



**FIRETOWER77**  
INDUSTRIAL PARK

**FIRETOWER RD & MARINE DR | ROCK HILL, SC  
FOR LEASE**

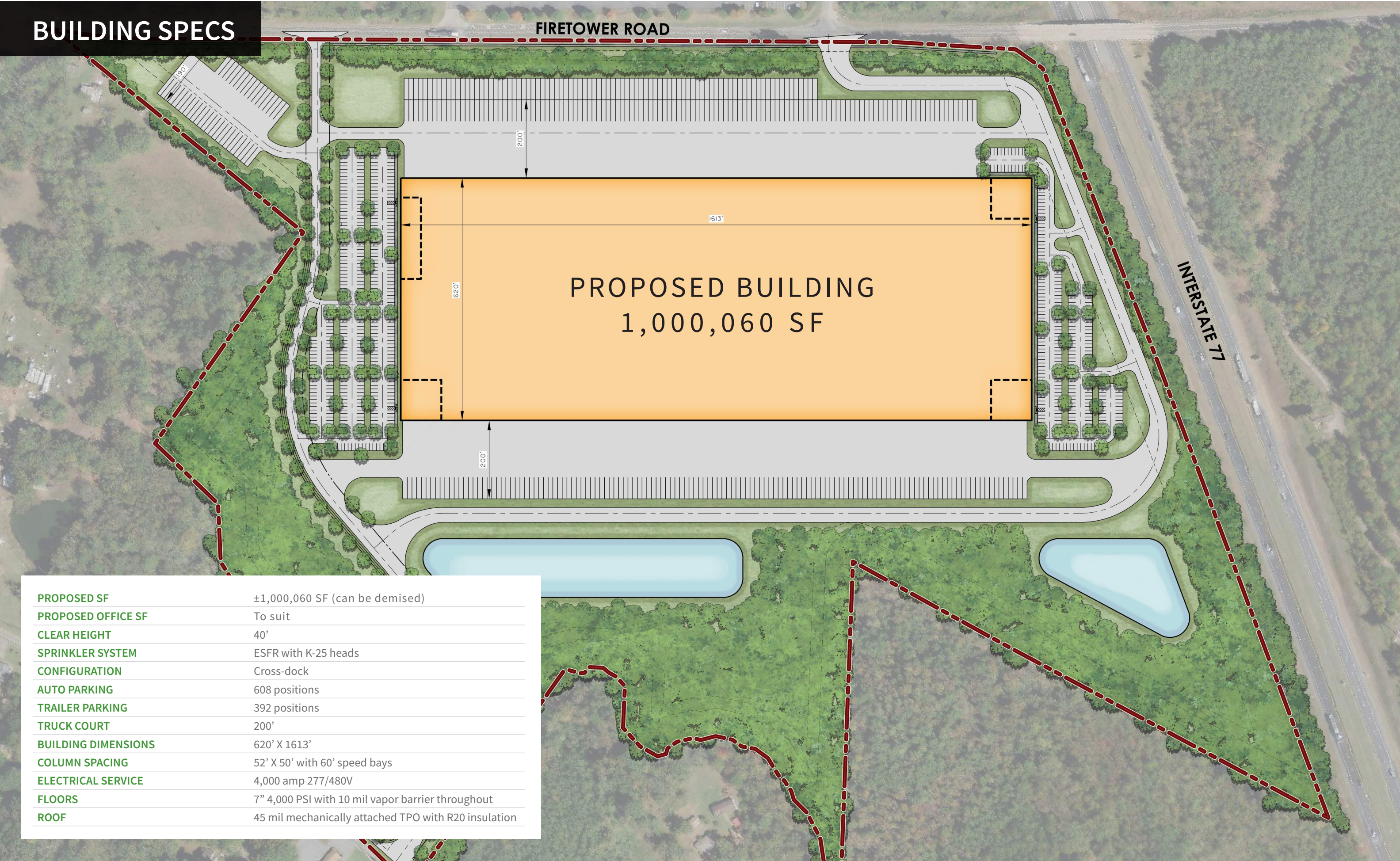


**STATE-OF-THE-ART  
±1,000,060 SF FACILITY**





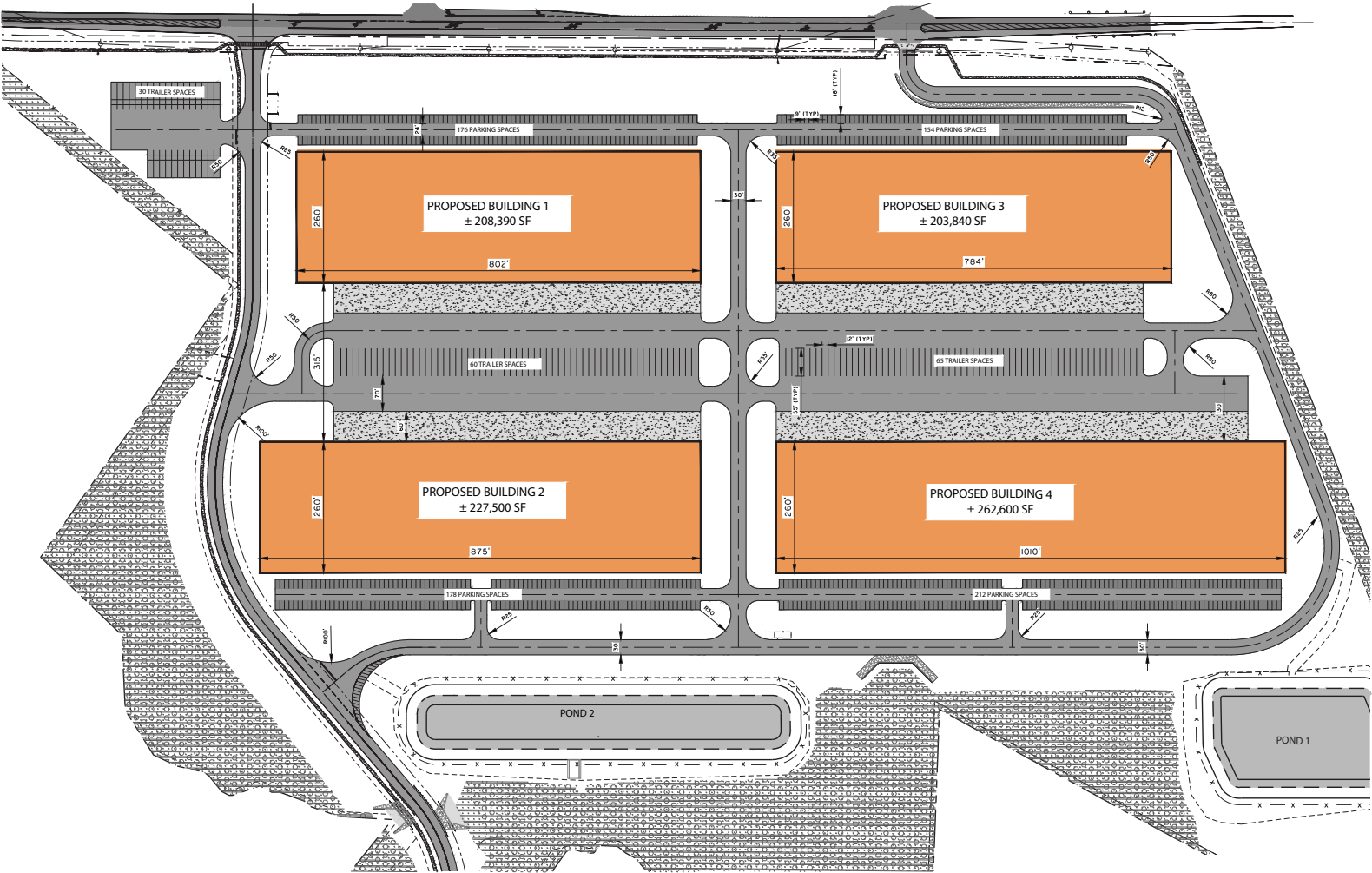
BUILDING SPECS



PROPOSED SF	±1,000,060 SF (can be demised)
PROPOSED OFFICE SF	To suit
CLEAR HEIGHT	40'
SPRINKLER SYSTEM	ESFR with K-25 heads
CONFIGURATION	Cross-dock
AUTO PARKING	608 positions
TRAILER PARKING	392 positions
TRUCK COURT	200'
BUILDING DIMENSIONS	620' X 1613'
COLUMN SPACING	52' X 50' with 60' speed bays
ELECTRICAL SERVICE	4,000 amp 277/480V
FLOORS	7" 4,000 PSI with 10 mil vapor barrier throughout
ROOF	45 mil mechanically attached TPO with R20 insulation



ALTERNATE SITE LAYOUT



1

SQUARE FOOTAGE	+/- 208,390 SF
CLEAR HEIGHT	32'
AUTO PARKING	176 positions
TRAILER PARKING	60 positions

2

SQUARE FOOTAGE	+/- 227,500 SF
CLEAR HEIGHT	32'
AUTO PARKING	178 positions
TRAILER PARKING	30 positions

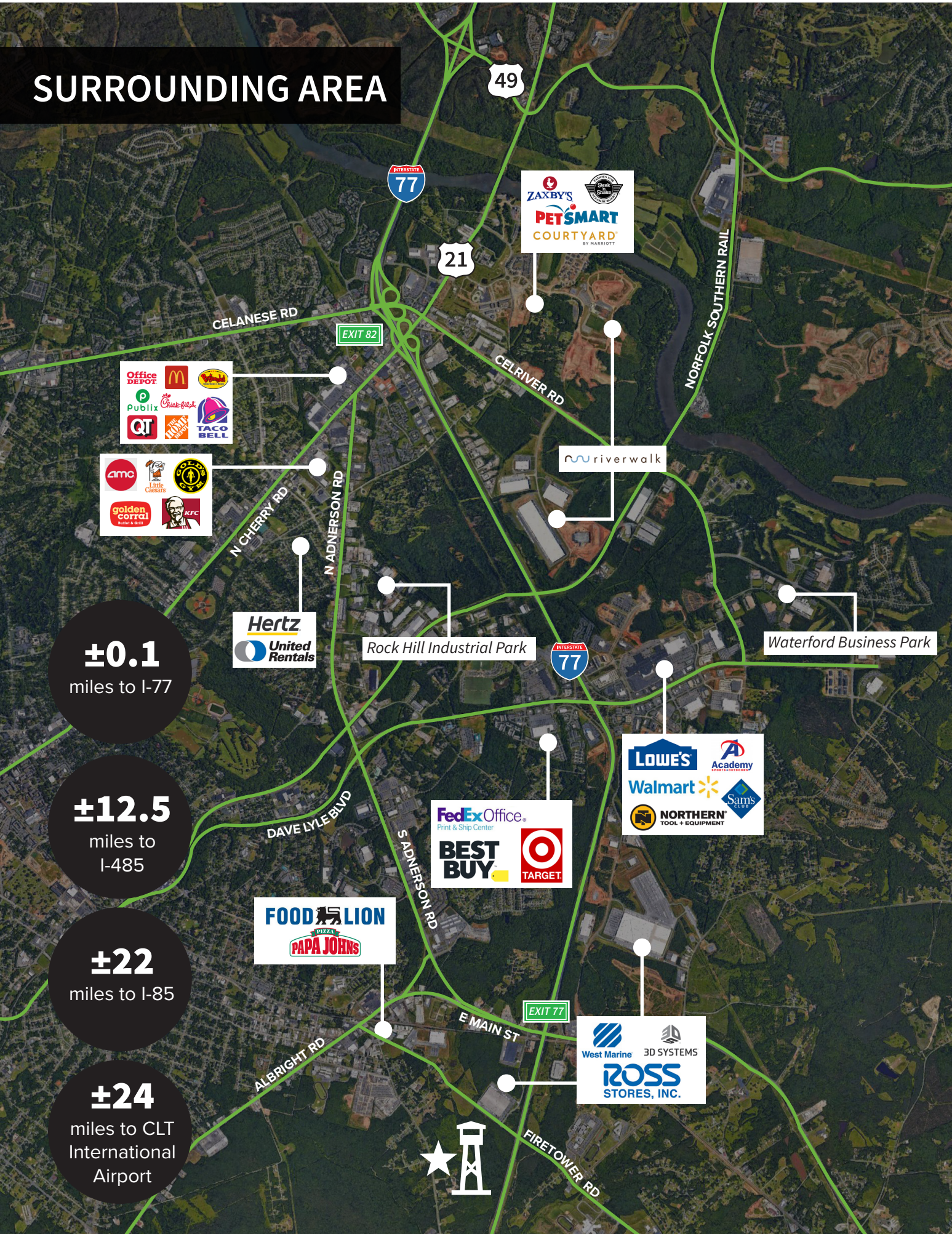
3

SQUARE FOOTAGE	+/- 203,840 SF
CLEAR HEIGHT	32'
AUTO PARKING	154 positions
TRAILER PARKING	30 positions

4

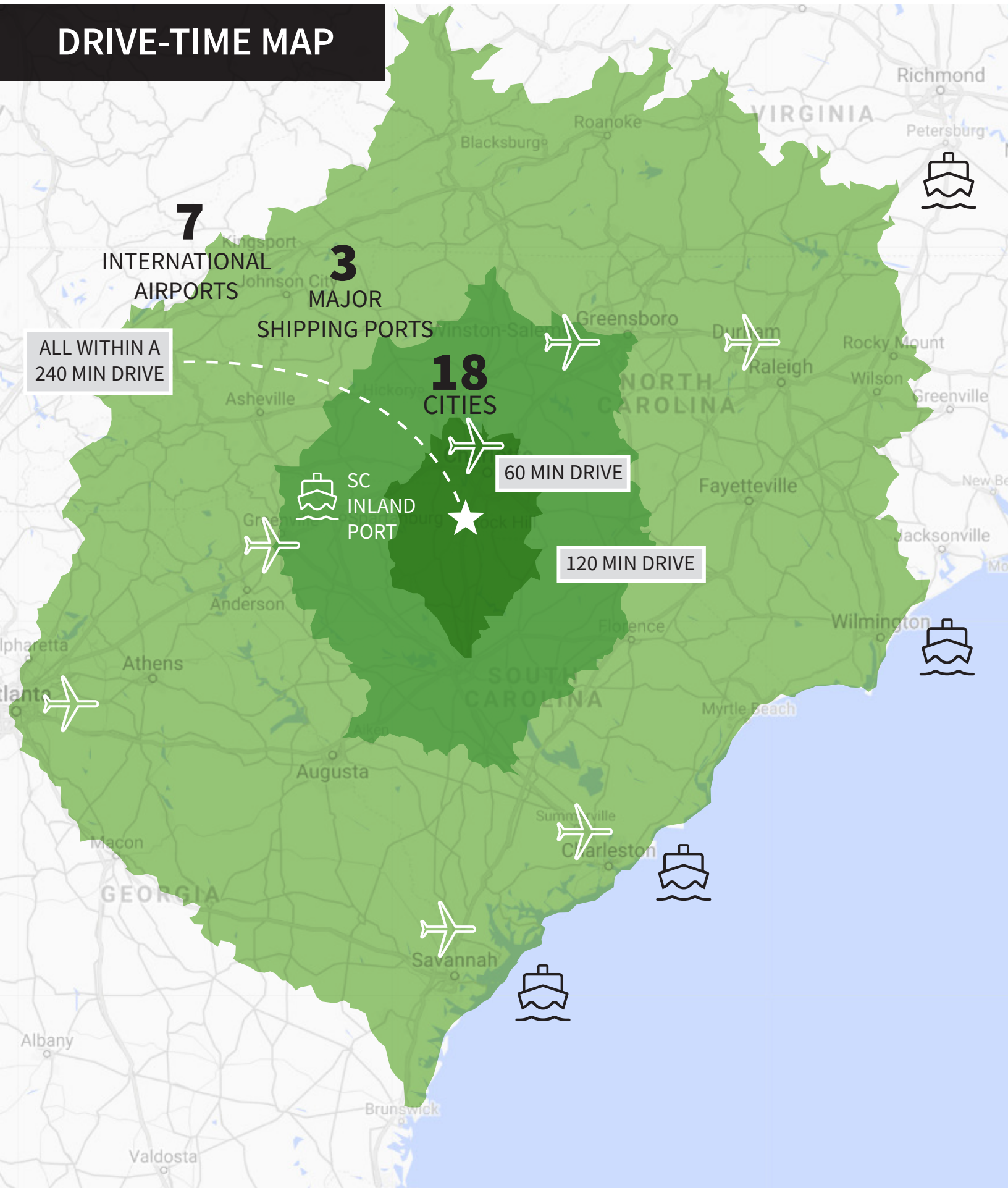
SQUARE FOOTAGE	+/- 262,600 SF
CLEAR HEIGHT	32'
AUTO PARKING	212 positions
TRAILER PARKING	30 positions

SURROUNDING AREA

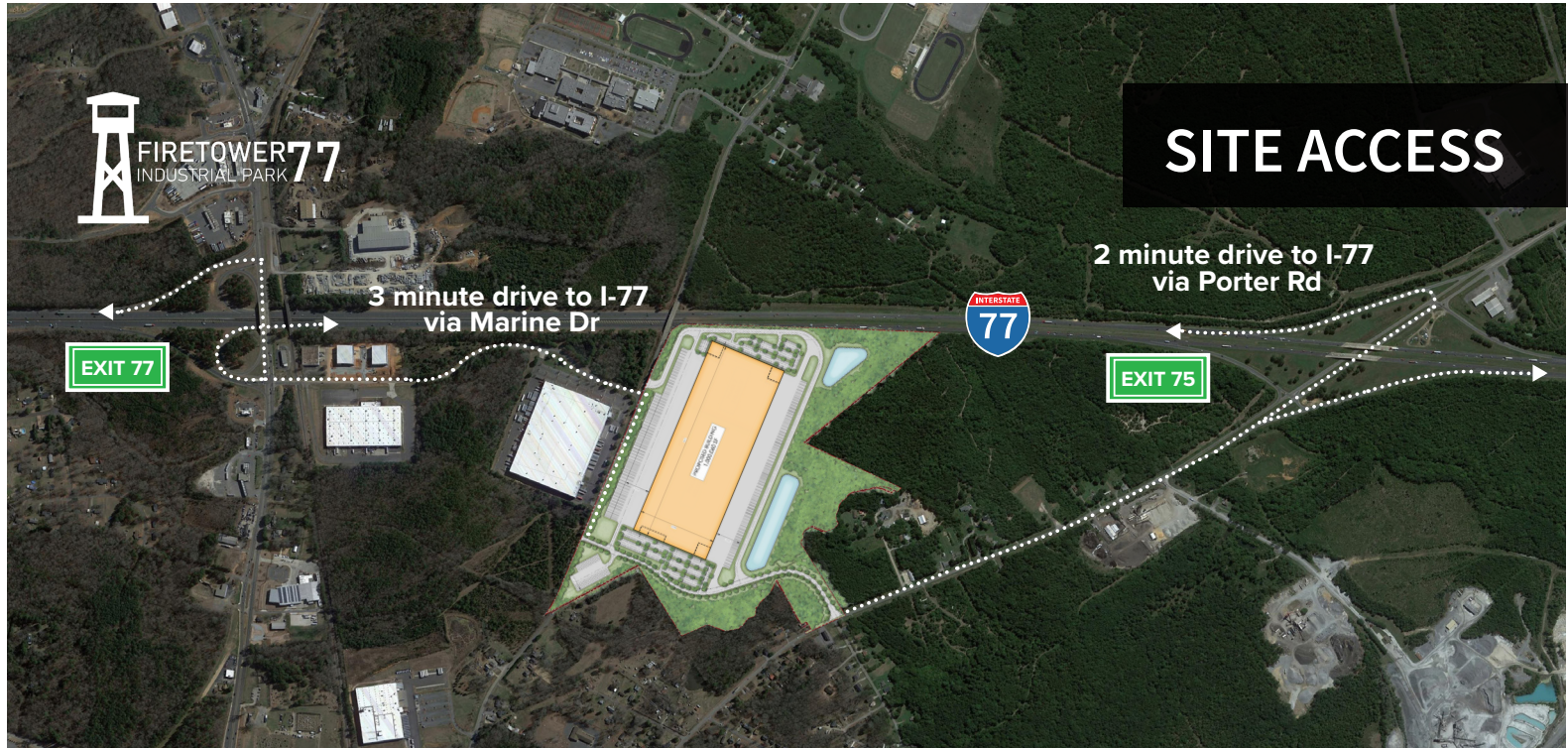




# DRIVE-TIME MAP



# SITE ACCESS





An aerial rendering of the Firetower 77 Industrial Park. The image shows a large, modern industrial building with a grey roof and orange-brown exterior walls. A large parking lot with several cars and trucks is located in front of the building. To the right of the building is a long, narrow pond. The surrounding area is lush with green trees and vegetation. The text "FIRETOWER 77" is prominently displayed in large white letters across the top of the image, with "INDUSTRIAL PARK" in smaller white letters below it. The address "FIRETOWER RD & MARINE DR" and "ROCK HILL, SC" is also visible in white text.

# FIRETOWER 77

## INDUSTRIAL PARK

FIRETOWER RD & MARINE DR  
ROCK HILL, SC



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