



INDUSTRIAL | FOR SALE

3525 CENTRE CIRCLE | FORT MILL, SC

Freestanding, 12,000 SF building located in Carolina's Point Business Park, a premier commercial and industrial development located in Fort Mill, South Carolina, strategically positioned just off I-77 for easy access to Charlotte, NC, and the surrounding region.

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PROPERTY INFORMATION

SF*

12,000 SF Total

Current Configuration - ± 5,294 SF of office and ± 6,706 of warehouse — office can be easily added or deleted

ACREAGE*

1.13 ± Acres

ZONING

UD in York County

FEATURES

- Masonry construction
- Office area is fully heated and cooled, while the warehouse is heated
- Building is set up for either a single user or two-three separate users
- Three 14' x 12' grade level, auto-grade level doors
- Clear height 18'
- 3 Phase 480 power with 220 outlets in warehouse
- Multiple bathrooms and break area/kitchenettes throughout
- Ample parking
- 150' of frontage on Centre Circle

LIST PRICE

\$2,400,000

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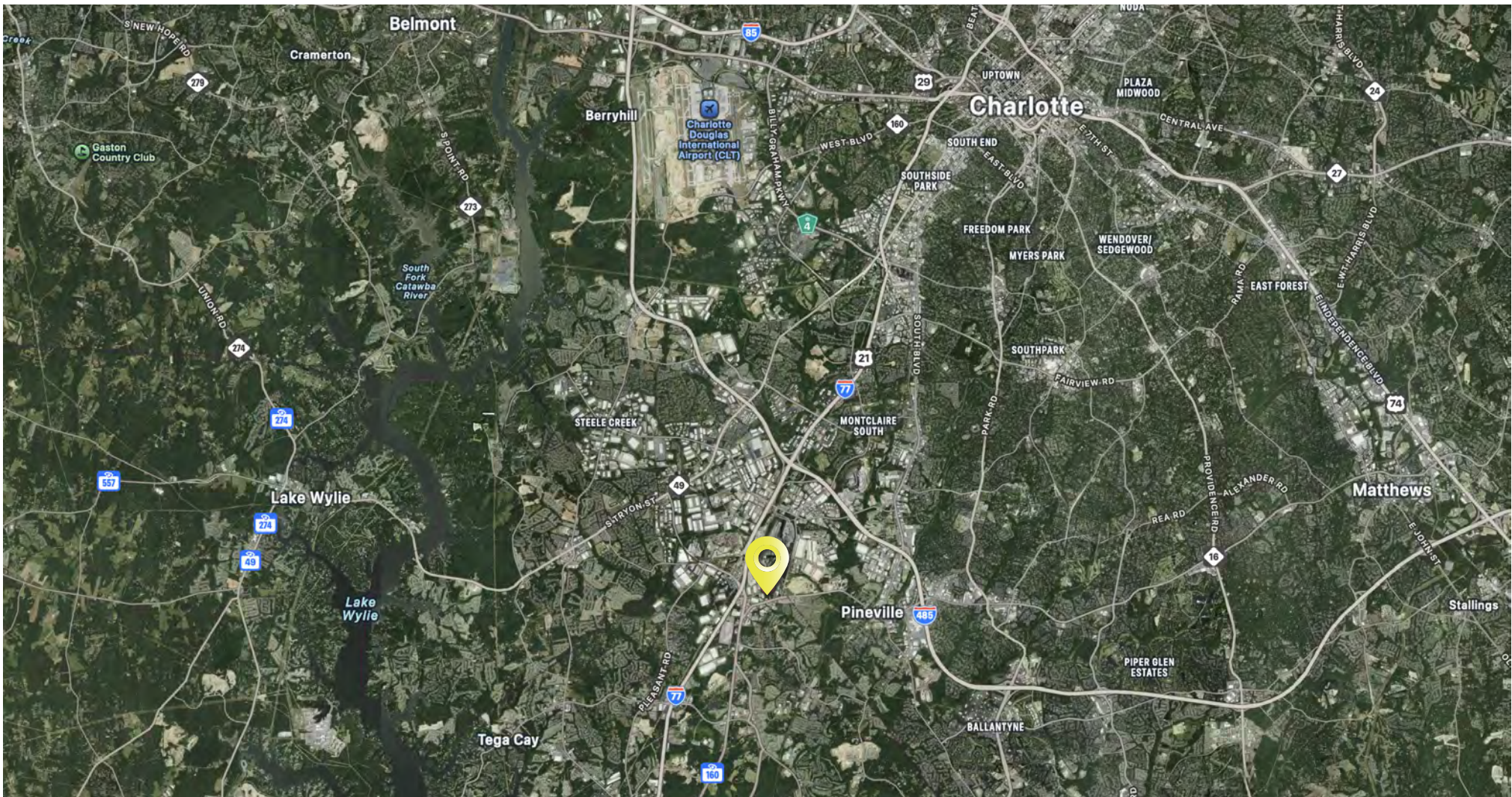
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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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