

AVAILABLE FOR LEASE

1379 MCDOW DRIVE, ROCK HILL, SC 29732



TOTAL SQUARE FEET: ≈2,683 - 64,371 RSF

Common & Private Loading Docks

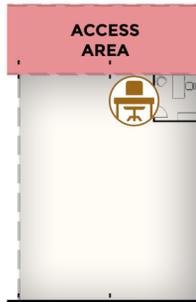
Common & Private Drive Ins

Private Office Rooms

Amenities: Multiple Bathrooms & 1 Common Kitchenette

- Exact dimensions are subject to change based on Architects safety plans

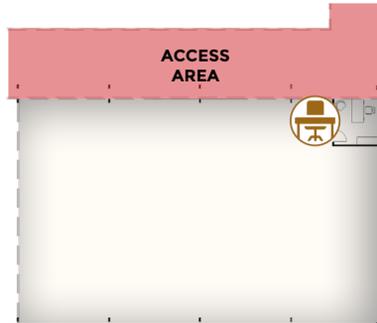
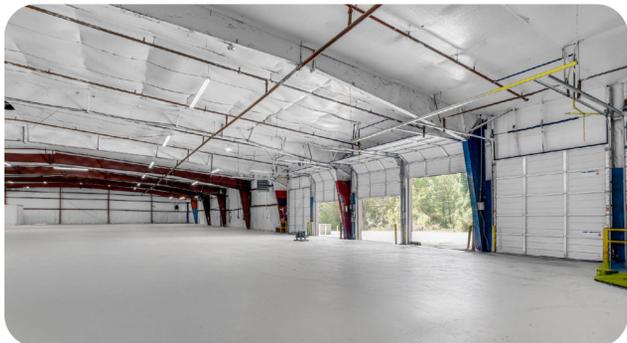
VISIT OUR PROPERTY ON



OPTION 01

Total Square Feet: ≈2,683 RSF

- 8 Common Loading Docks
- 3 Common Bathrooms
- 1 Common Drive In
- 1 Common Kitchenette
- 1 Private Office Room



OPTION 02

Total Square Feet: ≈5,355 RSF

- 8 Common Loading Docks
- 3 Common Bathrooms
- 1 Common Drive In
- 1 Common Kitchenette
- 1 Private Office Room



OPTION 03

Total Square Feet: ≈9,141 RSF

- 8 Common Loading Docks
- 3 Common Bathrooms
- 1 Common Drive In
- 1 Common Kitchenette
- 1 Private Office Room

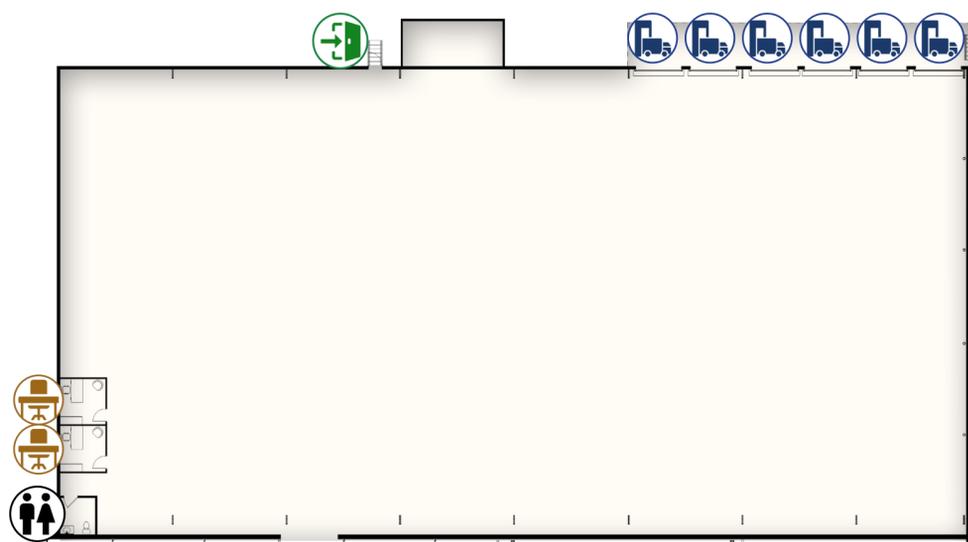
OPTION 04

Total Square Feet: ≈21,900 RSF

- 6 Private Loading Docks
- 1 Private Bathroom
- 2 Private Office Rooms

Clear-span warehouse space with 13' to 18' 6" clear heights, featuring 6 private loading docks and a functional layout with 2 private office rooms and 1 private restroom.

Additional features include CCTV throughout, Wi-Fi availability, and pallet jacks and select warehouse equipment, making it ideal for high-volume distribution or industrial use.



FOR MORE INFORMATION:

Mike O'Neill Jr. - Principal
moneilljr@preferred.com
610 - 220 - 0255

Brody Sullivan - Leasing Account Executive
Bsullivan@preferred.com
609-602-1727



info@primerockencap.com

2755 East Oakland Park Blvd Suite 200 Fort Lauderdale, FL 33306

OPTION 05

Total Square Feet: ~41,514 RSF

- 8 Private Loading Docks
- 1 Private & 3 Common Bathrooms
- 1 Common Drive In
- 1 Common Kitchenette
- 2 Private Office Rooms

Clear-span warehouse space offering strong loading capabilities with 8 private loading docks and access to a common drive-in door.

The unit features 2 private office rooms, 1 private restroom, 3 shared restrooms, and a shared kitchenette, and is enhanced by CCTV throughout, Wi-Fi availability, pallet jacks and select warehouse equipment, making it ideal for high-volume distribution or industrial use.



OPTION 06

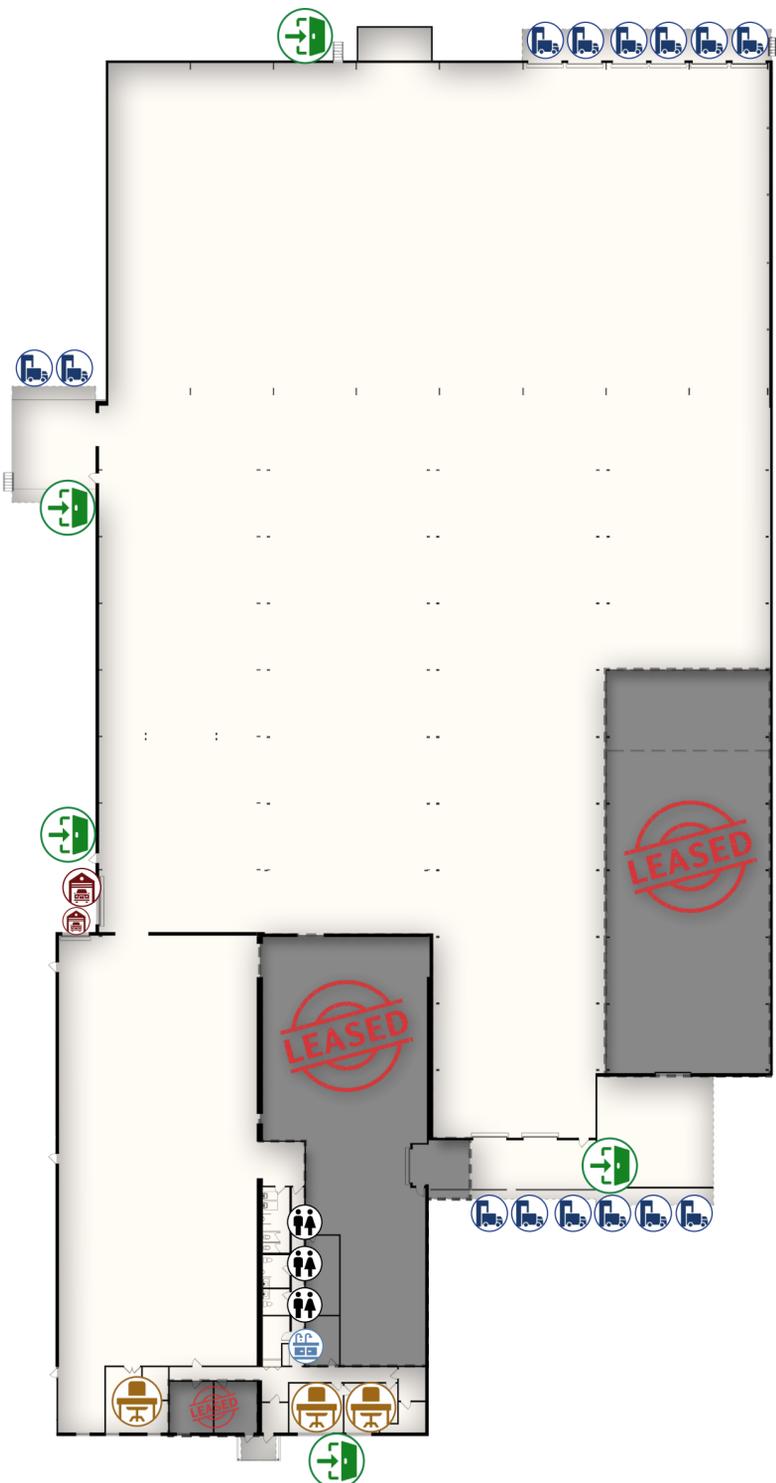
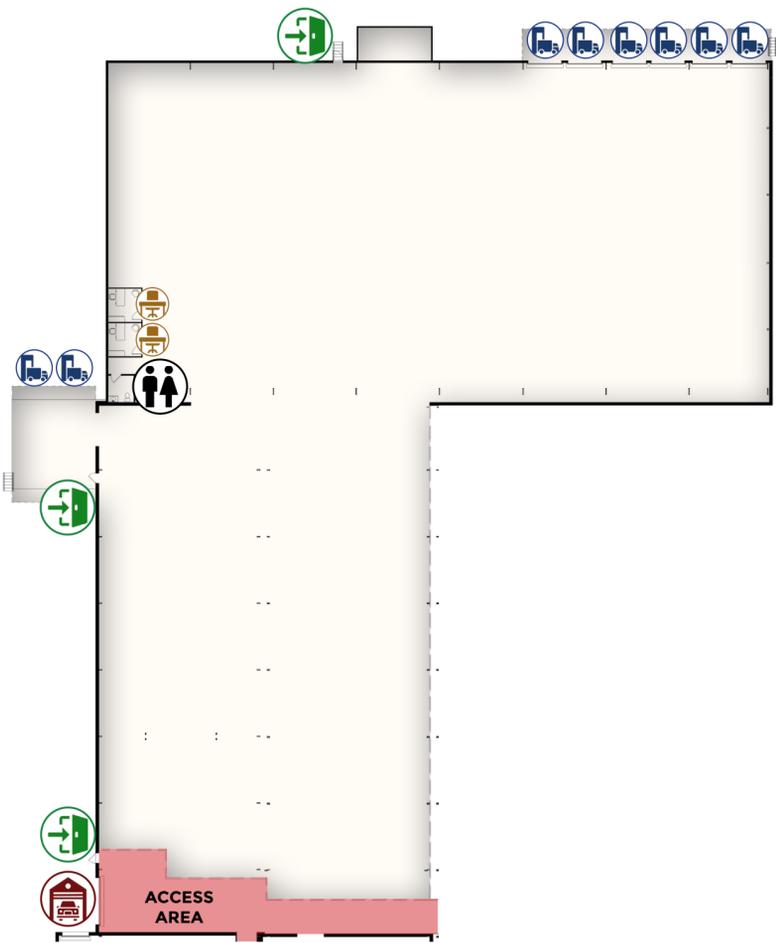
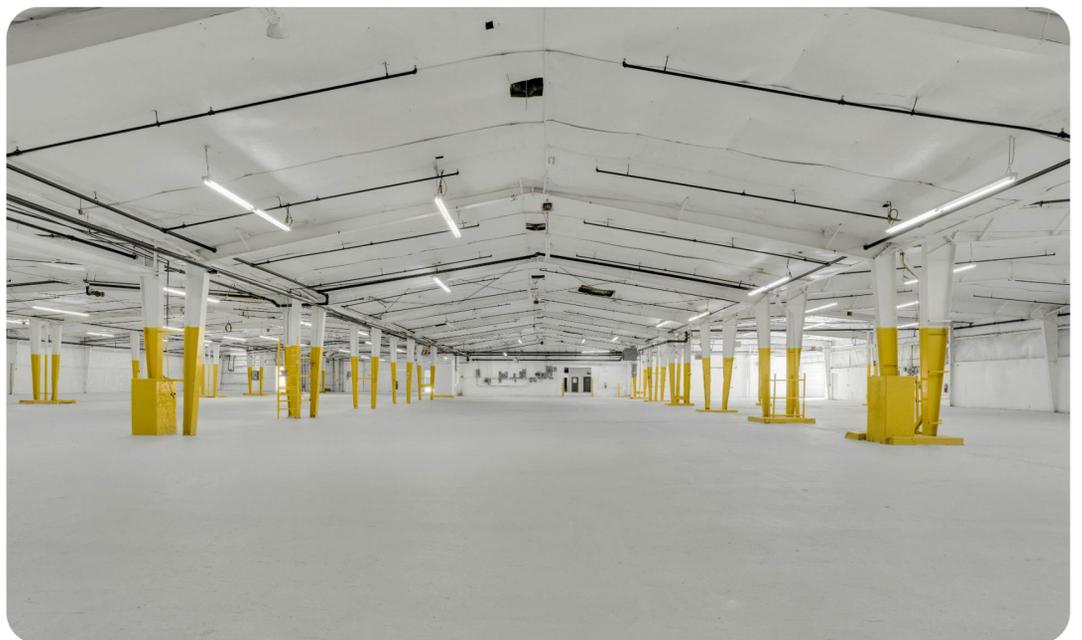
Total Square Feet: ~64,371 RSF

- 14 Loading Docks
- 3 Bathrooms
- 2 Drive Ins
- 1 Kitchenette
- 3 Private Office Rooms

Large-scale warehouse space designed to support high-throughput distribution and industrial operations. The unit features fourteen 14 loading docks and 2 drive-in doors, providing exceptional loading capacity and efficient truck circulation.

The layout features 3 private office rooms, three 3 restrooms, and a kitchenette, offering a balanced blend of warehouse and support space.

Enhanced by CCTV throughout, Wi-Fi availability, and pallet jacks and select warehouse equipment, this facility delivers the scale, functionality, and infrastructure required for demanding logistics and industrial users.



FOR MORE INFORMATION:

Mike O'Neill Jr. - Principal
moneilljr@preferred.com
610 - 220 - 0255

Brody Sullivan - Leasing Account Executive
Bsullivan@preferred.com
609-602-1727

 **Preferred**
INVESTMENTS
info@primerockencap.com
2755 East Oakland Park Blvd Suite 200 Fort Lauderdale, FL 33306