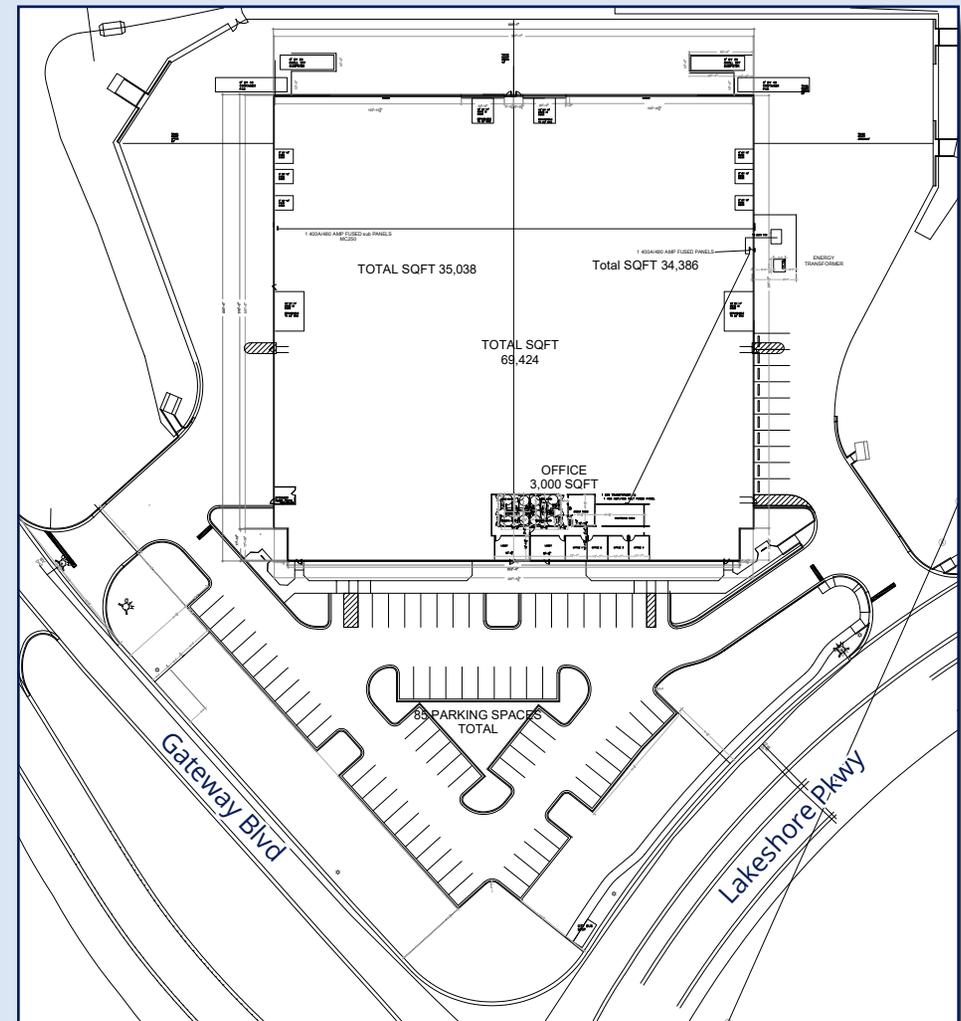


# Property Highlights

This newly constructed industrial facility is strategically located within Rock Hill's premier TechPark, a thriving commercial and industrial hub. Positioned on an expansive 8.33-acre corner lot, the property offers level topography and excellent visibility—making it ideal for businesses seeking a high-profile presence.

Located in a dynamic business corridor, the site benefits from proximity to other major industrial parks, as well as nearby hotels, conference centers, and restaurants—ideal for client visits and employee convenience.

- Immediate access to I-77 and proximity to I-85 ensures seamless regional connectivity.
- Downtown Charlotte is a 20-minute drive, enhancing access to major markets, talent pools, and transportation infrastructure.



Access to  
Skilled Labor



Business - Friendly  
Environment

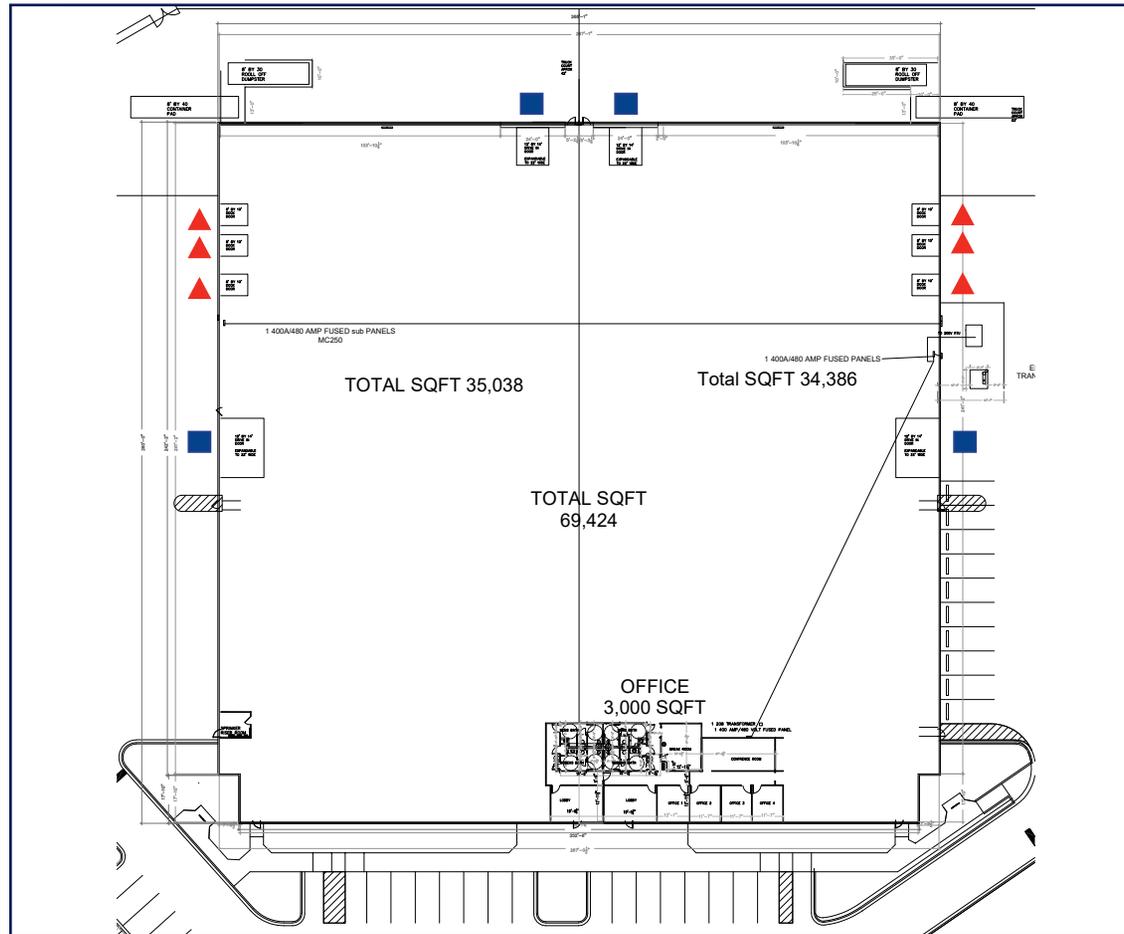


Nearby  
Amenities



Proximity to  
Major Highways

# Property Specs



<b>Building Size</b>	34,712 SF - 69,424 SF	<b>Zoning</b>	PUD
<b>Office Size</b>	3,000 SF	<b>Power</b>	1,200 Amps 277/480V *Additional Power Available
<b>Dock High Doors</b>	(6) 8'x10'	<b>Right Truck Court Depth</b>	101'
<b>Drive in Doors</b>	(3) 12'x14' *expandable to 22'x14' (1) 22' x 14'	<b>Left Truck Court Depth</b>	93'
<b>Roll Off Dumpster Pad</b>	(2) 8'x30'	<b>Parking Spaces</b>	85
<b>Clear Height</b>	18'9" - 22'5"	<b>Fire Protection</b>	Wet Sprinkler System
<b>Ceiling Height</b>	24' - 30'	<b>Floor</b>	10" Slab, 5,000 PSI
<b>Column Spacing</b>	Clear Span	<b>HVAC</b>	Conditioned Warehouse (1) 25 ton unit *Additional Unit Available
		<b>Estimated Completion</b>	March 2026

# LOCATION OVERVIEW



CLT Int'l Top 6 busiest airport in the world



486,247 rooftops within a 15 mile radius



Cost of living below national average



1K+ internationally owned companies



7th fastest growing major metro in the US

## REGIONAL DISTANCES



1.7 Miles



15 Miles



45 Miles



45 Miles



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