

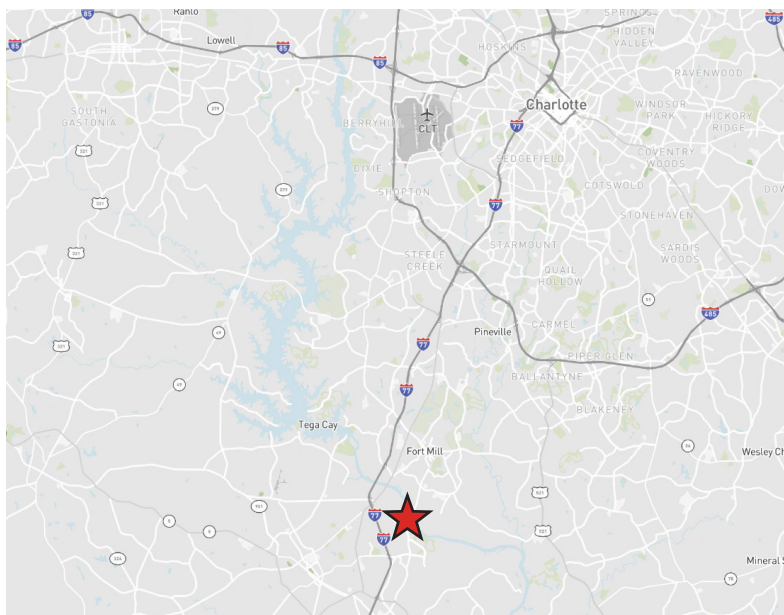


# For Lease

2751 Commerce Dr  
Rock Hill, SC

**±105,545 s.f. front-load warehouse and  
distribution facility**

- ±1 mile to I-77
- 16.4 acre parcel, with concrete construction
- Potential Norfolk Southern Rail Spur
- Fully fenced truck court
- Available for occupancy 1/1/2023



**DISCLAIMER**

© 2022 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

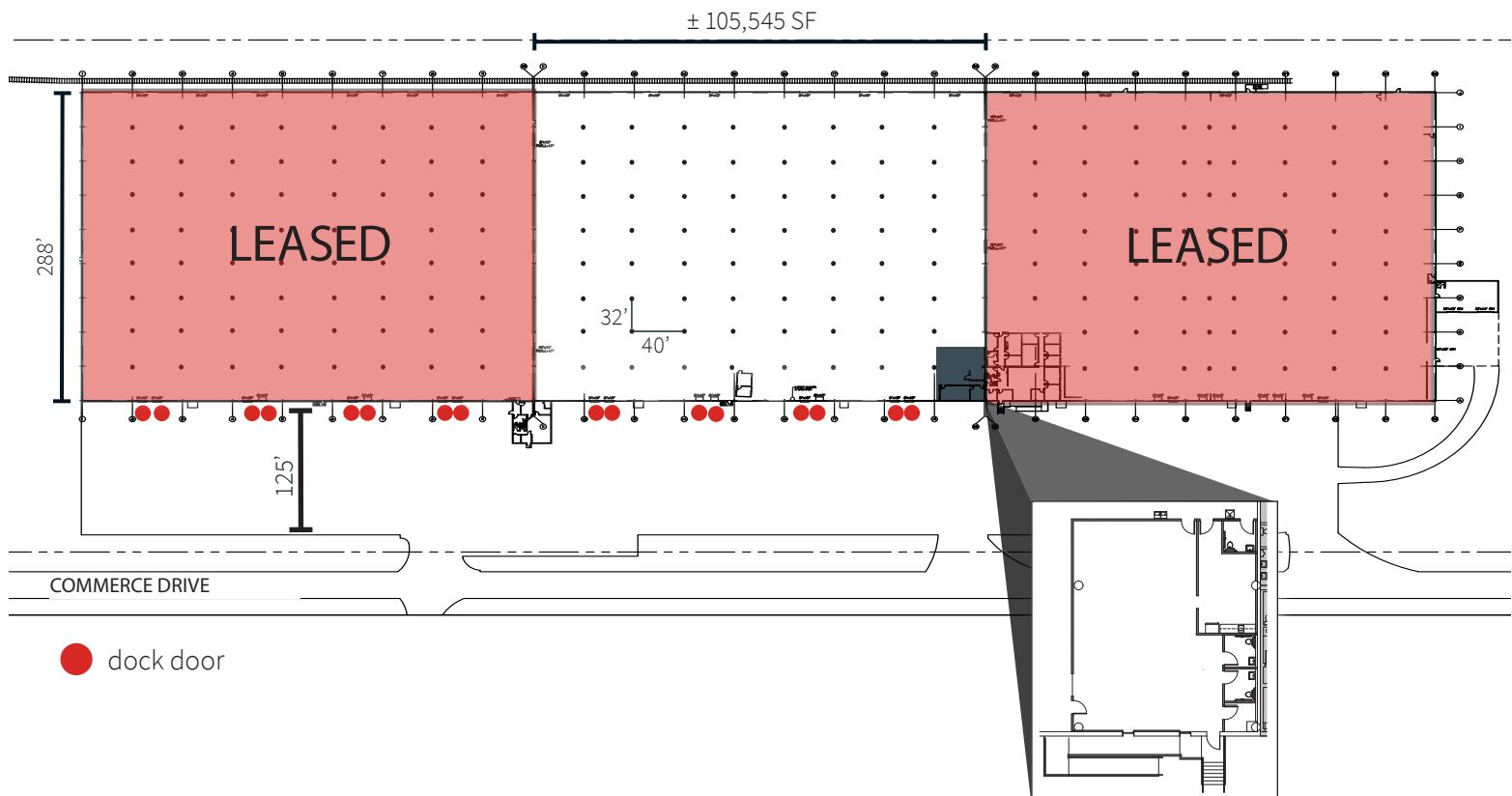




# Building *specifications*



|                |                   |
|----------------|-------------------|
| Available      | ±105,545 SF       |
| Office         | ±2,088 SF         |
| Loading        | 8 dock high doors |
| Clear Height   | 21'4"             |
| Column Spacing | 40' x 32'         |
| Depth          | 288'              |
| Zoning         | ID                |
| Rate           | \$4.95            |
| TICAM          | \$1.08            |



Brad Cherry, CCIM, SIOR  
704.927.3013  
brad.cherry@jll.com

Spencer Yorke  
704.927.3004  
spencer.yorke@jll.com

