

ATLAS COPCO BUILDING

FOR SALE OR LEASE, PRICE: \$12,950,000 OR \$7.00 PER SQFT



For more information, please contact:

York County Economic Development
1830 Second Baxter Crossing
Fort Mill, SC 29708
P 803-802-4300
F 803-802-4299
yorkcountyed.com

1800 Overview Drive | Rock Hill, South Carolina 29730

Physical Details

Total Square Feet: 185935
Total with Expansion: 400000
Site Size: 31.45 acres
Wall Material: Concrete, Metal
Slab Thickness: 6"
Tenancy: Single Tenant
Dimensions: Non-Traditional
Year Built: 1997

Comments: Class A Office and Industrial Warehouse/Manufacturing facility. It is situated with easy access to I-77, I-85, I-485 and area retail and restaurants and only 20 minutes from downtown Charlotte and the airport.

Location

Municipality: City
Tax Map ID: 7000101004
Zoning: Industry General (IG)

Industrial Space

Available Square Feet: 185935
Office Square Feet: 55621
Air Conditioned Area: 100%
Heated Area: 100%
Most Recent Use: Manufacturing
Clear Height: 31'0" - 31'0"
Lighting Type: T5
Fire Protection: Wet
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Number of Dock Doors: 5
Number of Drive In Doors: 3
Auto Parking: 389
Trailer Parking: 0

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Utilities

Electric Provider: City of Rock Hill

Natural Gas Provider: York County Natural Gas Authority

Water Service Provider: City of Rock Hill

Wastewater Provider: City of Rock Hill

Telecommunications Providers: Comporium Communications

Transportation

Access Road Name: Waterford Drive

Nearest Interstate: 77 (2 mi)

Nearest International Airport: Charlotte Douglas Intl Airport (22 mi)

Nearest Commercial Airport: Charlotte/Douglas International (22 mi)

Nearest Inland Port: South Carolina Inland Port (94 mi)

Nearest Sea Port: Georgetown (173 mi)

Railway Access: No

Nearest Intermodal Access: NS Charlotte (24 mi)