

78,246 SF Industrial Facility

25-Acre Site

13 kV Onsite Substation



**AVAILABLE NOW**

**6247 CAMPBELL RD, YORK, SC 29745**



**IRONHORN**  
ENTERPRISES

# PROPERTY SUMMARY & PARCEL OUTLINE

This ±78,246 SF industrial facility is situated on approximately 25 acres and presents a unique opportunity for manufacturing, technology, or data center users. The property is directly adjacent to the QTS Data Center, an approximately \$8 billion hyperscale data center development, and features an existing 13 kV on-site substation serving the property. Multiple high-voltage transmission lines border and cross the site, providing exceptional potential for future power expansion, while nearby nuclear power generation enhances long-term regional power reliability. Adjacent vacant parcels offer expansion opportunities (subject to availability and ownership), and data centers are permitted by right under the current zoning, making this a rare, development-ready property with significant infrastructure advantages.



# PROPERTY DETAILS & SPECIFICATIONS

**Building Size:** ±78,246 SF situated on approximately 25 acres

**Expansion Potential:** Adjacent vacant parcels offer future expansion opportunities, subject to availability and ownership

**Strategic Location:** Directly adjacent to the QTS Data Center, an approximately \$8 billion hyperscale data center development

**Current Power:** Existing 13 kV onsite substation serves the property

**Scalable Power Infrastructure:** Multiple high-voltage transmission lines are located immediately adjacent to and crossing the property, providing strong potential for significant future power expansion. Exact available capacity is pending utility verification

**Regional Power Advantage:** The property is located near a nuclear power generating facility, enhancing the long-term regional power supply profile

**Data Center Ready Zoning:** Data centers are permitted by right under the current zoning ordinance, streamlining the development and entitlement process



# PROPERTY PHOTOS



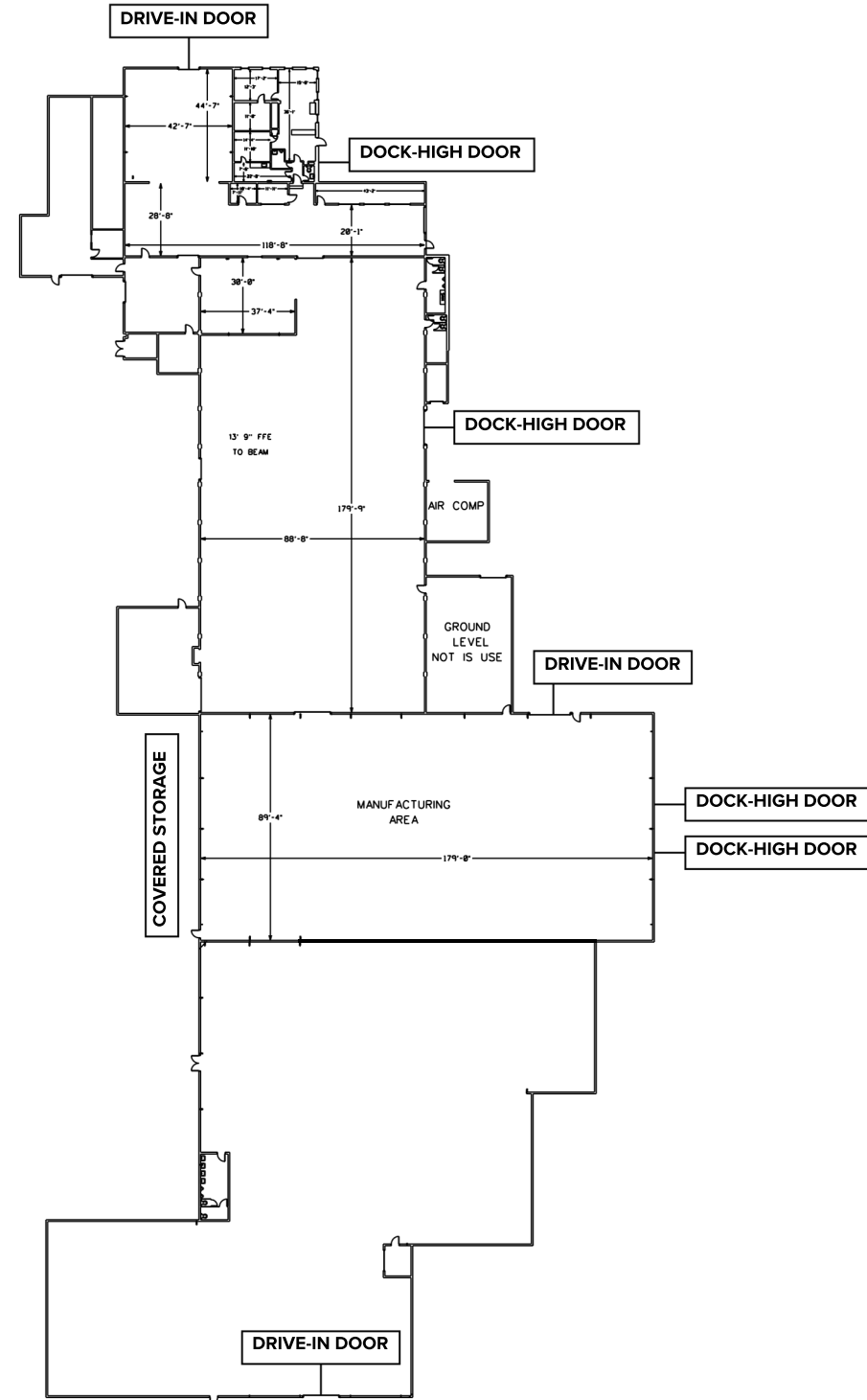
# BUILDING 1 FLOOR PLAN

±74,454 RSF

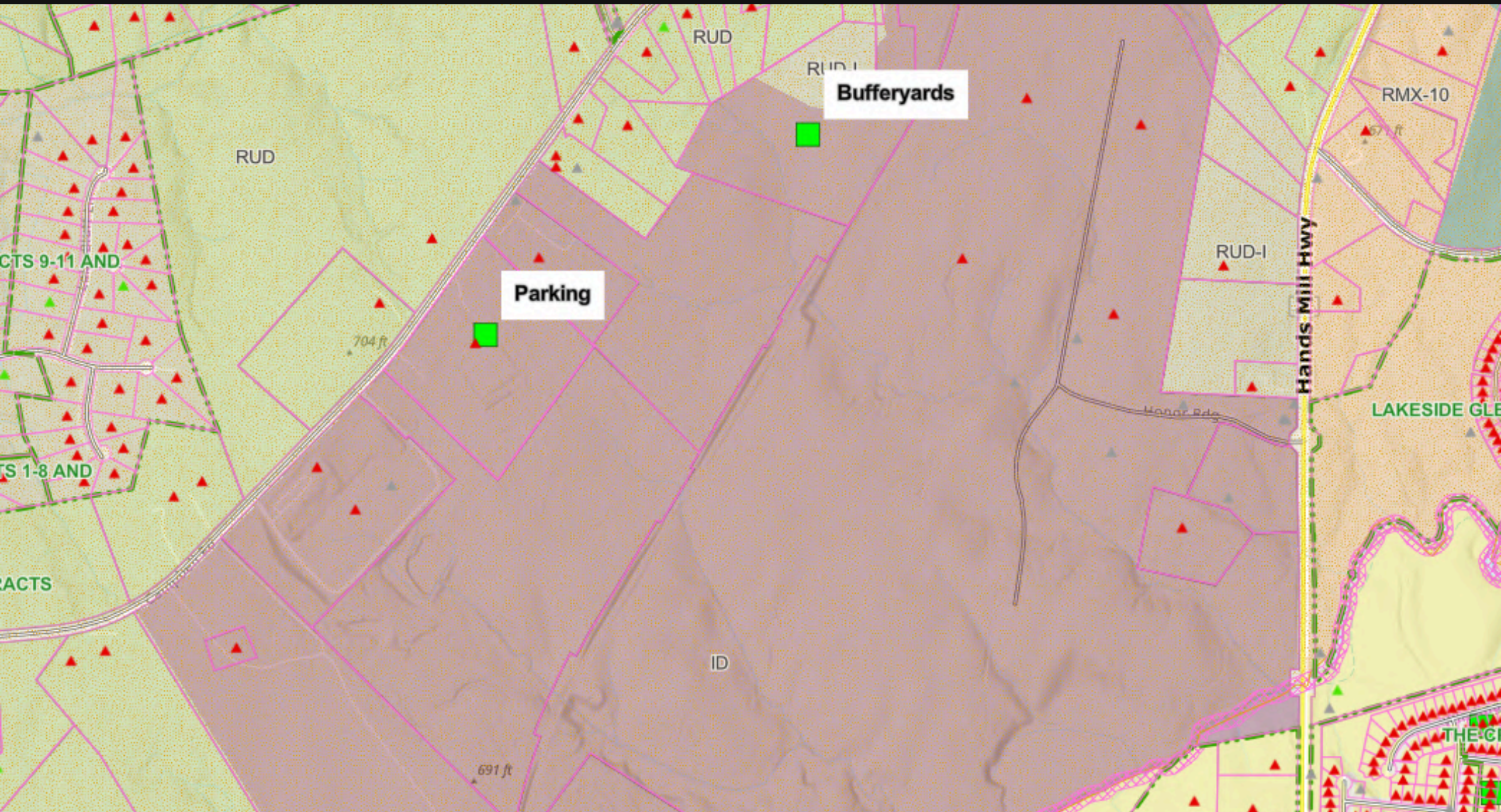
TOTAL SF

±2,270 RSF

OFFICE SF



# ZONING MAP & ORDINANCE



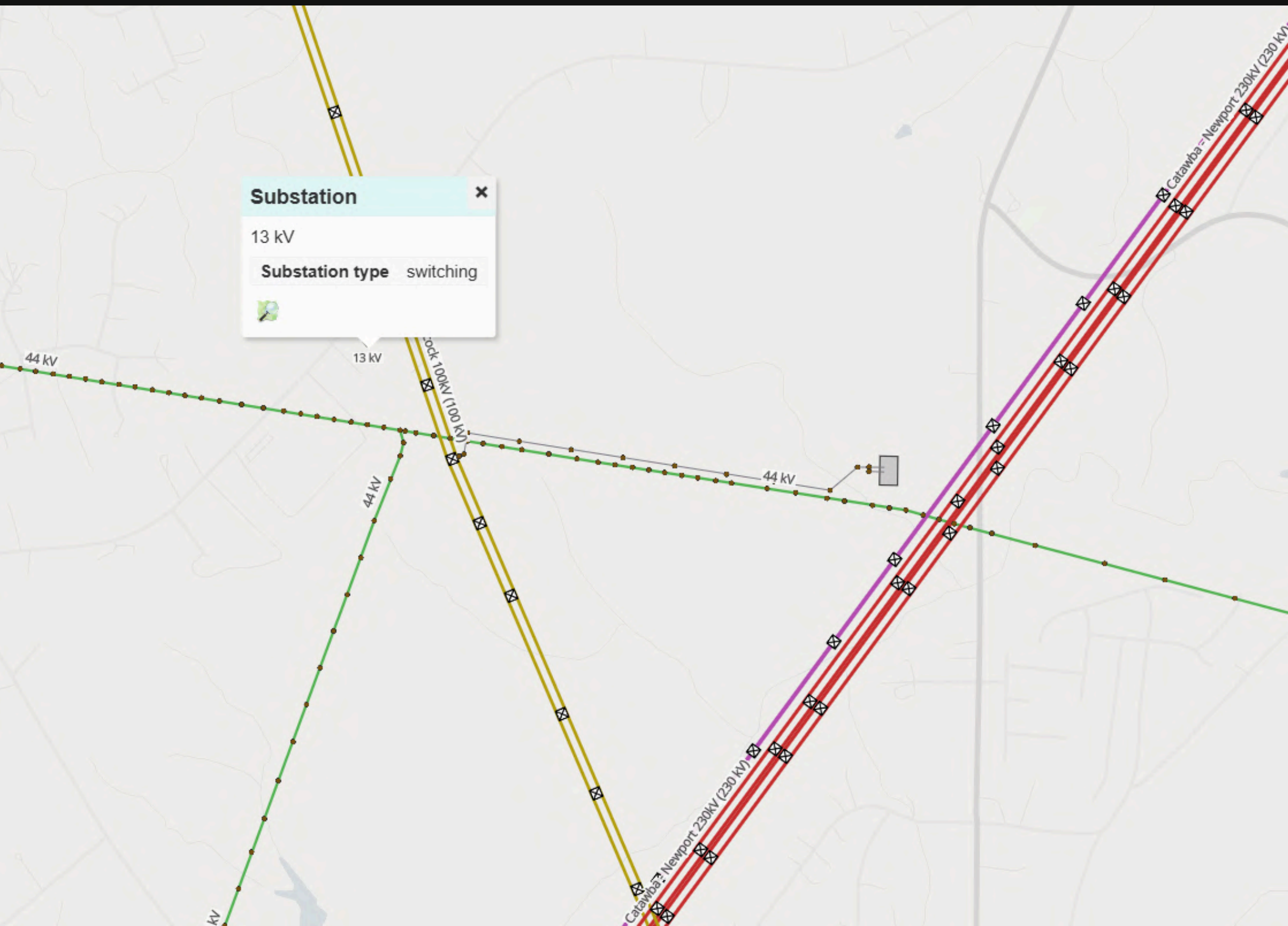
Subchapter C: Use Regulations  
Part 2: Use Table

§ 155.271: Use table.

Table 155.271-2: Use Table (RC, NC, OI, GC, OA, RI, LI, ID, BT, MU, UD Districts)

Uses	Use Conditions	Districts										
		RC	NC	OI	GC	OA	RI	LI	ID	BT	MU	UD
<b>Communications and Information</b>		P	P	P	P			P	P			P
<b>Data Centers</b>								P	P	P		
<b>Medical Facilities, Small</b>		P	P	P	P			P			P	P
<b>Medical Facilities, Large</b>				P	P			P			P	P
<b>Office Uses (unless otherwise listed)</b>		P	P	P	P					P	P	
<b>Research and Development Facilities</b>				P				P	P	P		P


# INFRASTRUCTURE MAP



**Substation** ✕

13 kV

**Substation type** switching



44 kV

13 kV

Stock 100kV (100 kV)

44 kV

44 kV

Catawba - Newport 230kV (230 kV)

Catawba - Newport 230kV (230 kV)



# Ryan McConnell



VP of Acquisitions



(315) 214-1139



[Ryan@ironhornenterprises.com](mailto:Ryan@ironhornenterprises.com)

*Available Now*

**6247 Campbell Rd,  
York, SC 29745**

