

CAROWINDS

355 CRESTMONT DRIVE | FORT MILL, SC

→ DISTRIBUTION CENTER



MANUFACTURING- DRIVEN DESIGN

197,028 SF – 525,285 SF

Good Manufacturing
Practices Compliant

±275 Parking Spaces

Heavy Power

Fully Air Conditioned

SUITE A

±197,028 SF

AVAILABLE IMMEDIATELY

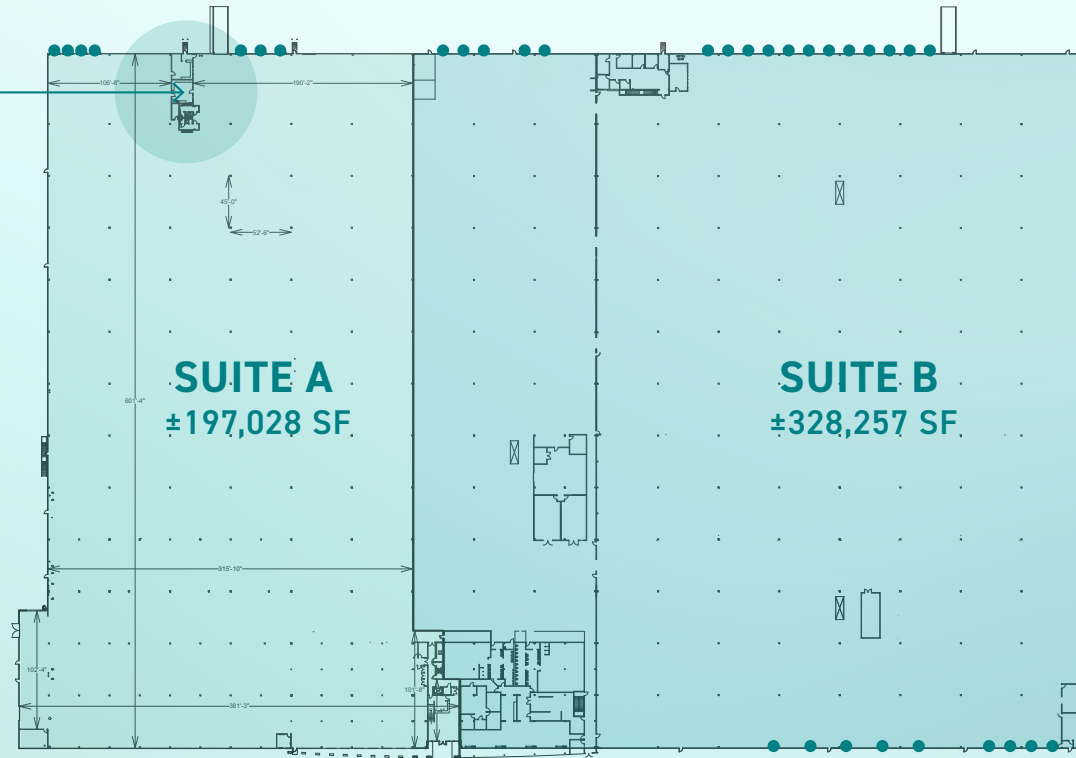
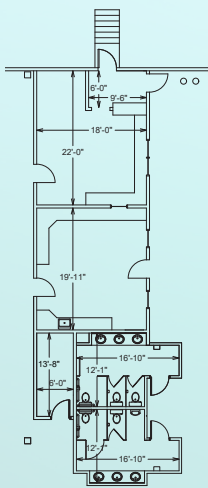
SUITE B

±328,257 SF

AVAILABLE Q2 2027

AVAILABILITY

MEZZANINE PLAN
1,273 SF OFFICE



● Dock Doors

FULL BUILDING (SUITE A & B)

±525,285 SF

Concrete Tilt-Up Construction

Fully Conditioned

±32' Clear Height

ESFR Sprinkler System

±45' x 52' Column Spacing (Typical)

GMP Compliant

±275 Parking Spaces Total

SUITE A

±197,028 SF

Available Immediately

1,273 SF Office

12,000 Amps 277/480 Volt Electrical Service

Rear-Load

7 Dock-High Doors (9' x 10')

1 Drive-In Door (12' x 14')

SUITE B

±328,257 SF

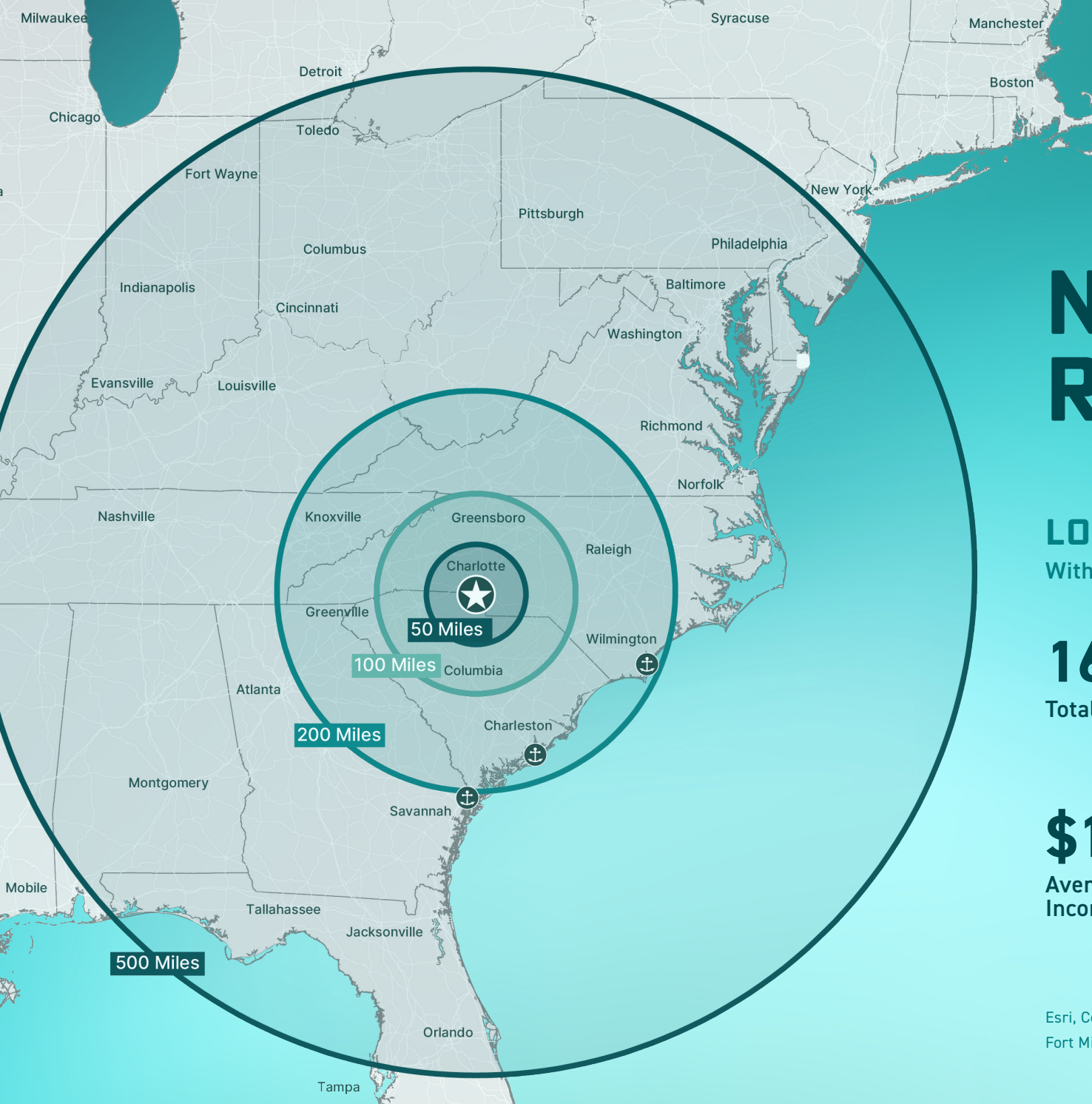
Available Q2 2027

Cross-Dock Loading

25 Dock-High Doors (9' x 10')

1 Drive-In Door (12' x 14')

±57 Trailer Parking Spaces



NATIONAL REACH

LOCAL DEMOGRAPHICS

Within 5 miles

161,735

Total Population

64,183

Total Households

\$127,774

Average Household
Income

1.2%

Household
Growth Rate

Esri, Community Profile - 355 Crestmont Dr,
Fort Mill, South Carolina, 29708, 5 mile radii

CAROWINDS



LOCATION OVERVIEW

DISTANCE TO:

US Hwy 21

1 mile

I-77

1.3 miles

I-485

2.5 miles

State Hwy 49

2.7 miles

CLT Airport

12.2 miles

I-85

14 miles

CAROWINDS

DISTRIBUTION CENTER



FERMIN DEOCA

+1 704 335 4436

fermin.deoca@cushwake.com

MATT TREBLE

+1 704 335 4430

matt.treble@cushwake.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.