

ROCK HILL, SC

# 885 PARAGON WAY

Class A ±301,034 SF Industrial Facility  
For Sale or For Lease

Fully Conditioned, Heavy Power (4,000 amps), 2000 kW Generator

FOUNDRY  
COMMERCIAL

## PROPERTY OVERVIEW

885 Paragon Way, a ±301,034 SF Class A warehouse in the Charlotte MSA, is located in the Riverwalk Business Park, a master planned industrial park.

Paragon Way is strategically located in York County in South Carolina, just south of the North Carolina state line. It has direct access to the recently completed Interstate-77 Palmetto Parkway Interchange, providing exceptional connectivity to Charlotte's world-class distribution infrastructure. The job growth rate in York County is projected to surpass 40% over the next decade, fueled by significant economic and tax incentives, including no state income taxes.

**With significant upgrades, Paragon Way is in like-new condition. It features tilt-wall concrete construction, clear heights from 32' -35', 100% HVAC, heavy power, fully equipped dock doors, and backup generators. The building is well-suited for a single tenant and ideal for warehousing, distribution, or manufacturing operations.**

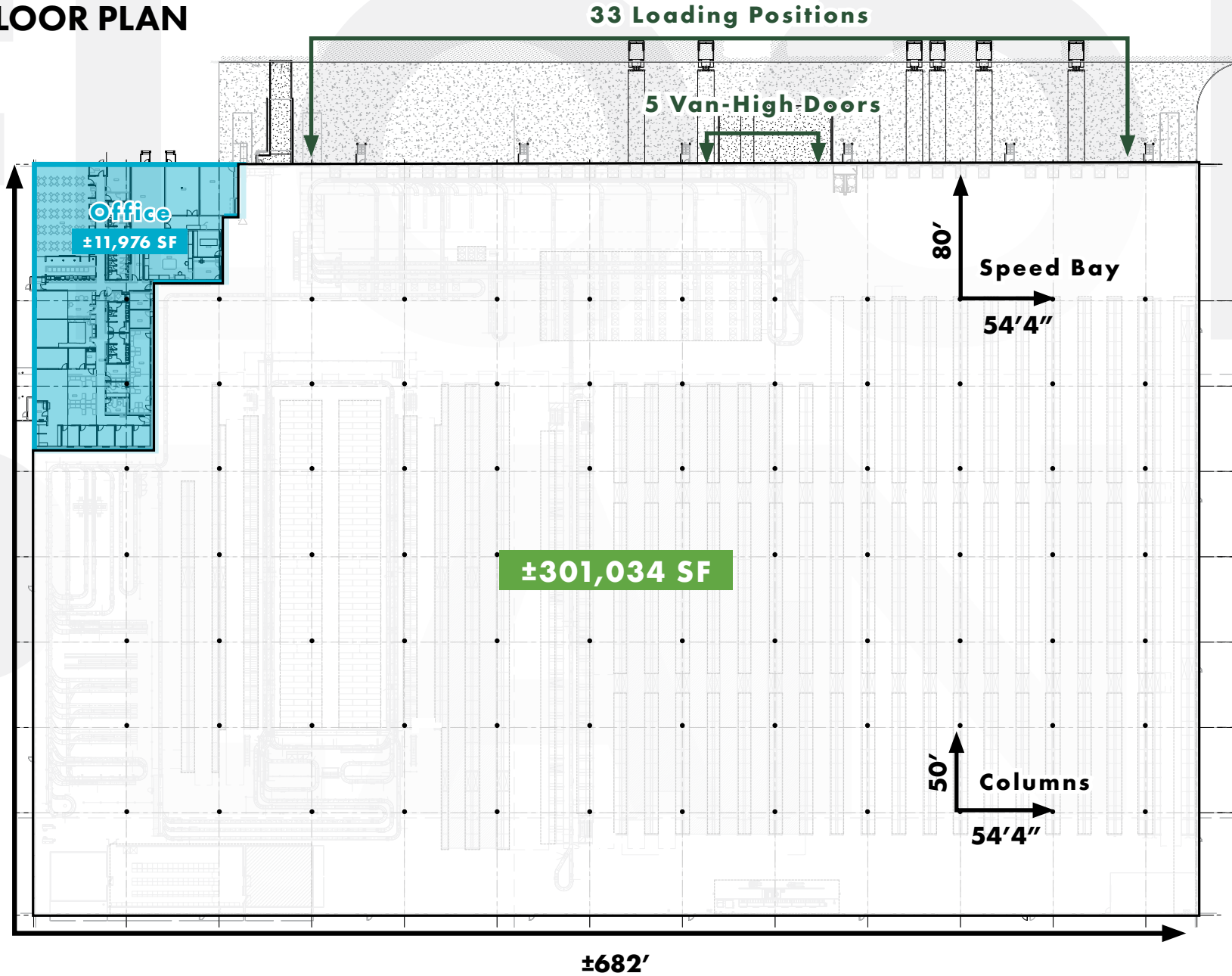




## PROPERTY DETAILS

<b>Address</b>	885 Paragon Way, Rock Hill, SC 29730
<b>Total SF</b>	±301,034 SF
<b>Office SF</b>	±11,976 SF
<b>Site Size</b>	±24 AC
<b>Zoning</b>	MP-BIP
<b>Clear Height</b>	32'-35'
<b>Construction</b>	Tilt-wall concrete
<b>Slab</b>	7" thick, reinforced with 10 MIL vapor barrier with a rating FF 50/FL 35
<b>Loading</b>	Side
<b>Column Spacing</b>	50' x 54'4" with 80' loading bays
<b>Building Depth</b>	±440'
<b>Truck Court</b>	<ul style="list-style-type: none"> <li>- 130' to 180' w/ concrete apron</li> <li>- Fully fenced with automatic gate</li> </ul>
<b>Dock Doors</b>	<ul style="list-style-type: none"> <li>- 33 loading positions including 25 insulated dock-high doors w/ pneumatic pit levelers and seals</li> <li>- 5 insulated van-high doors with seals</li> <li>- 2 compactor doors and 1 ramped drive-in door</li> </ul>
<b>Auto Parking Spaces</b>	182 spaces
<b>Trailer Parking Spaces</b>	30 spaces
<b>Power</b>	4000 amps; 480V/277V
<b>Backup Generator</b>	Kohler Power Systems 2000
<b>Fire Protection</b>	ESFR
<b>HVAC</b>	Fully conditioned
<b>Warehouse Lighting</b>	Motion-sensor LED
<b>Roof</b>	TPO, 45 MIL with R25 Polyiso Insulation
<b>Year Built</b>	2014

# FLOOR PLAN





**FULLY CONDITIONED WAREHOUSE**

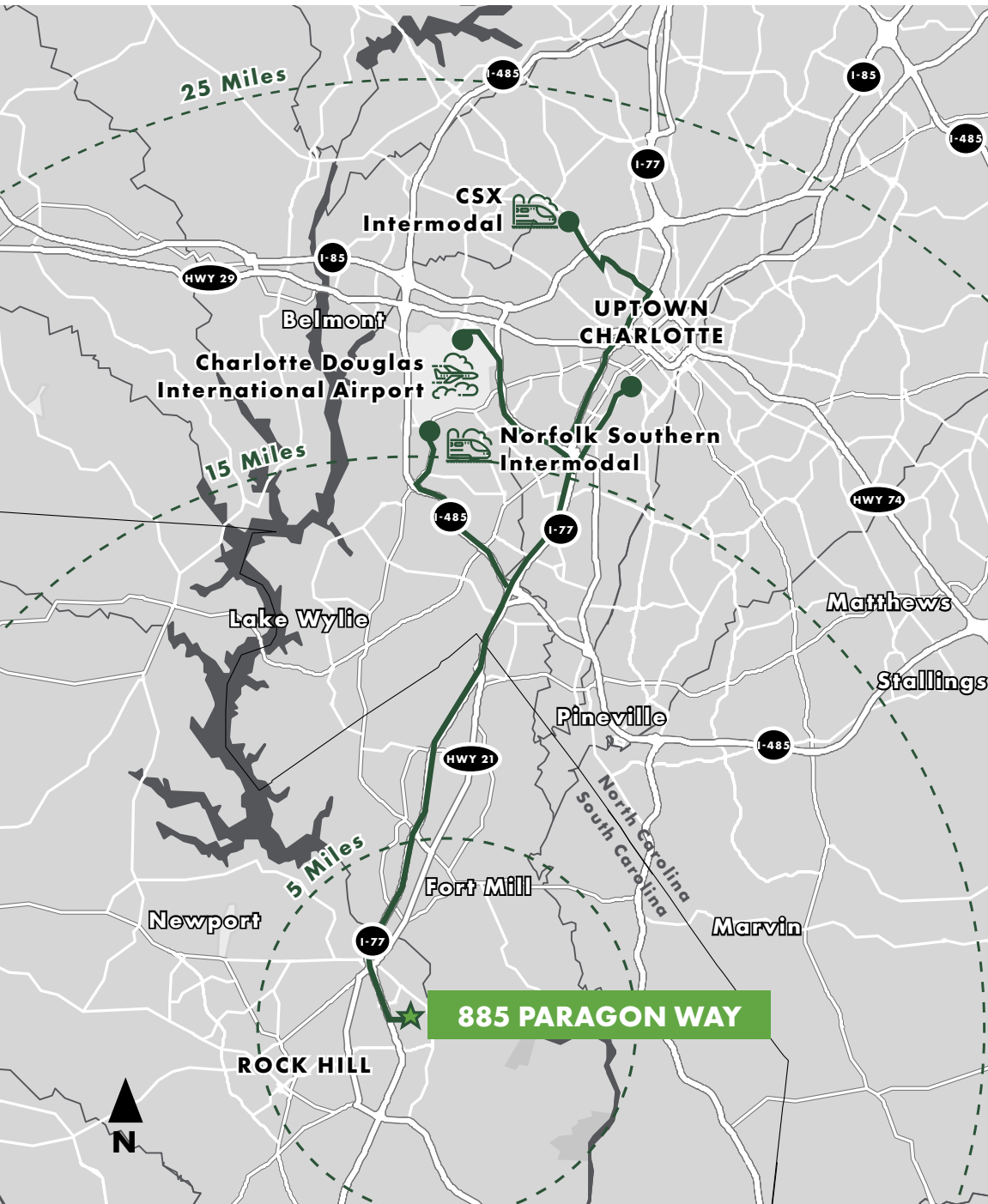


**HEADQUARTER STYLE OFFICE BUILDOUT**



**FULLY LOADED DOCK DOORS**





## ACCESS MAP

### DRIVE TIMES

<b>1 MIN</b>	to Interstate 77
<b>20 MINS</b>	to Norfolk Southern Intermodal
<b>22 MINS</b>	to Uptown Charlotte
<b>25 MINS</b>	to Charlotte Douglas International Airport

### ACCESS TO ESTABLISHED TRANSPORTATION INFRASTRUCTURE

#### Interstate Connectivity I-77

- Primary logistics corridor linking the Southeast and Mid-Atlantic regions of the U.S.
- Offers excellent truck access providing efficient connections to a rapidly growing Charlotte MSA population of over 2.8 million

#### Charlotte Douglas International Airport (CLT)

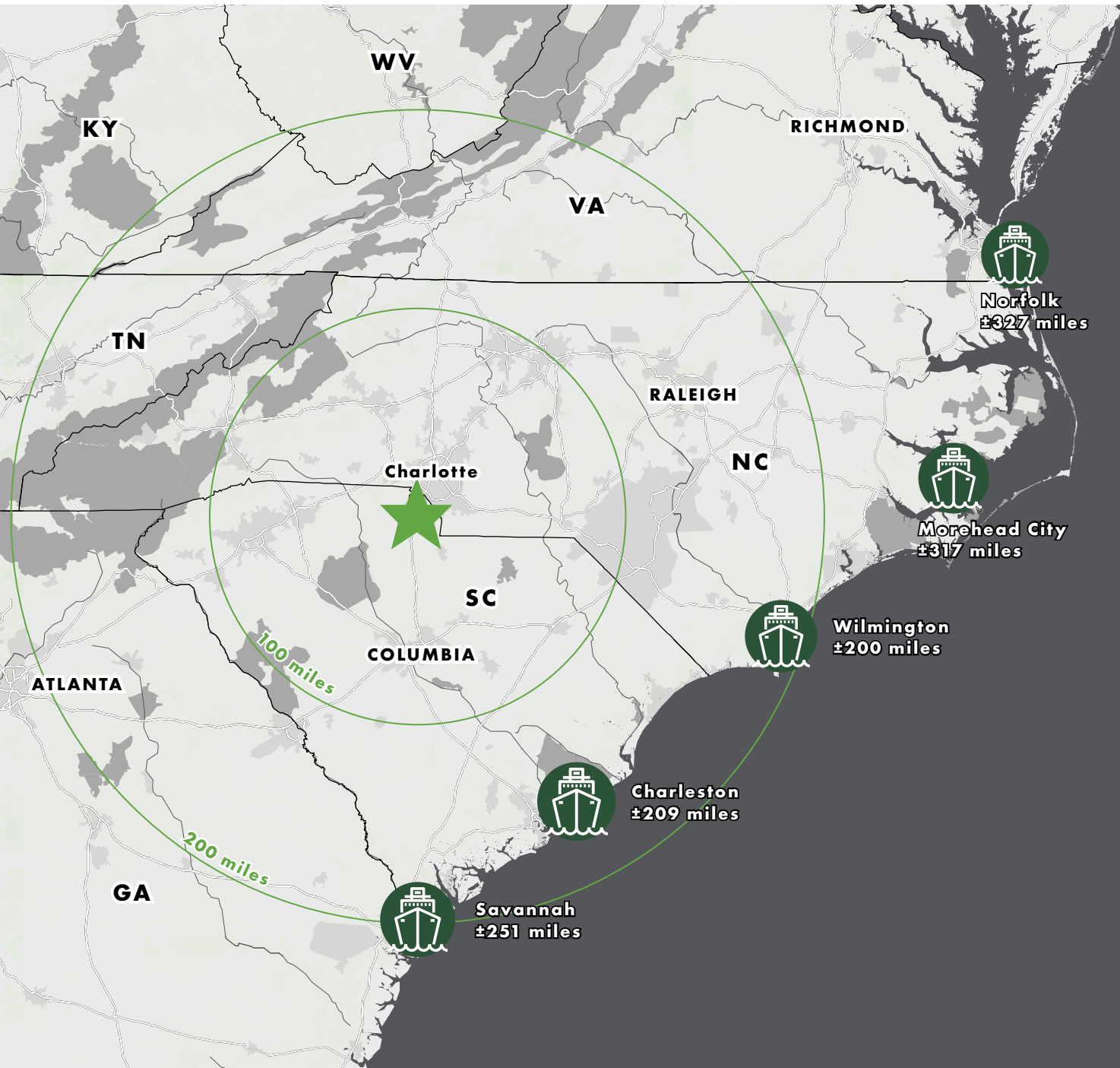
- The fifth busiest airport worldwide and for the number of arrivals and departures
- More than 186 destinations around the globe

#### Charlotte Intermodal Facility Rail Infrastructure

- Served by two of the nation's top railroads, CSX and Norfolk Southern, providing unparalleled connectivity to major ports, including Charleston, Savannah, and Wilmington
- Located on Airport property, Norfolk Southern has a cargo lift capacity of 250,000 tons annually. CSX's facility in Northwest Charlotte has weekly service to the Port of Charleston

Source: SCDOT

# PORT ACCESS



## 60% OF U.S. POPULATION

WITHIN 1 DAY DRIVE



# SURROUNDING USERS & OWNERS IN RIVERWALK BUSINESS PARK





## ACCESS TO TALENT PIPELINE & STRONG WORKFORCE

### #1 Best State for Manufacturing for 2023 - Site Selection Group

As the ability to hire and retain a qualified workforce is the #1 factor that drives final site selection decisions, readySC, Apprenticeship Carolina and the state's technical colleges are instrumental in solidifying South Carolina's top position.



Apprenticeship Carolina™ | A division of the SC Technical College System, drives economic growth in South Carolina by promoting and supporting registered apprenticeship programs for youths and adults while helping employers create and optimize these programs to strengthen the state's workforce.



readySC | Since 1961, is one of the oldest and most experienced workforce training programs in the United States offering customized workforce training solutions to businesses, helping them quickly recruit, train, and develop skilled employees to meet the demands of new and expanding industries in South Carolina.



retrainSC | Reimburses up to \$1,000 per person annually as a payroll tax withholding rebate to cover training costs—empowering companies to implement new processes, advanced equipment, and improved safety measures seamlessly.

Offering degrees and certifications in industrial maintenance, mechatronics, welding, and automation, preparing students for careers in manufacturing and industrial sectors.



+7,000  
STUDENTS



+6,000  
STUDENTS



+ 700 PARTICIPATING  
HIGH SCHOOL STUDENTS

Source: SC Technical College System; CoStar

# CONTACT

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