

CAROWINDS

355 CRESTMONT DRIVE | FORT MILL, SC

→ DISTRIBUTION CENTER



CUSHMAN &
WAKEFIELD

GMP COMPLIANT FACILITY

DIVISIBLE FROM 197,028 SF TO 558,900 SF

MANUFACTURING-DRIVEN DESIGN

197,028 SF – 558,900 SF

↑
Good Manufacturing Practices Compliant

±275 Parking Spaces

Heavy Power

↓
Fully Air Conditioned

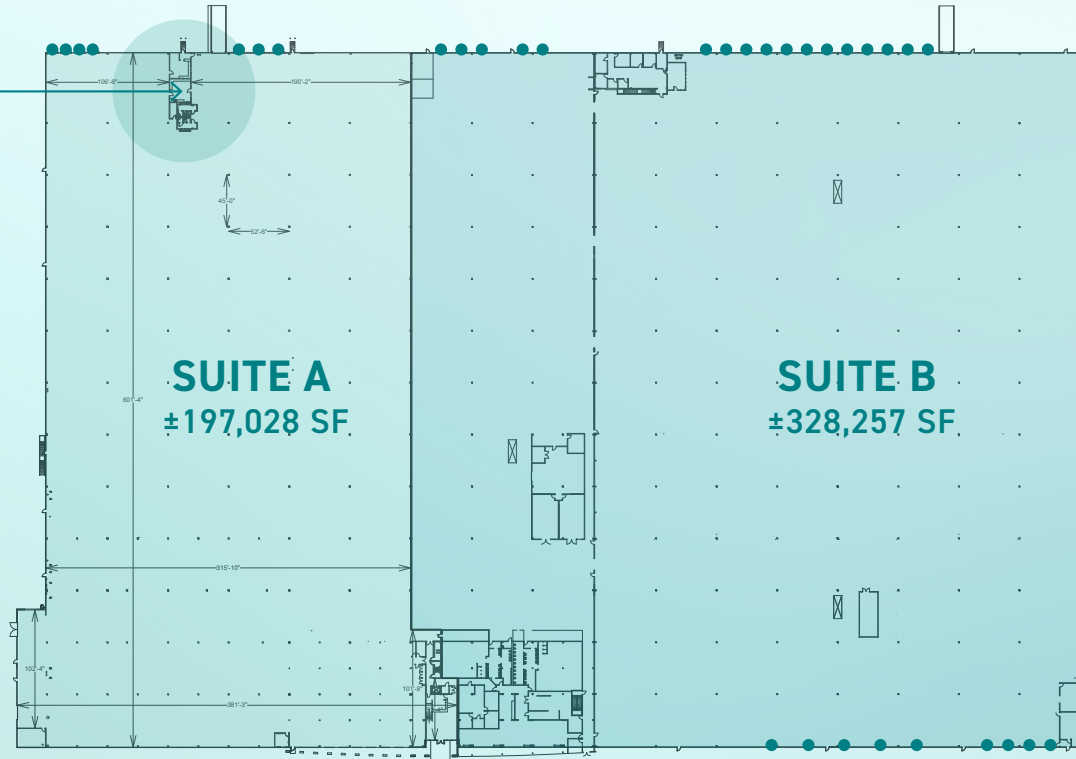
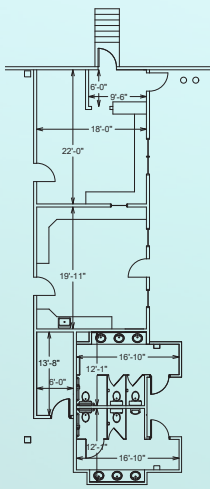
SUITE A
±197,028 SF
AVAILABLE IMMEDIATELY

SUITE B
±328,257 SF
AVAILABLE Q2 2027



AVAILABILITY

MEZZANINE PLAN
1,273 SF OFFICE



● Dock Doors

FULL BUILDING (SUITE A & B)

Concrete Tilt-Up Construction

Fully Conditioned

±32' Clear Height

ESFR Sprinkler System

±45' x 52' Column Spacing (Typical)

GMP Compliant

±275 Parking Spaces Total

SUITE A

±197,028 SF

Available Immediately

1,273 SF Office

12,000 Amps 277/480 Volt Electrical Service

Rear-Load

7 Dock-High Doors (9' x 10')

1 Drive-In Door (12' x 14')

SUITE B

±328,257 SF

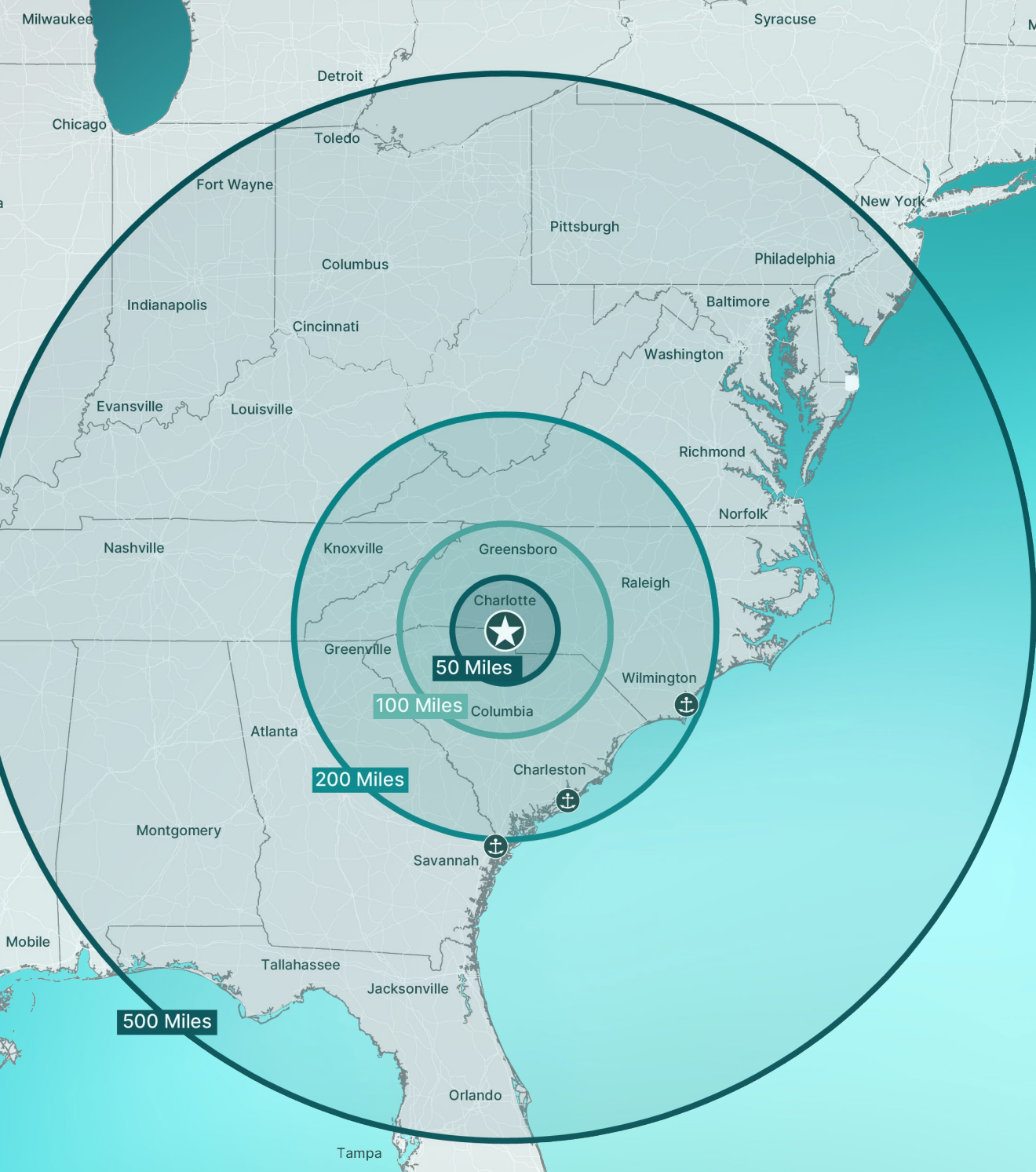
Available Q2 2027

Cross-Dock Loading

25 Dock-High Doors (9' x 10')

1 Drive-In Door (12' x 14')

±57 Trailer Parking Spaces



NATIONAL REACH

LOCAL DEMOGRAPHICS

Within 5 miles

161,735

Total Population

64,183

Total Households

\$127,774

Average Household Income

1.2%

Household Growth Rate

Esri, Community Profile - 355 Crestmont Dr,
Fort Mill, South Carolina, 29708, 5 mile radii

CAROWINDS



LOCATION OVERVIEW

DISTANCE TO:

US Hwy 21

1 mile

I-77

1.3 miles

I-485

2.5 miles

State Hwy 49

2.7 miles

CLT Airport

12.2 miles

I-85

14 miles

FedEx

SD&L
SPECIALTY DELIVERY
& LOGISTICS, INC.

NATIONAL
DELIVERY SYSTEMS

EXIT 90

FLEXRAY

OnTrac

FORT MILL, SC
Eastern Fence
QUALITY FENCE PRODUCTS

51

ASHLEY

MHC

MASONITE

INTERSTATE
77

21

Pipeline Packaging

ROSS
DRESS FOR LESS

CAROWINDS

DISTRIBUTION CENTER



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