



FIRETOWER



2023 MCCRANEY WAY, ROCK HILL, SC

+/-1,002,205 SF FOR LEASE



CUSHMAN &
WAKEFIELD



MCCRANEY
PROPERTY COMPANY
AN ENVIRONMENT TO GROW

SITE PLAN

AVAILABLE +/-1,002,205 SF



Proposed Office SF
to Suit



Clear Height
40'



Sprinkler System
ESFR with K-28 Heads



Configuration
Cross-dock



Dock High Doors
196 (9'x10')



Drive-in Doors
4(12'x14')
motorized



Truck Court
200' x 255'



Building
Dimensions
620' x 1,616'



Auto Parking
550 spots



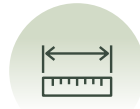
Trailer Parking
376 spots



Column Spacing
54' x 50'
w/60' Speed Bays



Electrical Service
(2) 2,400 amp
services
277/480V



Floors
7" 4,000 PSI with
10 mil vapor barrier
throughout

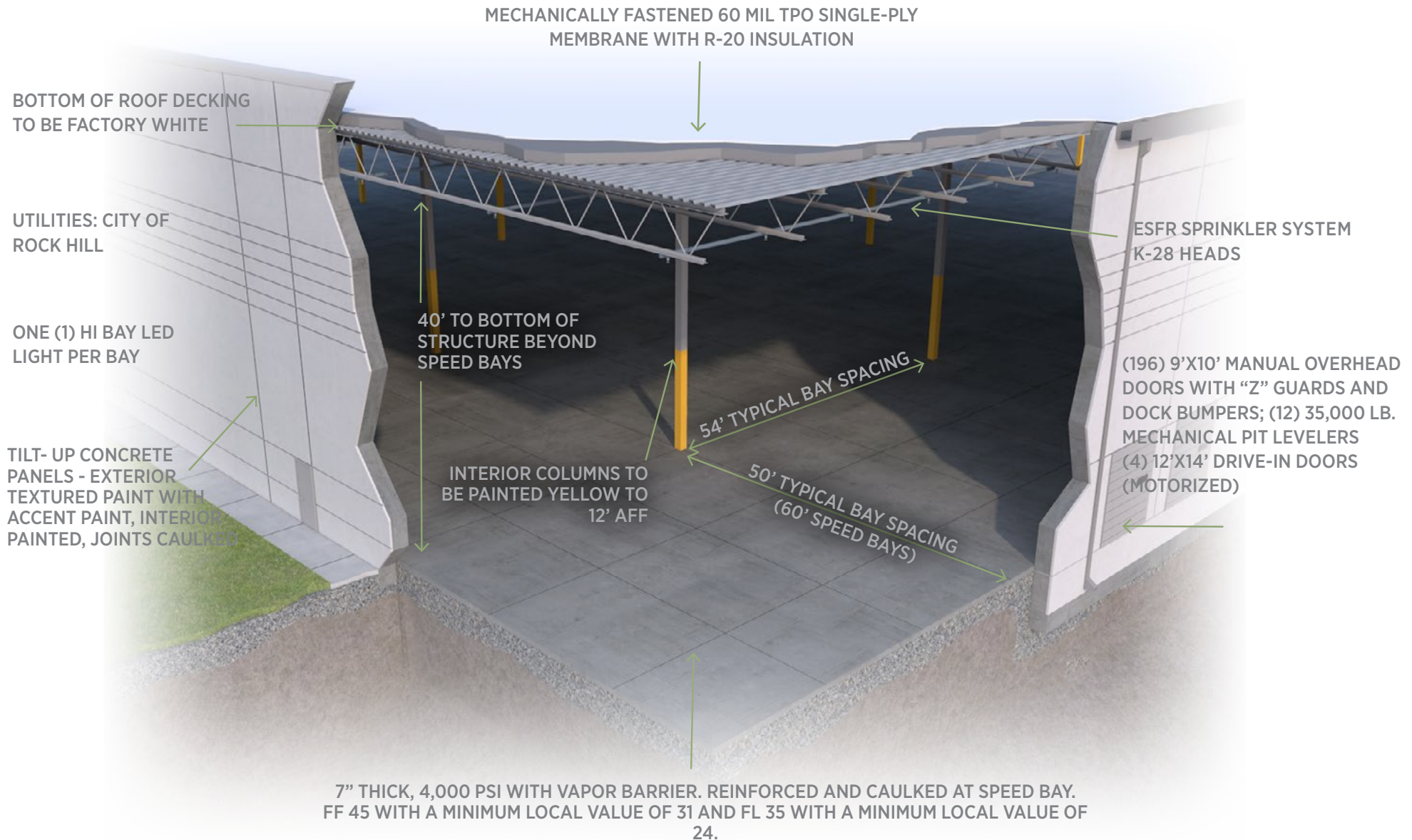


Roof
60 mil mechanically
attached TPO
with R20 insulation



PROPOSED BLDG

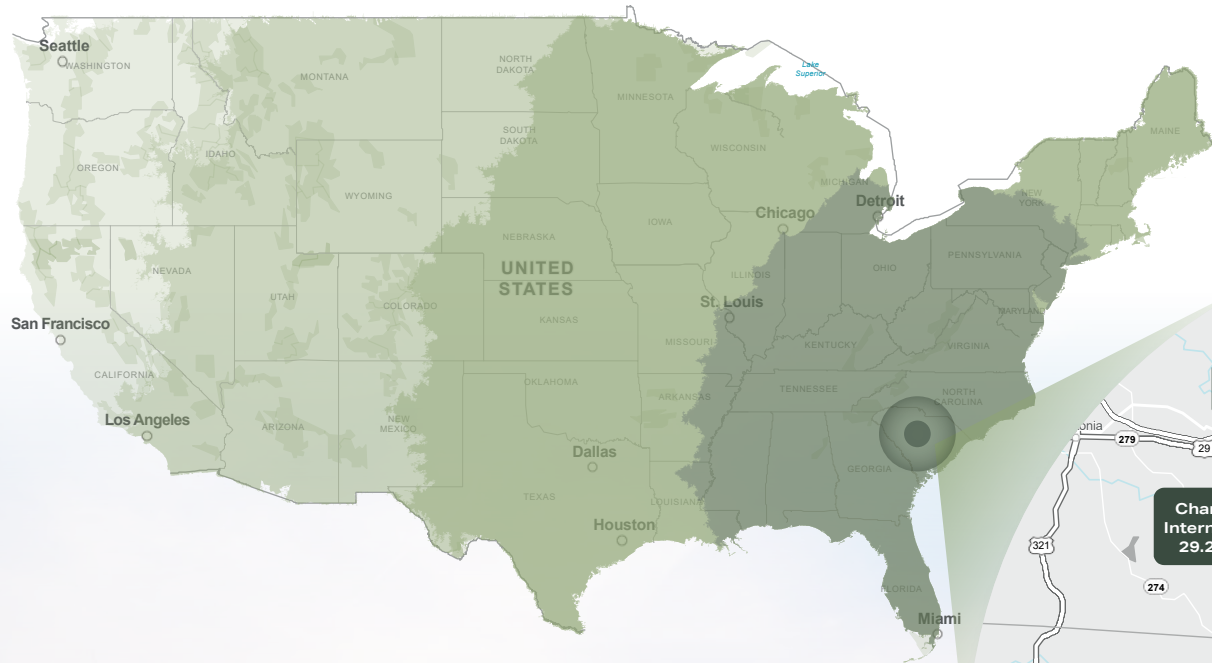
CROSS-SECTION



CORPORATE NEIGHBORS SURROUNDED BY EXCELLENCE



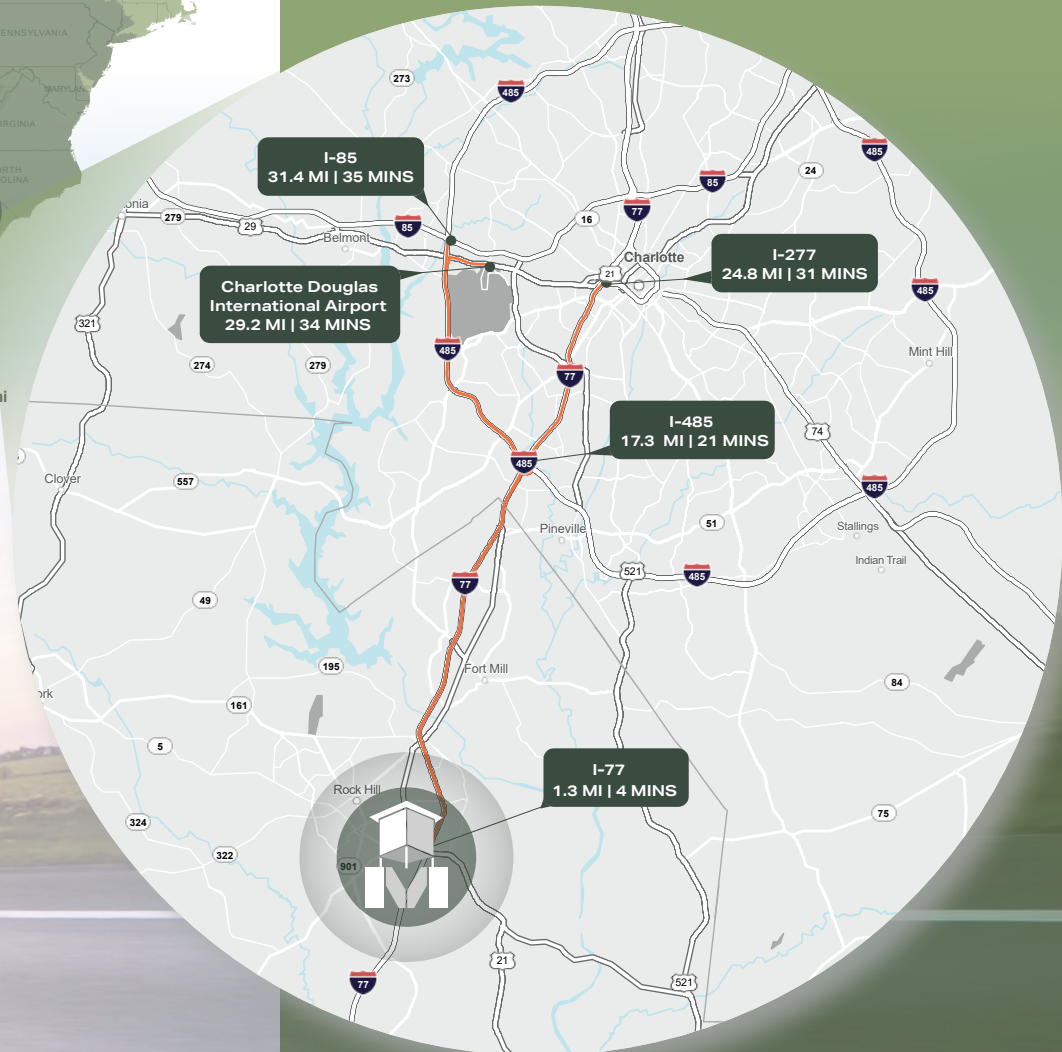
DRIVE TIME IN CLOSE PROXIMITY



DRIVE TIMES

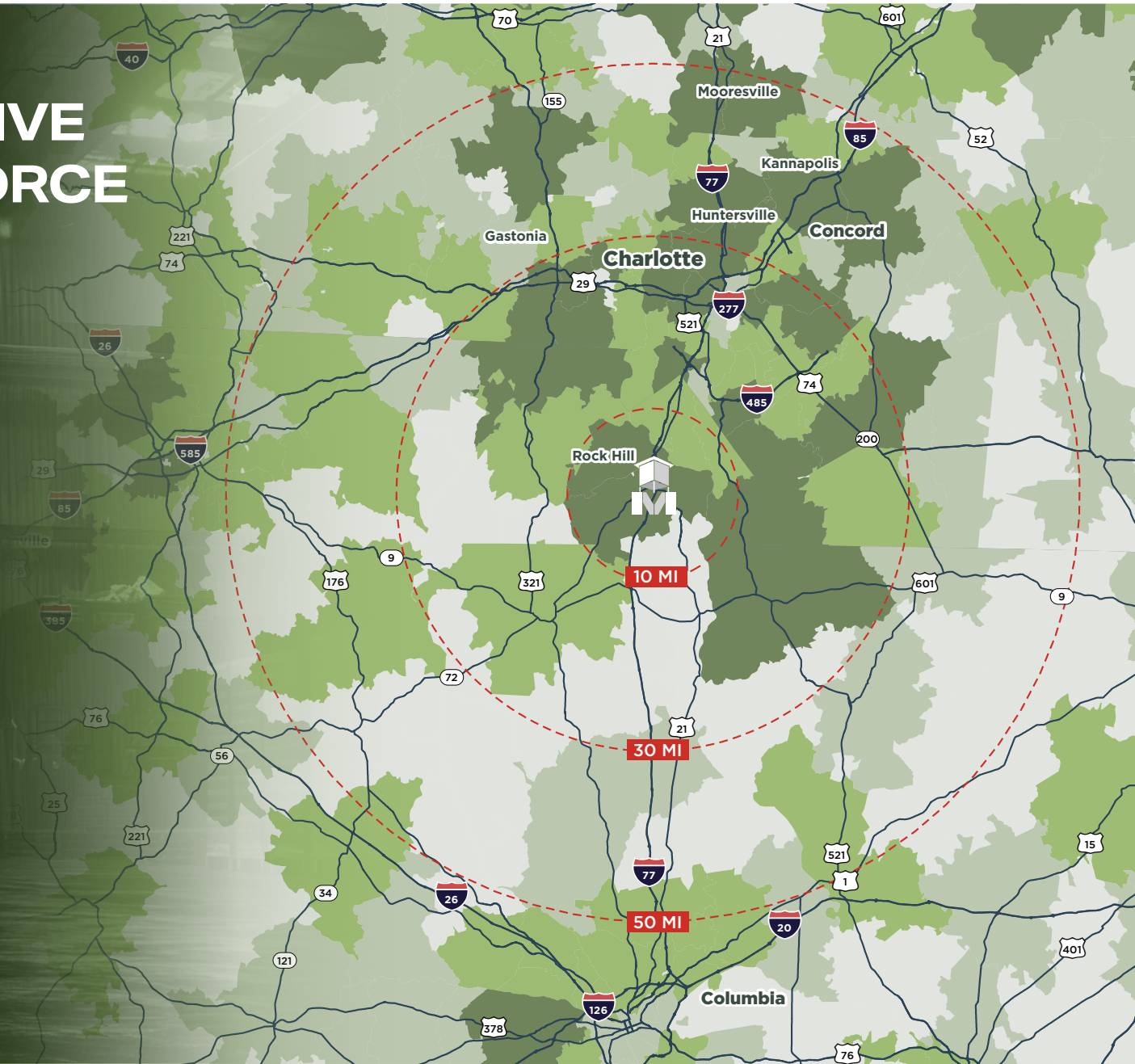
- 0-12 Hours
- 12-24 Hours
- 24-36 Hours
- 36-48 Hours

- Charleston, SC
184 MI | 2 HR 50 MIN
- Wilmington, NC
221 MI | 3 HR 30 MIN
- Atlanta, GA
240 MI | 3 HR 50 MIN
- Savannah, GA
228 MI | 3 HR 36 MIN



2025 RESIDENT WORKERS

Less than 1,000
 1,000 - 2,500
 2,500 - 5,000
 More than 5,000





FIRETOWER

For More Information, Please Contact:

FERMIN DEOCA

+1 704 335 4436

fermin.deoca@cushwake.com

MATT TREBLE

+1 704 335 4430

matt.treble@cushwake.com

LAUREN ABSHER

+1 704 916 1559

lauren.absher@cushwake.com



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