

# CENTERPOINT / CAROLINAS

95,248 SF

172,167 SF

196,968 SF

AVAILABLE FOR LEASE  
IN FORT MILL, SC

26,000 - 196,968 SF AVAILABLE

FOUNDRY  
COMMERCIAL



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# BUILDING 1

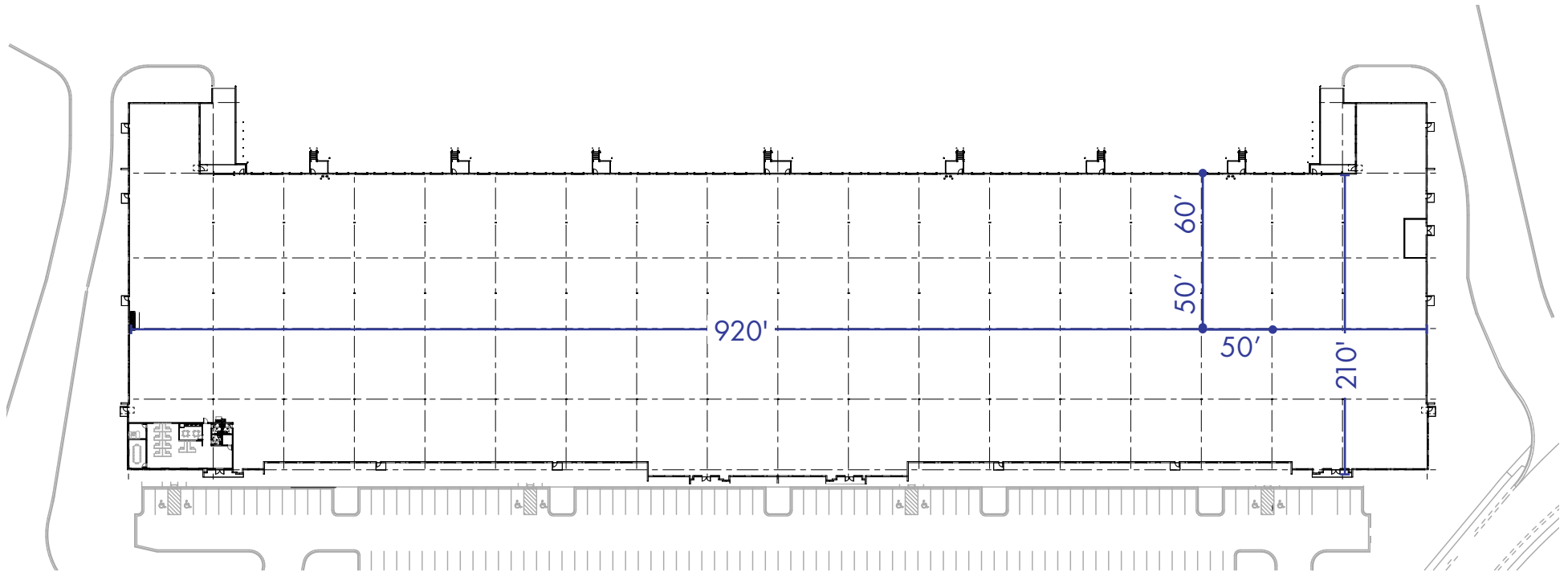
3480 STATEVIEW BLVD  
±30,000 - 196,968 SF

**SF AVAILABLE:** 196,968 SF  
**OFFICE SF:** 2,353 SF  
**CLEAR HEIGHT:** 36'

**STAGING BAY:** 50' X 60'  
**PARKING SPACES:** 141  
**TRUCK COURT DEPTH:** 135'-195' (SHARED)

**DRIVE-INS:** 2 (14' X 16')  
**DOCK HIGHS:** 44 (9' X 10')  
**KNOCK OUTS:** 2 (14' X 16')

**SLAB:** 7", 4,000 PSI  
**SPRINKLER:** ESFR  
**POWER:** 4,000 AMPS



**± 196,968 SF AVAILABLE**

## BUILDING 2

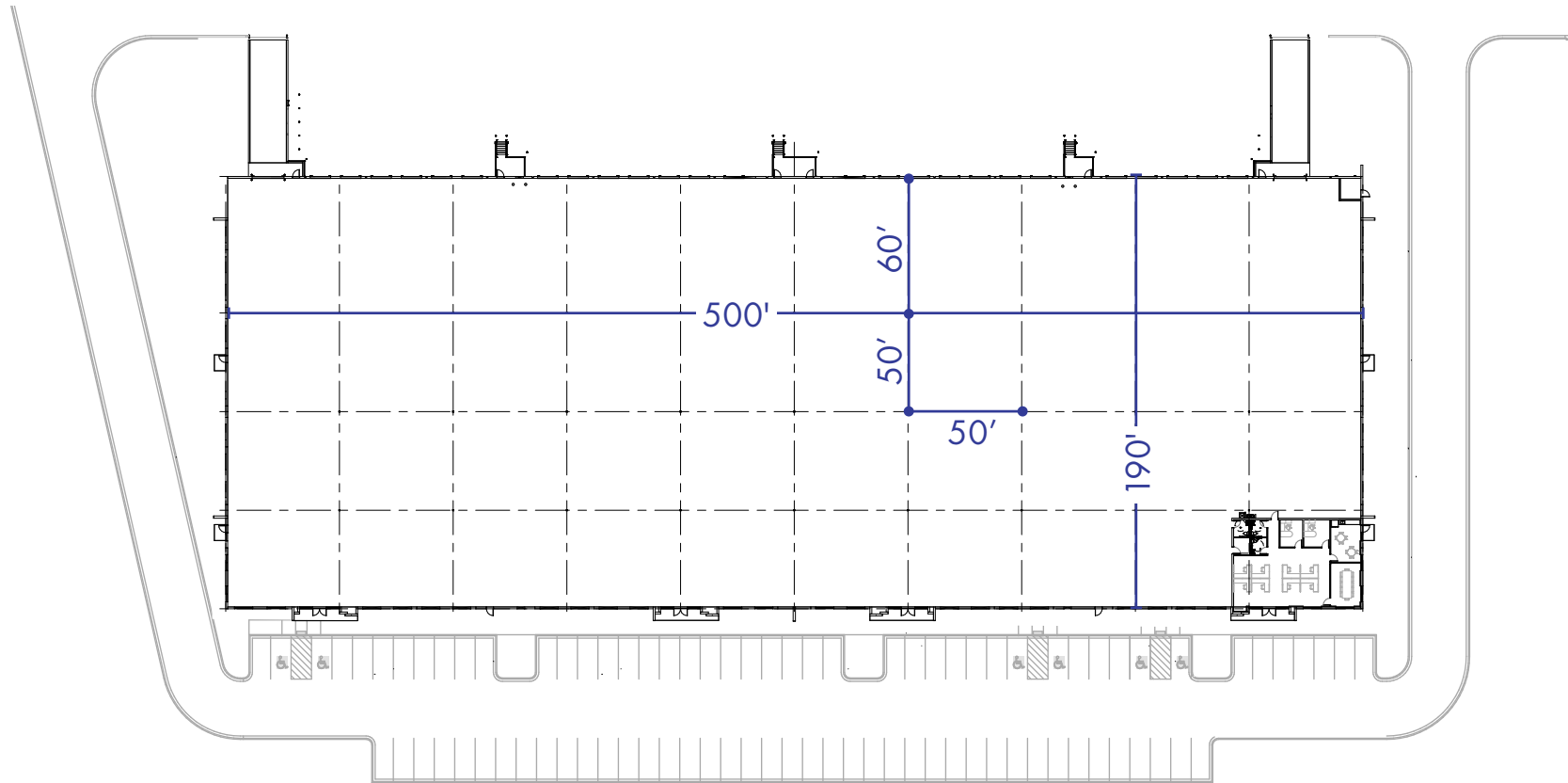
3478 STATEVIEW BLVD  
±26,000 - 95,248 SF

**SF AVAILABLE:** 95,248 SF  
**OFFICE SF:** 2,156 SF  
**CLEAR HEIGHT:** 32'

**STAGING BAY:** 50' X 60'  
**PARKING SPACES:** 87  
**TRUCK COURT DEPTH:** 195' (SHARED)

**DRIVE-INS:** 2 (14' X 16')  
**DOCK HIGHS:** 25 (9' X 10')  
**KNOCK OUTS:** 2 (14' X 16')

**SLAB:** 6", 4,000 PSI  
**SPRINKLER:** ESFR  
**POWER:** 2,000 AMPS



95,248 SF AVAILABLE

## BUILDING 3

3560 STATEVIEW BLVD  
±42,000 - 172,167 SF

**SF AVAILABLE:** 172,167 SF

**OFFICE SF:** 3,261 SF

**CLEAR HEIGHT:** 36'

**STAGING BAY:** 50' X 50'

**PARKING SPACES:** 125

**TRUCK COURT:** 185' W/ 45 TRAILER STALLS

**DRIVE-INS:** 2 (14' X 16')

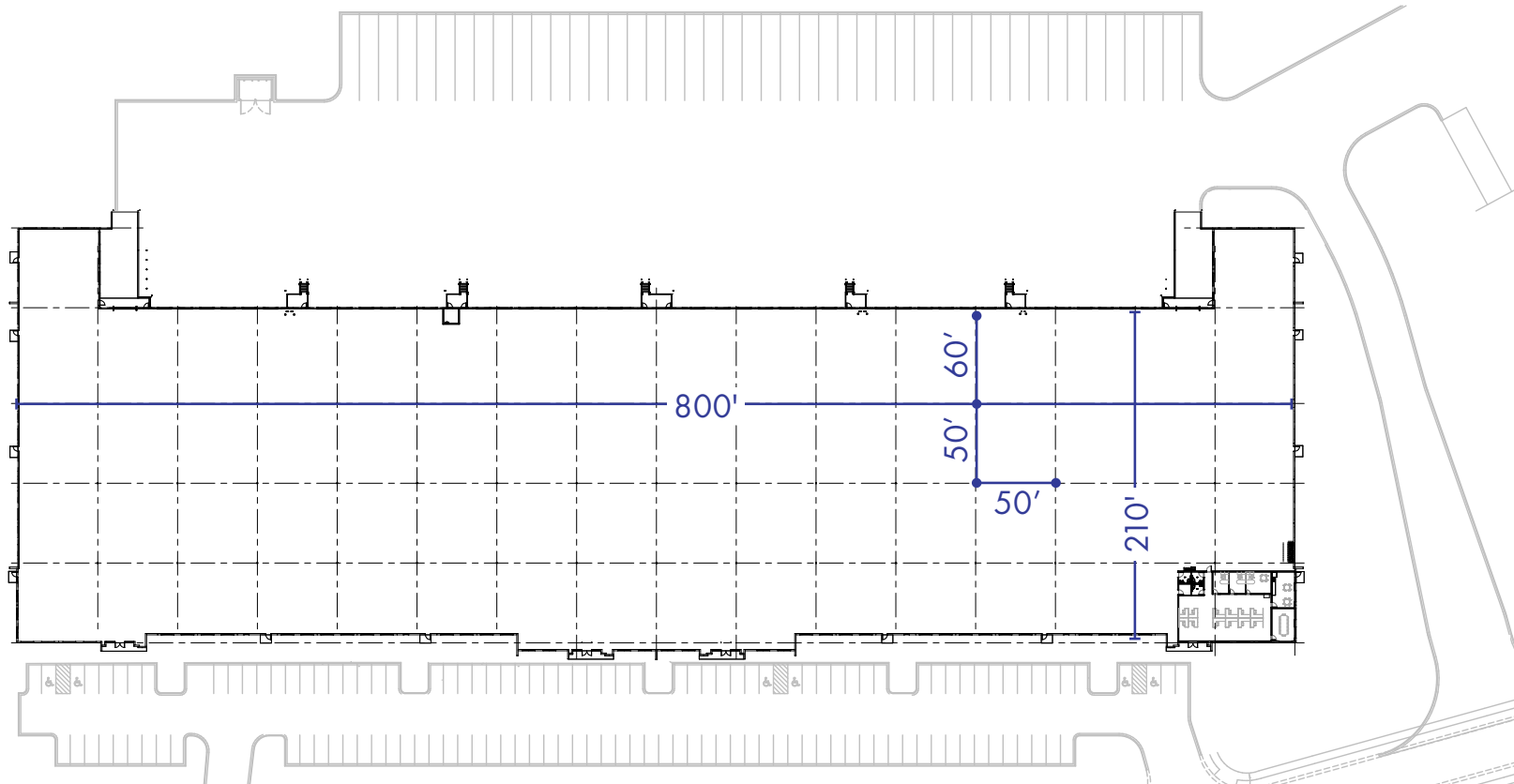
**DOCK HIGHS:** 38 (9' X 10')

**KNOCK OUTS:** 2 (14' X 16')

**SLAB:** 7", 4,000 PSI

**SPRINKLER:** ESFR

**POWER:** 4,000 AMPS



172,167 SF AVAILABLE



**CHARLOTTE DOUGLAS  
INTERNATIONAL AIRPORT**

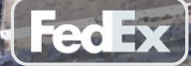
**UPTOWN CHARLOTTE**



**NORTH CAROLINA  
SOUTH CAROLINA**



**CAROWINDS BLVD**





**DRIVE TIMES FROM CENTERPOINT CAROLINAS**

DESTINATION	TIME	DISTANCE
I-77	3 minutes	0.9 miles
I-485	5 minutes	3.3 miles
I-85	20 minutes	14 miles
Uptown Charlotte	20 minutes	14 miles
Charlotte Douglas Int'l Airport	20 minutes	15 miles
Raleigh, North Carolina	2 hours, 47 minutes	177 miles
Charleston, South Carolina	3 hours, 21 minutes	196 miles
Atlanta, Georgia	4 hours, 11 minutes	250 miles
Savannah, Georgia	4 hours, 36 minutes	240 miles

**CENTERPOINT/CAROLINAS**

Dedicated lane providing direct access to I-77 North avoiding traffic signals

CAROWINDS BLVD

SPRINGHILL FARM RD

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