



STATELINE BUSINESS PARK

377 Ruben Center Dr. | Fort Mill, SC

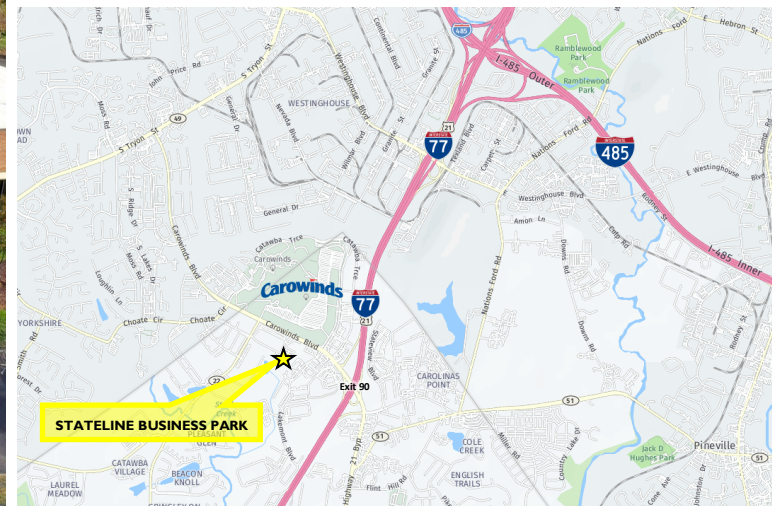
±61,000 SF Professional-Flex
Property under new ownership

- Boutique size storefront and flex suites with O.H. doors
- Convenient drive-up surface parking
- On building signage visible to 40,000 cars per day on Carowinds Blvd

AVAILABILITY:

Spaces available:

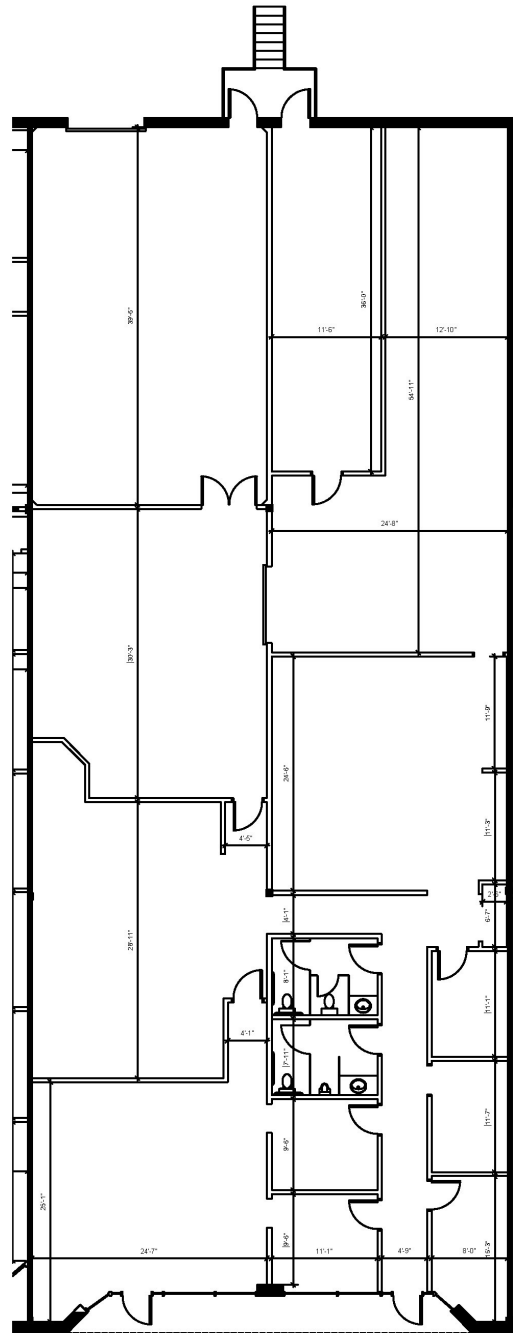
- Suite 104: ±6,399 SF
- Suite 106: ±2,099 SF
- Suite 116: ±1,397 SF
- Suite 121: ±2,158 SF
- Suite 123: ±1,113 SF





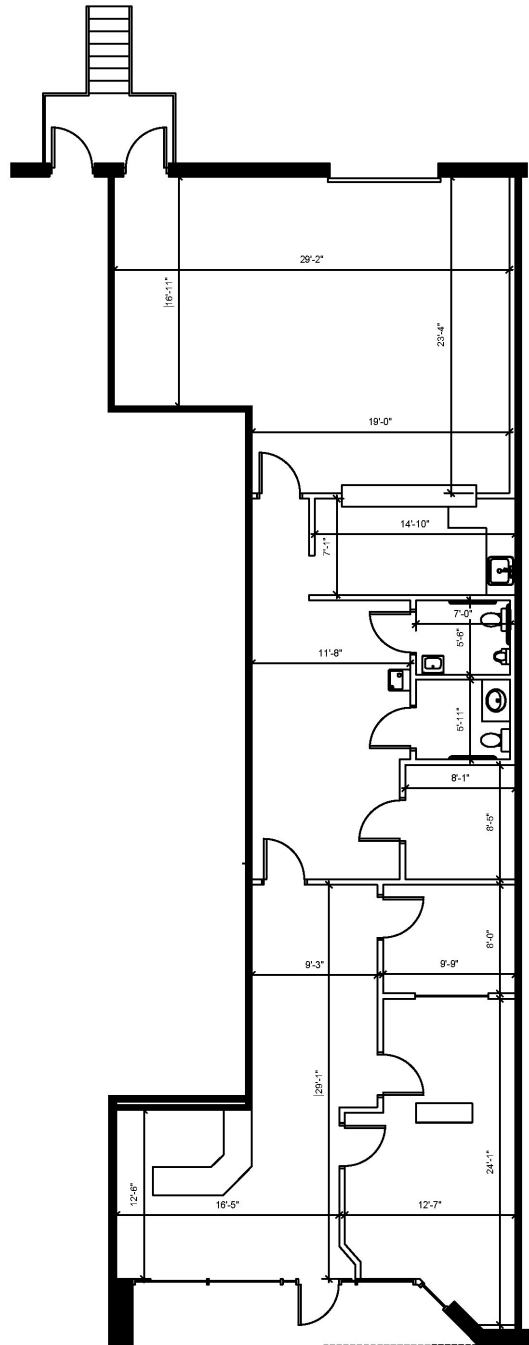
- Suite 104: ±6,399 SF
- Suite 106: ±2,099 SF
- Suite 116: ±1,397 SF
- Suite 121: ±2,158 SF
- Suite 123: ±1,113 SF





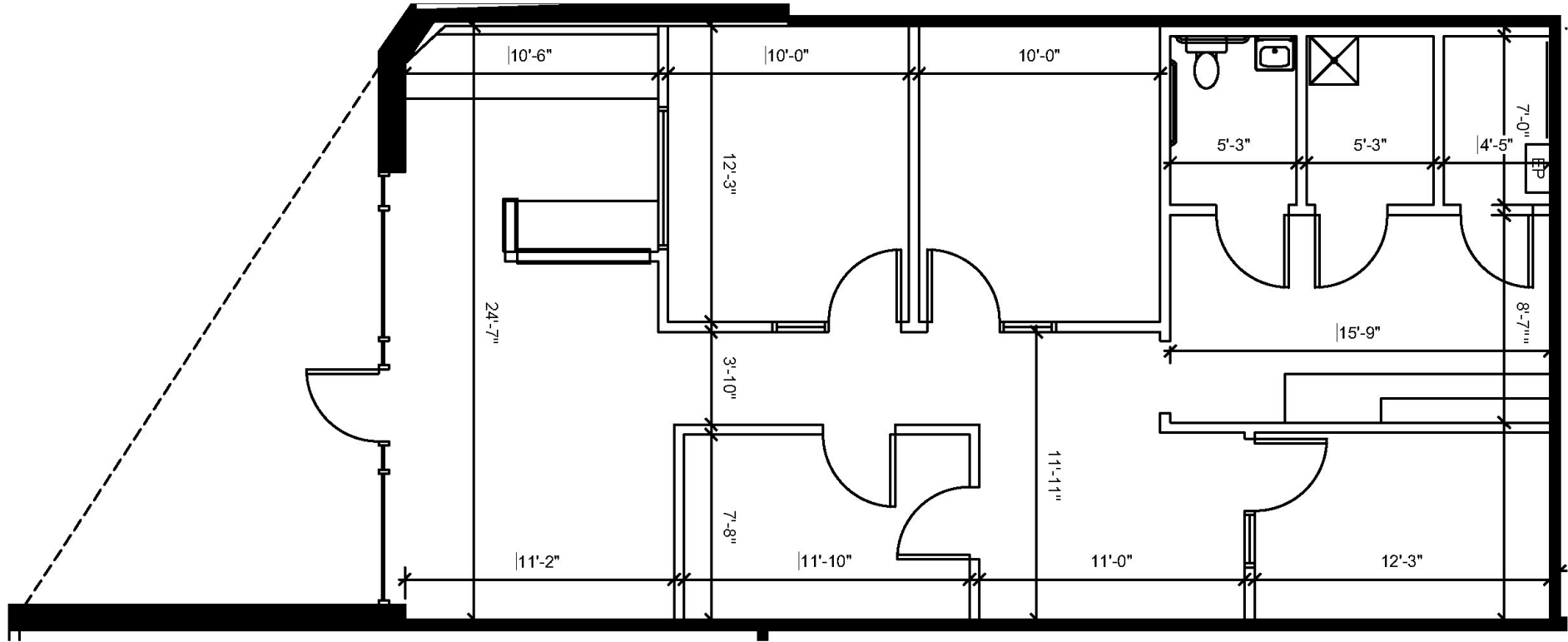
Suite 104: ±6,399 SF

- 2 Private Restrooms
- 2 Dock High Doors
- Private Offices
- Open Areas



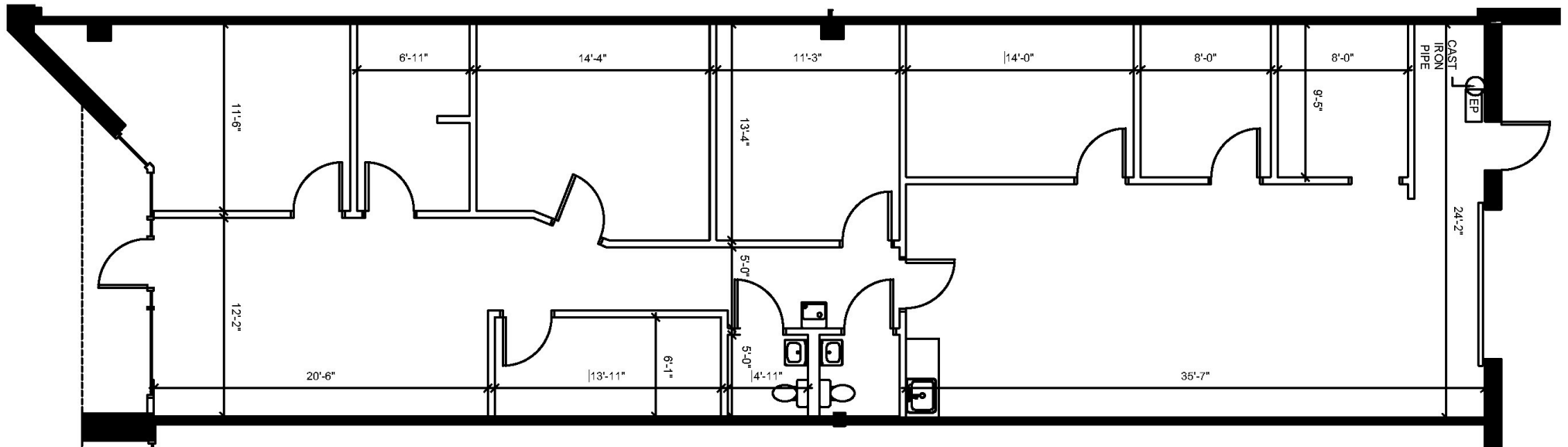
Suite 106: ±2,099 SF

- 2 Private Restrooms
- 1 Dock High Door



Suite 116: ±1,397 SF

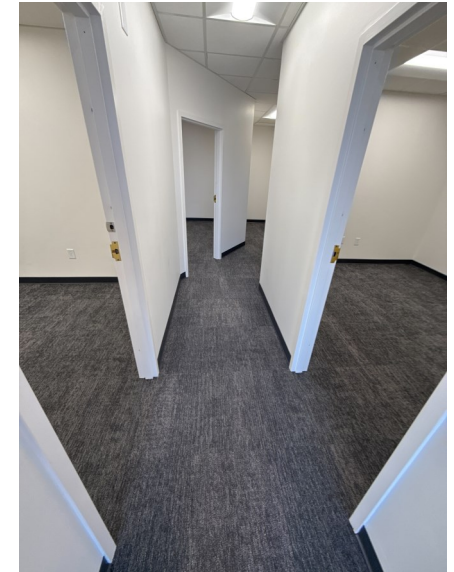
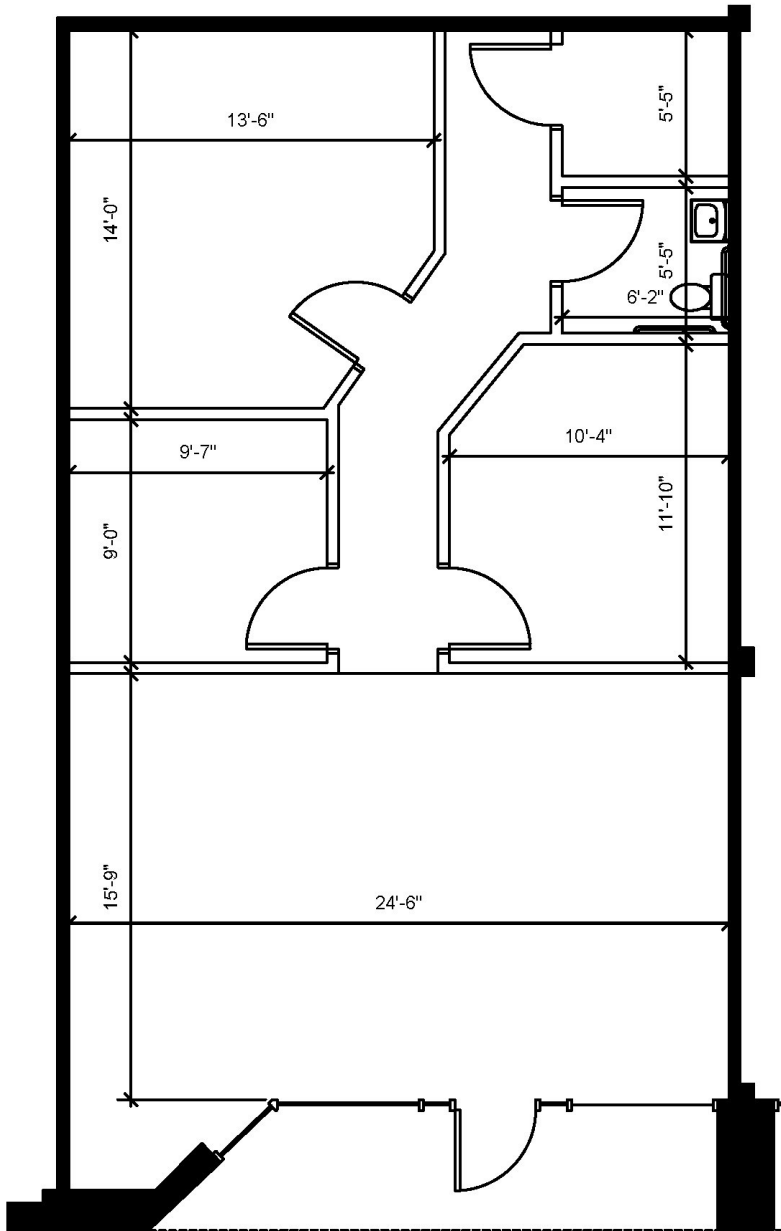
- Available Immediately
- Reception Area, 4 Private Offices, Breakroom, Private Restroom & Storage Space



Suite 121: ±2,158 SF

- Available Immediately
- 7 Offices + Open Area
- Roll up door in rear
- 2 Private Restrooms





Suite 123: ±1,113 SF

- Available Immediately
- 3 Offices + Open Area
- Private Restroom