

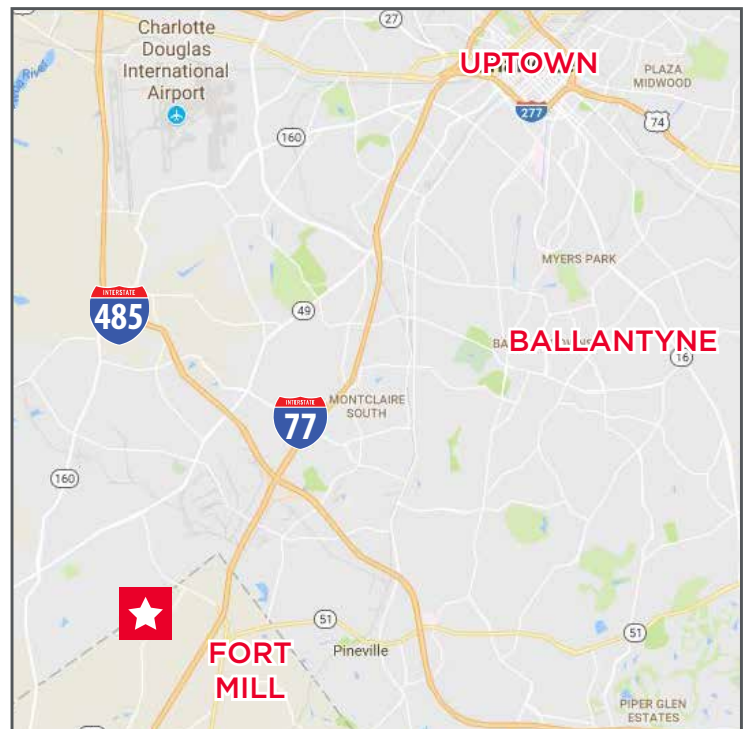
1300 ALTURA ROAD

Fort Mill, SC 29708



FEATURES

- Total Available SF 198,980+
- Available Warehouse SF 159,124
- Available Office SF up to 39,856
- Fully conditioned warehouse space
- +/- 82.18 Acres
- Built in 1998
- Masonry construction
- 428 paved and marked parking spaces
- 32' ceiling height
- 48' x 40' column spacing
- 13 dock doors
- 4 drive-in doors
- 15 miles from Charlotte Douglas International Airport
- 12 miles to Uptown



For more information on this attractive lease opportunity contact:

Matt Treble
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BUILDING FEATURES

Total SF Available	±198,980
Warehouse SF Available	±159,124
Office SF Available	Up to ±39,856
Expandability	Yes
Acreage	82.18
Year Built	1998
Zoning	PD
Construction	Masonry construction
Auto Parking	423 paved and marked spaces (expansion possible)
Surplus Trailer Storage	Available

WAREHOUSE FEATURES

Sprinklers	ESFR
Ceiling Height	32'
Column Spacing	48' x 40'
Dock Doors	13 - Additional doors can be added
Grade Level Doors	4
HVAC	100%
Lighting	LED
Floors	6" concrete

UTILITIES

Water	York County
Sewer	York County
Electricity	York Electric 5000 amps, 277/480v 3ph

LOCATION

York County

± 2 miles to I-77

± 5 miles to I-485

± 18 miles to Charlotte Douglas International Airport/ Norfolk Southern Intermodal Facility

± 14 miles to Uptown Charlotte

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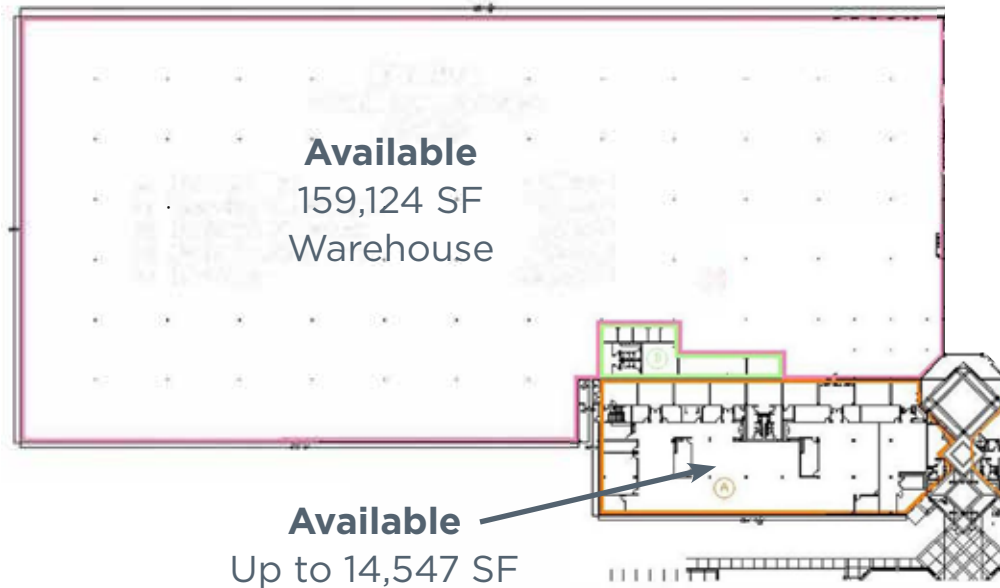
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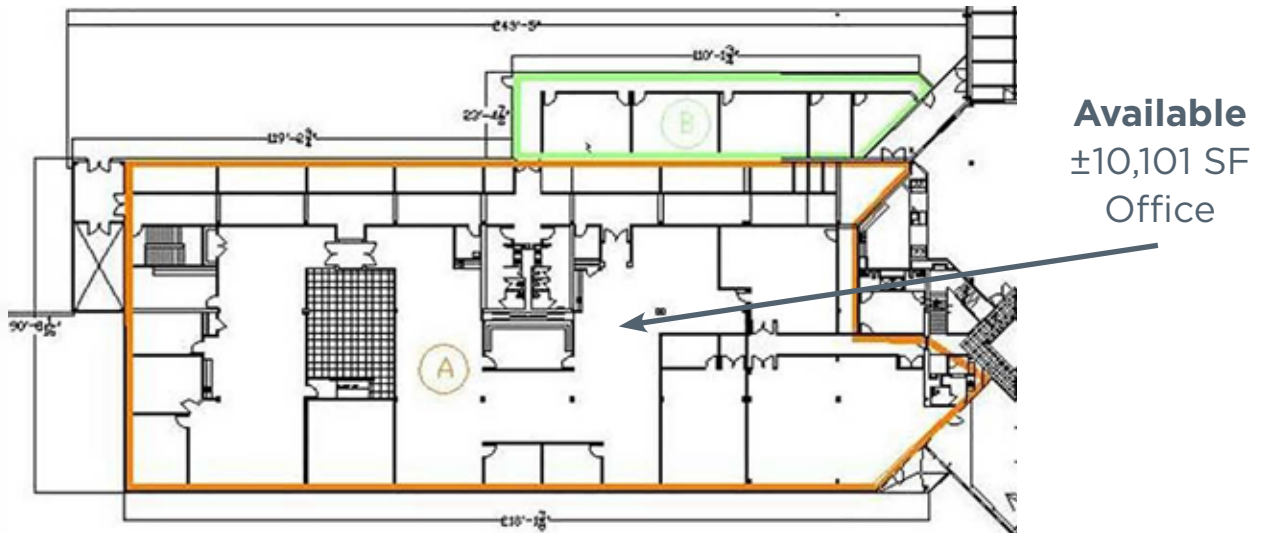
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1st Floor - Office and Warehouse



2nd Floor - Office



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