

2751

COMMERCE DRIVE
ROCK HILL, SC

103,680 SF for Sublease

For Sublease
103,680 SF



// PROPERTY FEATURES



±103,680 SF AVAILABLE
FOR SUBLEASE



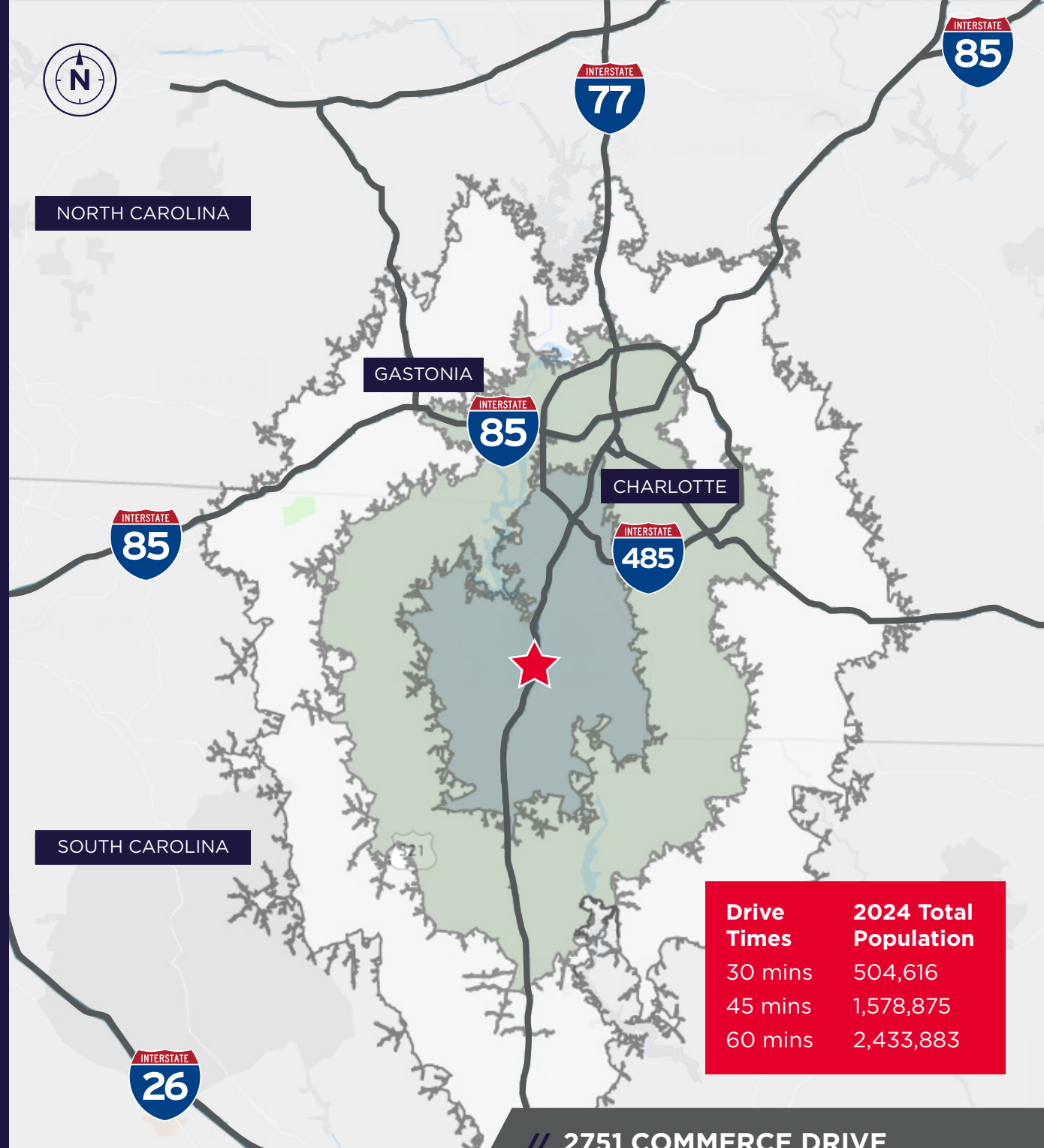
FRONT-LOAD



ABILITY TO FENCE
TRUCK COURT



±1 MILE TO I-77



Drive Times	2024 Total Population
30 mins	504,616
45 mins	1,578,875
60 mins	2,433,883

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// PROPERTY SPECIFICATIONS

AVAILABLE SPACE
103,680 SF

OFFICE SF
±1,400

ZONING
ID

COLUMN SPACING
40' X 32'

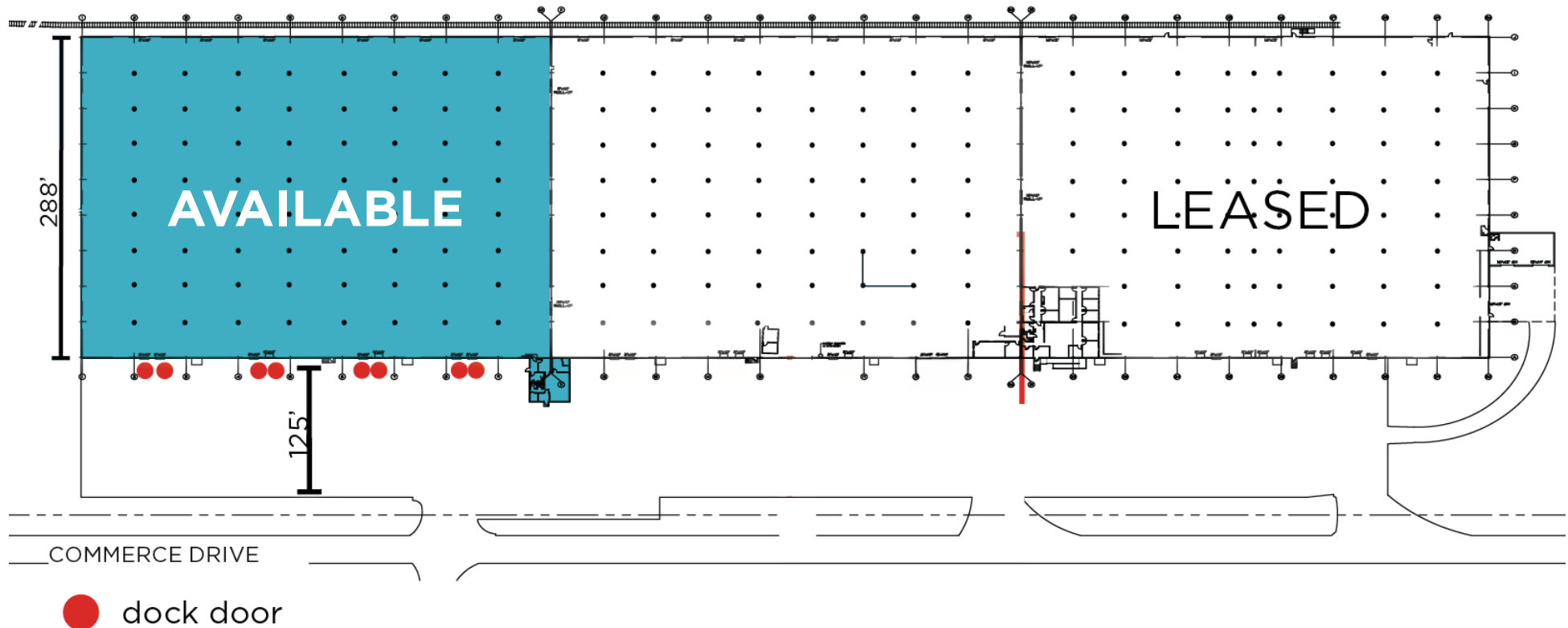
DRIVE IN DOORS
1 (18' X 14')

LX
11/30/2031

BUILDING DEPTH
288'

CLEAR HEIGHT
21'4"

DOCK HIGH DOORS
8 (WITH PIT
LEVELERS)



// **2751 COMMERCE DRIVE**
Rock Hill, SC

// AERIAL MAP



MULTIPLE POINTS OF
INGRESS AND
EGRESS FROM SITE



LARGE NEIGHBORING
DISTRIBUTION CENTERS



DIRECT ACCESS OFF
OF I-77



CLOSE PROXIMITY TO
RETAIL AMENITIES

NEARBY DISTRIBUTORS

- 1 DHL
- 2 NFI
- 3 Ross Stores
- 4 UPS
- 5 West Marine
- 6 Pratt Industries
- 7 Atlas Copco



POINTS OF INTEREST

Charlotte Douglas International Airport	25 miles
Downtown Charlotte, NC	23 miles
Port of Charleston	188 miles
Charlotte Intermodal	30 miles

INTERSTATES

Interstate 77	2.6 miles
Route 21	3.1 miles
Interstate 485	19 miles
Interstate 85	26 miles

EXIT ROUTES

Exit 72	2.4 miles
Exit 81	2.4 miles
Exit 82 B	2.8 miles
Exit 82 C	2.9 miles

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