

AVAILABLE FOR LEASE

1379 MCDOW DRIVE, ROCK HILL, SC 29732



TOTAL SQUARE FEET: ≈2,000-6,500 RSF

UNITS 1-5: \$8.25/RSF NNN



Common Loading Docks



Common Drive In



Clear Span, no column space



13'5"-15'9" Ceiling Height

12'3"-13'11" to Joists



New LED Lighting & Epoxy Floors (2026)



Brand-New Office HVAC System (2026)



Shared Restrooms

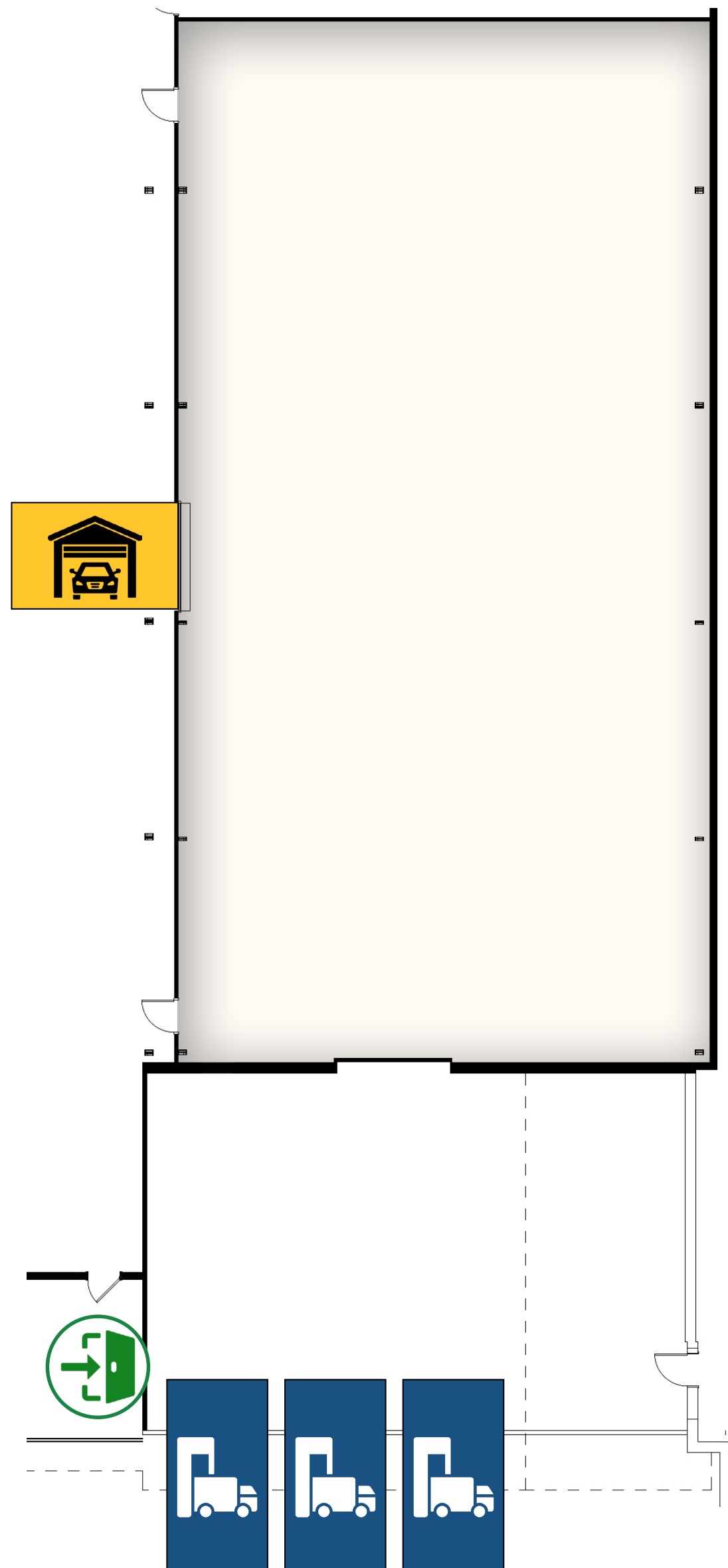


Move-In Ready, Available Immediately

VISIT OUR PROPERTY ON

- Exact dimensions are subject to change based on Architects safety plans

- Exact floor plan will vary based on SF



FOR MORE INFORMATION:

Brody Sullivan - Leasing Executive

Bsullivan@preferred.com

609 - 602 - 1727



info@primerockencap.com

2755 East Oakland Park Blvd Suite 200 Fort Lauderdale, FL 33306

AVAILABLE FOR LEASE

1379 MCDOW DRIVE, ROCK HILL, SC 29732



TOTAL SQUARE FEET: **≈11,675 SF**

UNITS 4-5: **\$6.53/SF NNN (\$6,358 MONTHLY BASE RENT)**



Common Loading Docks



Common Drive In



Clear Span, no column space



13'5"-14'11" Ceiling Height

12'3"-13'11" to Joists



400 Amps at 480V in Space



Racks Available! 478 Pallet locations



New LED Lighting & Epoxy Floors (2026)



Shared Hallway Through Space



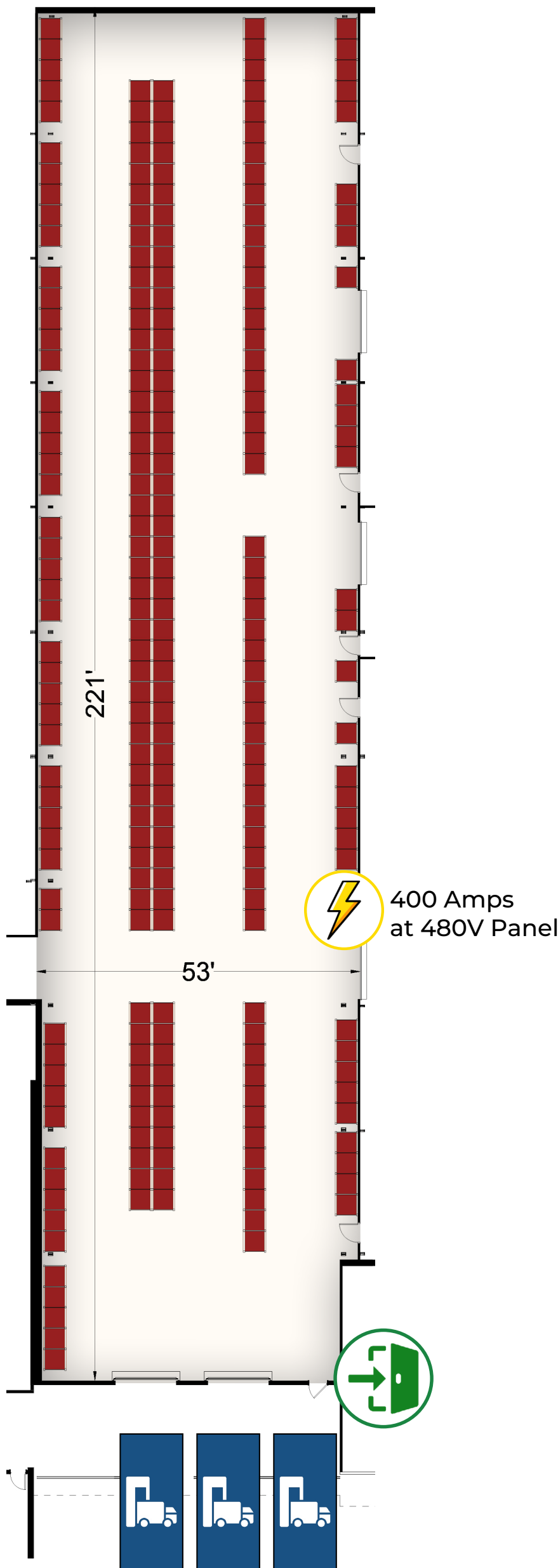
Shared Restrooms



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INVESTMENTS

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