

CAROWINDS

355 CRESTMONT DRIVE | FORT MILL, SC

→ DISTRIBUTION CENTER



MANUFACTURING- DRIVEN DESIGN

197,028 SF – 525,285 SF

Good Manufacturing
Practices Compliant

±275 Parking Spaces

Heavy Power

Fully Air Conditioned

SUITE A

±197,028 SF

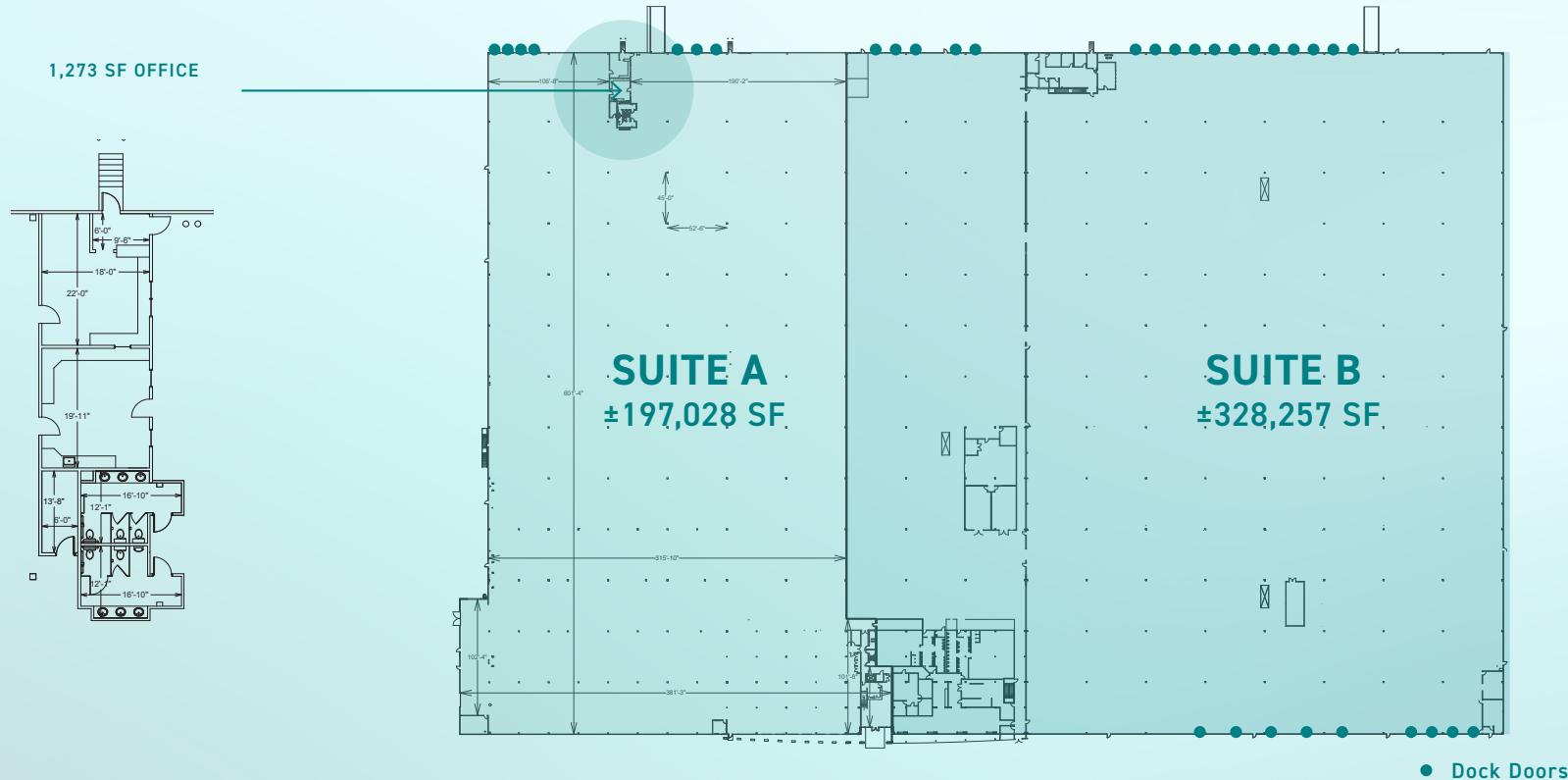
AVAILABLE IMMEDIATELY

SUITE B

±328,257 SF

AVAILABLE Q2 2027

AVAILABILITY



FULL BUILDING (SUITE A & B)

±525,285 SF

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

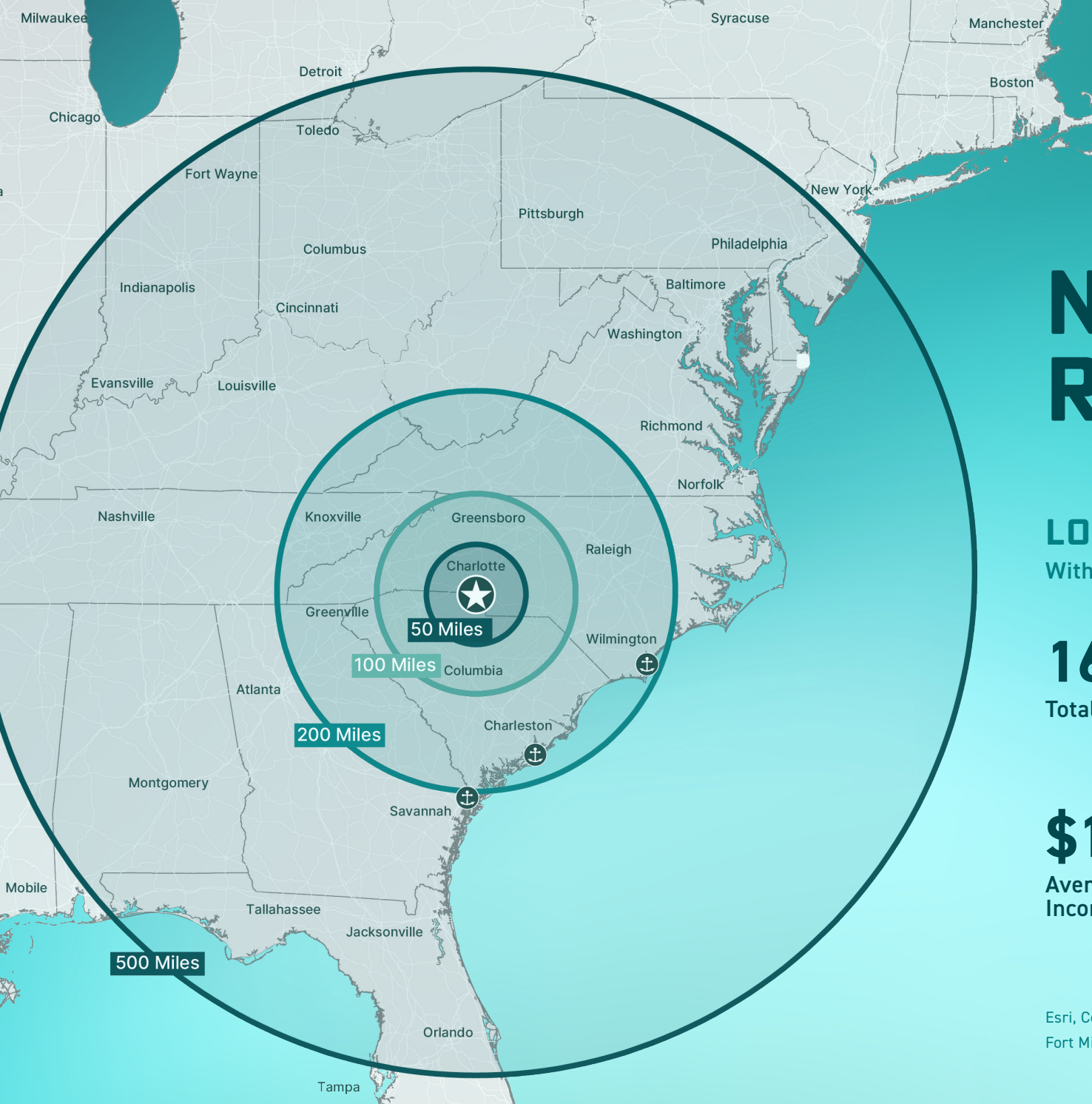
Available Q2 2027

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

CAROWINDS

DISTRIBUTION CENTER



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