

# Riverwalk Commerce Center

874 Paragon Way  
Rock Hill, SC 29730



**South Carolina**  
Department of Commerce

Just right for business.

<b>County</b>	York
<b>Municipality</b>	City
<b>Zoning</b>	PD - MED
<b>Tax Map ID</b>	6620701155
<b>Landuse</b>	Light Industrial (N) Light Industrial (S) Light Industrial (E) Interstate (W)

## Pricing

<b>Pricing</b>	For Lease
<b>Annual Lease Rate</b>	\$4.95/sqft/year

## Details

<b>Tenancy</b>	Multi-Tenant (1 Building)
<b>Year Built</b>	2015
<b>Building Condition</b>	Not Yet Assessed
<b>Total Building Area</b>	277,290 Sq Ft
<b>Site Size</b>	17.05 Acres
<b>Building Dimensions</b>	Rectangular
<b>Slab Thickness</b>	6"
<b>Wall Material</b>	Concrete



## Utilities

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

## Transportation

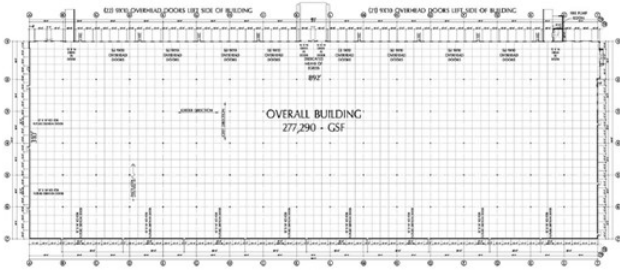
<b>Road Serving Building</b>	Paragon Way (2 Lanes)	<b>Rail Access</b>	No
<b>Runway Access</b>	No	<b>Barge Access</b>	No
<b>Nearest Commercial Airport</b>	Charlotte/Douglas International (20.00 Miles)	<b>Nearest Interstate</b>	I-77 (1.00 Mile)
<b>Nearest Marine Port</b>	Georgetown (178.00 Miles)	<b>Nearest Inland Port</b>	Inland Port Greer (95.00 Miles)
<b>Nearest Intermodal Yard</b>	NS Charlotte (22.00 Miles)		

## Available Space Information 874 Paragon

<b>Available Area</b>	277,290 Sq Ft	<b>Minimum Area</b>	80,000
<b>Office Area</b>	3,800 Sq Ft	<b>Heated Area</b>	100%
<b>Air Conditioned Area</b>	Office Only	<b>Fire Suppression</b>	ESFR - 100%
<b>Lighting</b>	T5	<b>Clear Height</b>	32'
<b>Drive-In Doors</b>	2	<b>Dock Doors</b>	43
<b>Approximate Auto Space Parking</b>	72	<b>Approximate Trailer Parking</b>	59
<b>Most Recent Use</b>	Distribution/Warehouse		

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1 OVERALL SHELL FLOOR PLAN