

 **ALLIANCE ROCK HILL**
AT 77

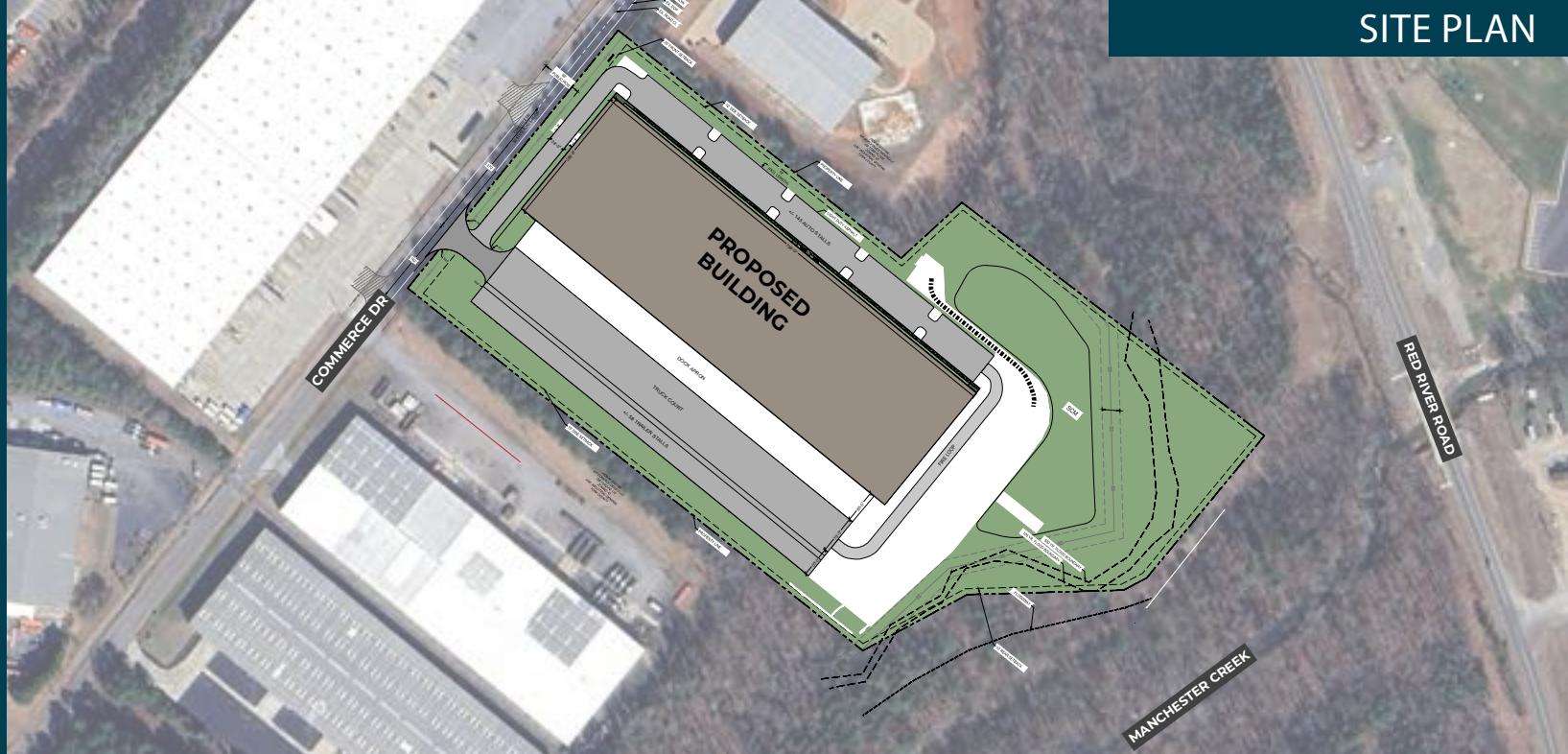


VIEWPROPERTY
VIDEO

+/- 196,650 SF
AVAILABLE FOR LEASE

2782 COMMERCE DRIVE,
ROCK HILL, SC 29730





| | |
|-----------------------------|--|
| Square Footage | +/- 196,650 Sq.Ft (Inclusive of 1,500 Sq.Ft of Speculative Office Space with Restrooms) |
| Configuration | Rear Load |
| Dimensions | 260' x 756' |
| TruckCourt (Trailer Spaces) | 185' HD Asphalt Truck Court with 60' Concrete Apron and 10' Dolly Down Strip (58 Trailer Storage Spaces) |
| Auto Parks | 143 Auto Spaces |
| Clear Height | 32' from First Column Bay |
| Dock Doors and Packages | Insulated Dock Doors with View Panels, Track Guards, and Bumpers; (+/- 21) Positions Equipped** |
| Drive-In Doors | 2 Motorized 14' x 16' Doors with 50' Concrete Ramps |
| Slab Thickness | 7" Unreinforced; 4,000 PSI |
| Lighting and Electrical | LED Fixtures with Motion Sensor on 10 Whipsto Provide 30FCat 36" AFF in OSC; Walls Painted White; (2) 1,000 Amp Panels (Split Service) |
| Fire Protection | ESFR System with Booster Pump |
| Roof | 60 Mil TPO White Roof with 20-Year Warranty |

**Dock Equipment Packages: 35k lb Mechanical Levelers, Dock Seals, Swing Arm Fan / Light Combos. Quad Electrical Outlet at Every 4th Door.

ALLIANCE ROCK HILL AT 77



Multiple points of ingress and egress from site



Large neighboring distribution centers



Direct access off of I-77



Close proximity to retail amenities

Nearby Distributors

- 1 DHL
- 2 NFI
- 3 Ross Stores
- 4 UPS
- 5 West Marine
- 6 Pratt Industries
- 7 Atlas Copco

POINTS OF INTEREST

| | |
|---|-----------|
| Charlotte Douglas International Airport | 25 miles |
| Downtown Charlotte, NC | 23 miles |
| Port of Charleston | 188 miles |
| Charlotte Intermodal | 30 miles |

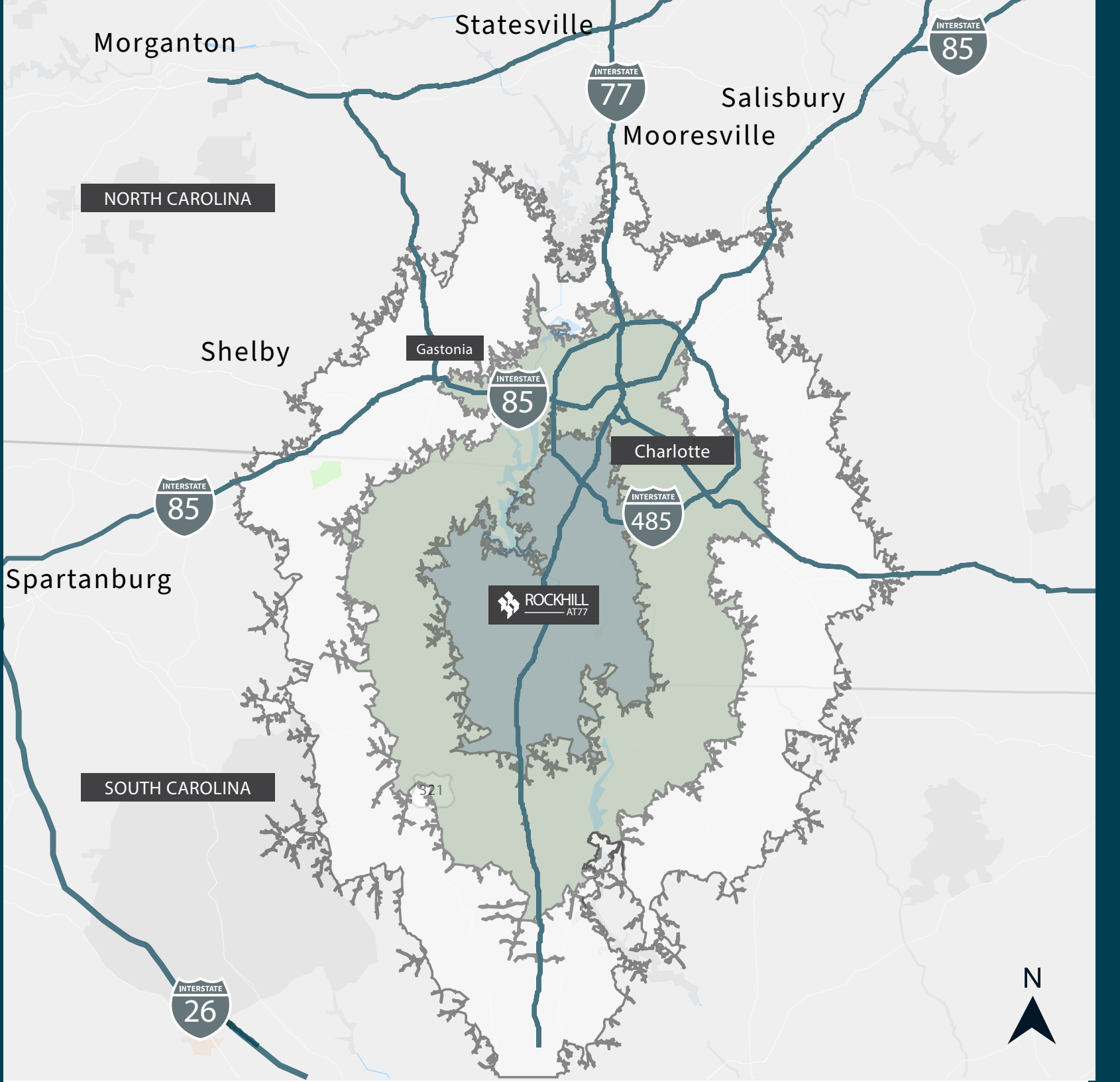
INTERSTATES

| | |
|----------------|-----------|
| Interstate 77 | 2.6 miles |
| Route 21 | 3.1 miles |
| Interstate 485 | 19 miles |
| Interstate 85 | 26 miles |

EXIT ROUTES

| | |
|--|-----------|
| ● Exit 72 | 2.4 miles |
| ● Exit 81 | 2.4 miles |
| ● Exit 82 B | 2.8 miles |
| ● Exit 82 C | 2.9 miles |

| Drive Times | 2024 Total Population |
|-------------|-----------------------|
| ○ 30 mins | 504,616 |
| ● 45 mins | 1,578,875 |
| ● 60 mins | 2,433,883 |



CONTACT INFORMATION



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