

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



±195,678 SF **Available for Lease**

Building Complete! Available Now

Contact Us:

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3623

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PROPERTY DETAILS

| Total SF Available: | +/- 195,678 SF available (82,107 SF leased) | |
|-------------------------|--|--|
| Office SF: | 6,517 SF | |
| Clear Height: | 50' in cold storage; 27' cold dock | |
| Car Parking: | 94 auto parking | |
| Trailer Parking: | 47 trailer parking | |
| No. Of Dock Doors | 18 (10'×10') | |
| Dock Equipment | 18 Rite Hite; 59,000 lbs capacity; 7'x8' vertical lift | |
| No. Of Drive-In Doors | 1 (10'x20') | |
| No. Of High Speed Doors | 10 ('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 <mark>.</mark> | |
| 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 sevices; 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



















FLOOR PLAN







Building Dimensions ±695'L x ±379'D



Freezer/Cooler

50'

Cold Dock Clear Height 30'



Dock Doors 18



Cold Dock Depth 66'



Parking

47 spots



Car Parking 94 spots

1095 EX 157







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.

| Time | Miles |
|--------|---|
| 1 min | <1 |
| 45 min | 30 |
| 45 min | 32 |
| 50 min | 35 |
| 50 min | 35 |
| 30 min | 27 |
| | 1 min 45 min 45 min 50 min 50 min |

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