

Austin Business Park

3336 SC-51 Fort Mill, SC 29715

Location Information

3336 SC-51
Fort Mill, SC 29715
York County Submarket

Pricing

Lease \$/SF: \$13.00 - \$18.00 Annual/SF
Expenses \$/SF: \$1.69
Lease Type: NNN
Expense Type: NNN
NNN Expenses: \$1,70

Availability

List Date: 02/01/2026
Available Date: 02/01/2026
Listing Method: For Lease Only
Listing Status: Available
Total Available: 20,000 SF (3 Buildings)
Minimum Available: 3,000 SF Office
Maximum Contiguous: 20,000 SF

Contact Information

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Property Details

Type: Industrial
Suite: 3 Buildings
Divisible: Yes
Entire Floor: Yes
Vacant: Yes
Offices: 4
Has Yard: Yes
Fenced: Yes
Paved: Yes
Air Conditioned: Yes
Heated: Yes
Industrial Office Space: 500 SF (Max Contiguous 3,500 SF)
Industrial Shell Space: 3,000 SF (Max Contiguous 20,000 SF)
Dock High Doors: Present
Grade Level Doors: Present
Rail Doors: Not Present
Standard Electric: Yes
Heavy Electric: Yes
Phase: 3
Rent Esc Type: Annual Percentage
Rent Esc. Description: 3% Annual
Lease Terms: 3-5 Year Preferred
Possession: Lease Execution
Signage: On Building and Free Standing
Show Instructions: Call Broker
Listing ID: 44274776

Comments

20,000 SF Total, 3 Buildings Available Together or Separately

Building 1: 9,500 SF, Approximately 1/3 Office, \$18 PSF Base Rent

Building 2: 3,000 SF, Small Office, \$13 PSF Base Rent

Building 3: 7,500 SF, Medium Office, \$15 PSF Base Rent

All 3 20,000 SF, \$5.75 PSF Base Rent

Additional \$1,60 PSF Ticam

3% Annual Increases









