

Greenway Industrial Drive

12,734 - 28,160 SF Available for Lease

Suite 1

Suite 2

Pleasant Road

 **JLL** SEE A BRIGHTER WAY

# For lease

4217 Pleasant Road  
Fort Mill, SC 29708

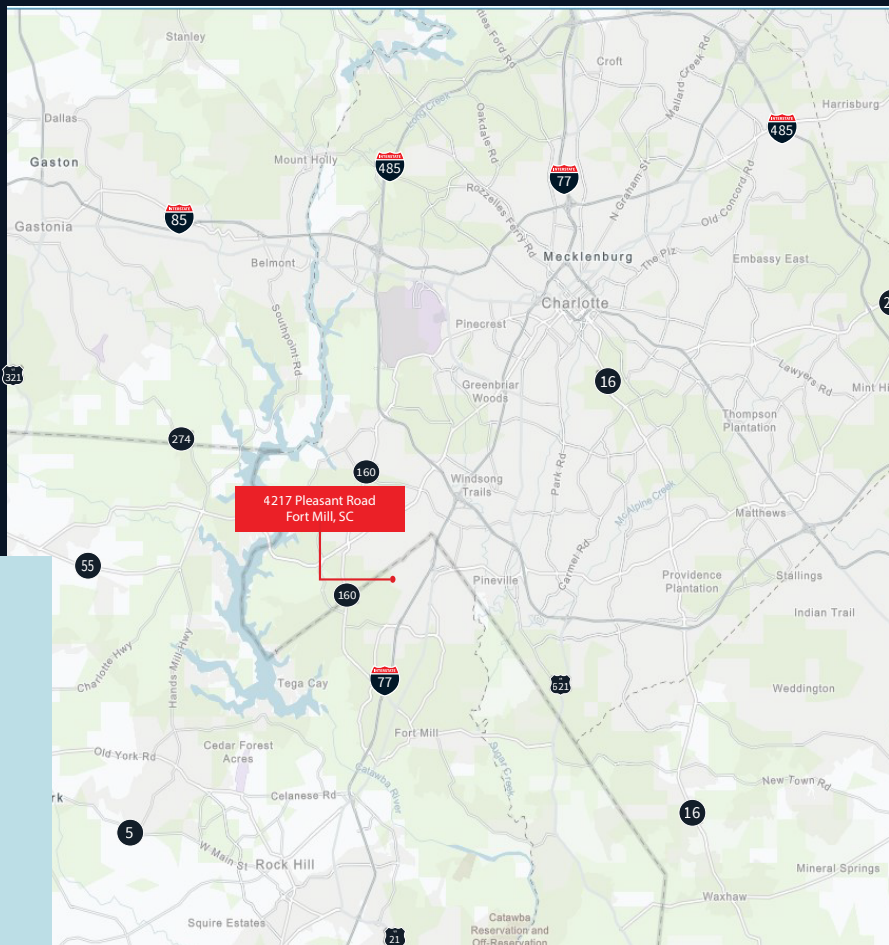
**12,734 - 28,160 SF**  
**Available Immediately**

±0.8 miles to I-77

±3 miles to I-485

±11 miles to CBD

±14 miles to CLT Douglas Int'l

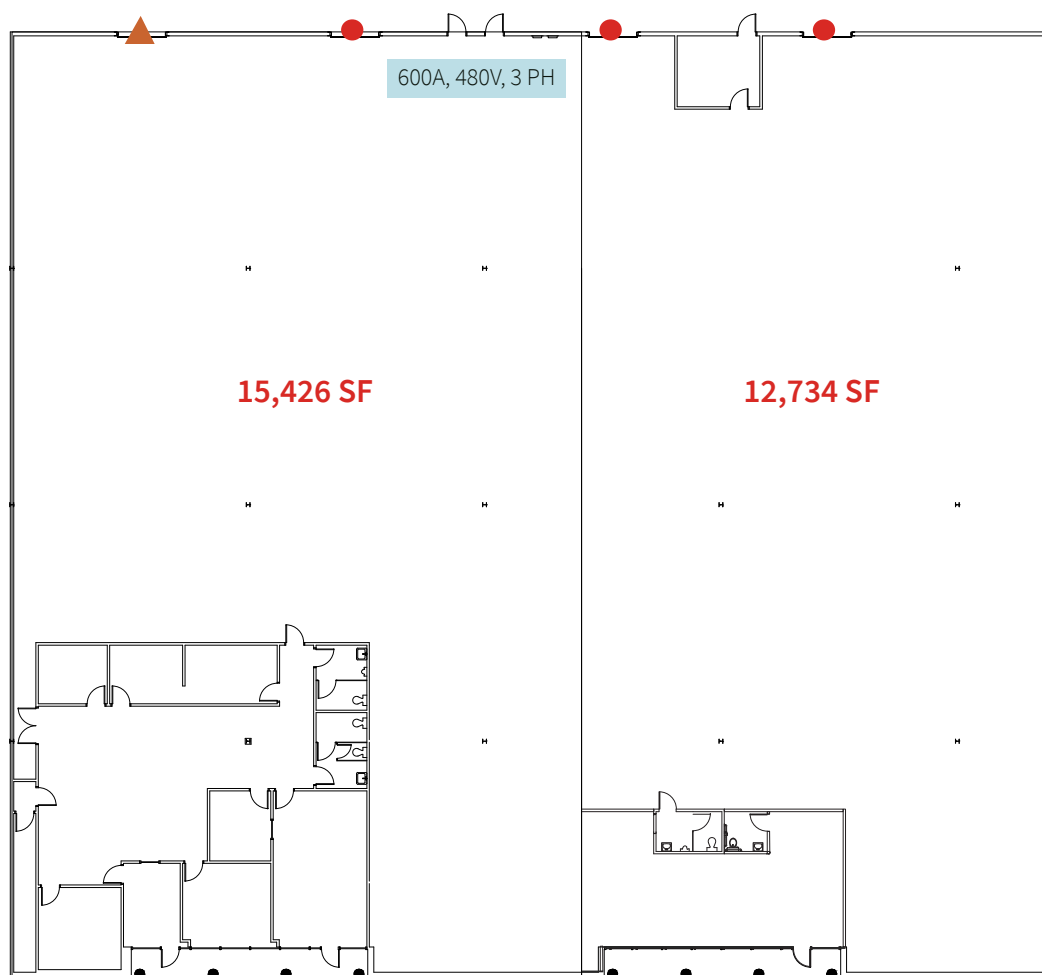


# Property specifications

|              |                                               |
|--------------|-----------------------------------------------|
| Available SF | 12,734 - 28,160 SF                            |
| Office Size  | Left Side: 3,187 SF<br>Right Side: 1,423 SF   |
| Clear Height | 22'                                           |
| Dock Doors   | (3) 8'x10' dock doors<br>(1) 12'x14' drive-in |

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Lighting  | T-5 and LED                                                            |
| Power     | 600A, 480V, 3 PH                                                       |
| Sprinkler | Wet                                                                    |
| Available | Immediately                                                            |
| RATE      | \$9.75/SF for 28,160 SF<br>\$12.50 - \$13.50/SF for 12,734 - 15,426 SF |
| OPEX      | \$2.83/SF                                                              |

## Layout A:

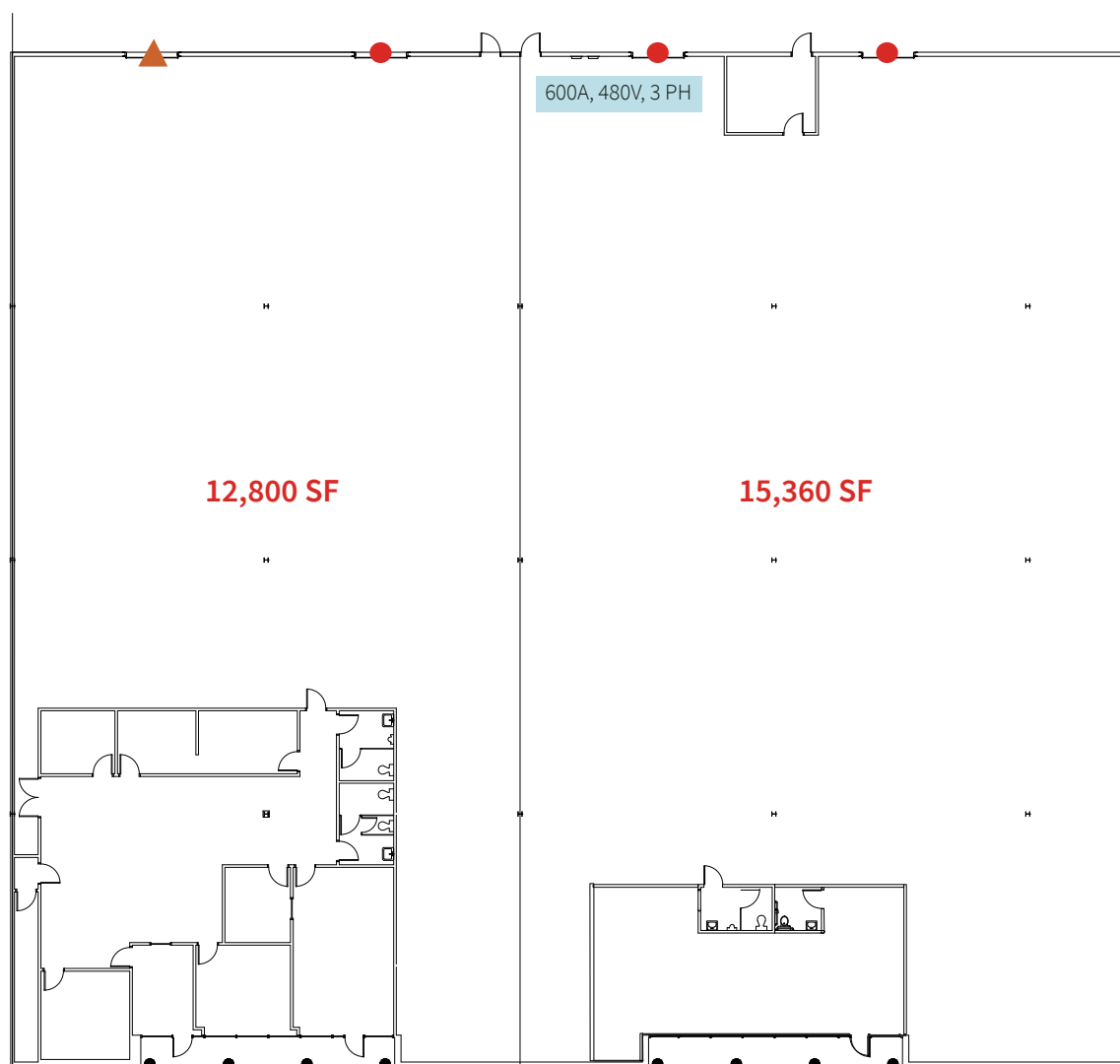


|              |                                   |
|--------------|-----------------------------------|
| Available SF | 15,426 SF                         |
| Office SF    | 3,187 SF                          |
| Loading      | (1) 8' x 10' DH, (1) 12' x 14' DI |

|              |                    |
|--------------|--------------------|
| Available SF | 12,734 SF          |
| Office SF    | 1,423 SF (Planned) |
| Loading      | (2) 8' x 10' DH    |

- Dock High Door
- ▲ Drive-In Door

## Layout B:



|              |                                   |
|--------------|-----------------------------------|
| Available SF | 12,800 SF                         |
| Office SF    | 3,187 SF                          |
| Loading      | (1) 8' x 10' DH, (1) 12' x 14' DI |

|              |                    |
|--------------|--------------------|
| Available SF | 15,360 SF          |
| Office SF    | 1,423 SF (Planned) |
| Loading      | (2) 8' x 10' DH    |

- Dock High Door
- ▲ Drive-In Door