

<b>County</b>	York
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	Industrial (ID)
<b>Tax Map ID</b>	65630000022
<b>Landuse</b>	Residential (N) Residential (S) Undeveloped Land (E) Commercial (W)

**Pricing**

<b>Pricing</b>	For Lease
<b>Annual Lease Rate</b>	\$4.75/sqft/year

**Details**

<b>Tenancy</b>	Multi-Tenant (2+ Buildings)
<b>Year Built</b>	2006
<b>Building Condition</b>	Not Yet Assessed
<b>Total Building Area</b>	480,000 Sq Ft
<b>Site Size</b>	35.63 Acres
<b>Building Dimensions</b>	Non-Traditional
<b>Slab Thickness</b>	6"
<b>Wall Material</b>	Concrete



**Utilities**

<b>Water Provider</b>	York County
<b>Wastewater Provider</b>	York County
<b>Natural Gas Provider</b>	York County Natural Gas Authority (Connected)
<b>Telecomm Provider</b>	Comporium Communications
<b>Electric Provider</b>	York Electric Cooperative
<b>Alternative Gases</b>	None Available

**Transportation**

<b>Road Serving Building</b>	SC Highway 160 (4 Lanes)	<b>Rail Access</b>	No
<b>Runway Access</b>	No	<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-77 (3.00 Miles)	<b>Nearest Port</b>	Georgetown (179.00 Miles)
<b>Nearest Commercial Airport</b>	Charlotte/Douglas International (14.00 Miles)	<b>Nearest Intermodal Facility</b>	NS Charlotte (18.00 Miles)

**Available Space Information 1962 Building - 170,000 SF**

<b>Available Area</b>	170,000 Sq Ft	<b>Minimum Area</b>	70,000
<b>Office Area</b>	5,000 Sq Ft	<b>Heated Area</b>	100%
<b>Air Conditioned Area</b>	None	<b>Fire Suppression</b>	ESFR - 100%
<b>Lighting</b>	T5	<b>Clear Height</b>	30'
<b>Drive-In Doors</b>	3	<b>Dock Doors</b>	24
<b>Approximate Auto Space Parking</b>	95	<b>Approximate Trailer Parking</b>	30
<b>Most Recent Use</b>	Distribution/Warehouse		

**Available Space Information 1962 Building - 70,000 SF**

<b>Available Area</b>	70,000 Sq Ft	<b>Minimum Area</b>	Not Subdividable
<b>Office Area</b>	2,000 Sq Ft	<b>Heated Area</b>	100%
<b>Air Conditioned Area</b>	None	<b>Fire Suppression</b>	ESFR - 100%
<b>Lighting</b>	T5	<b>Clear Height</b>	30'
<b>Drive-In Doors</b>	2	<b>Dock Doors</b>	15
<b>Approximate Auto Space Parking</b>	90	<b>Approximate Trailer Parking</b>	30
<b>Most Recent Use</b>	Distribution/Warehouse		

## Available Space Information 1962 Building - 100,000 SF

<b>Available Area</b>	100,000 Sq Ft	<b>Minimum Area</b>	Not Subdividable
<b>Office Area</b>	3,000 Sq Ft	<b>Heated Area</b>	100%
<b>Air Conditioned Area</b>	None	<b>Fire Suppression</b>	ESFR - 100%
<b>Lighting</b>	T5	<b>Clear Height</b>	30'
<b>Drive-In Doors</b>	1	<b>Dock Doors</b>	9
<b>Approximate Auto Space Parking</b>	90	<b>Approximate Trailer Parking</b>	30
<b>Most Recent Use</b>	Distribution/Warehouse		

Catawba Distribution Center  
York County  
1962/1966 W SC Highway 160  
Fort Mill, SC 29708



Just right for business.



