

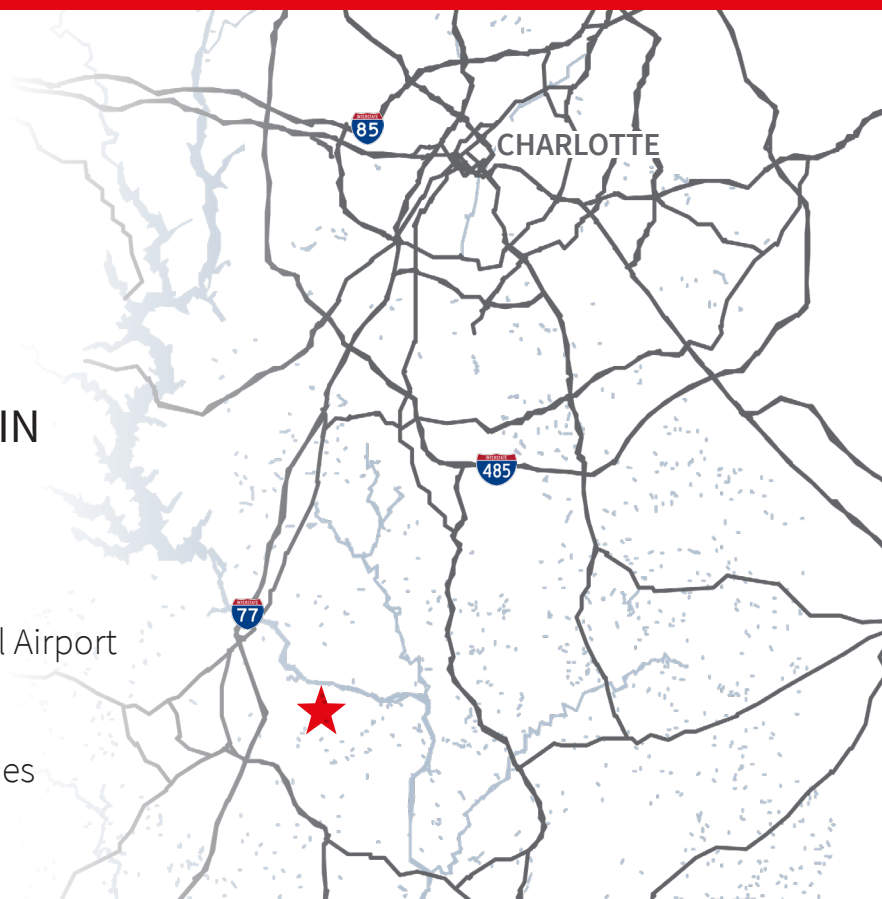


For Sale

**1247 APEX DRIVE
ROCK HILL, SC**

**SPECULATIVE BUILDING LOCATED IN
WATERFORD BUSINESS PARK**

- ± 1 mile to Interstate 77
- ± 25 miles to Charlotte Douglas International Airport
- Numerous amenities nearby
- Flexible site plan with expansion opportunities



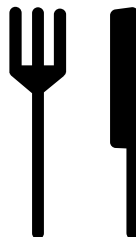
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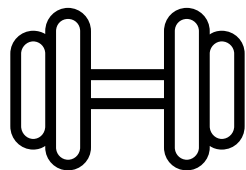
AMENITIES

WITHIN 5 MILES



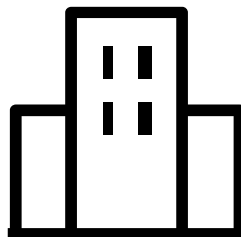
159

Restaurants



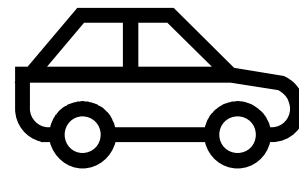
17

Gyms & Rec Centers



32

Hotels & Motels



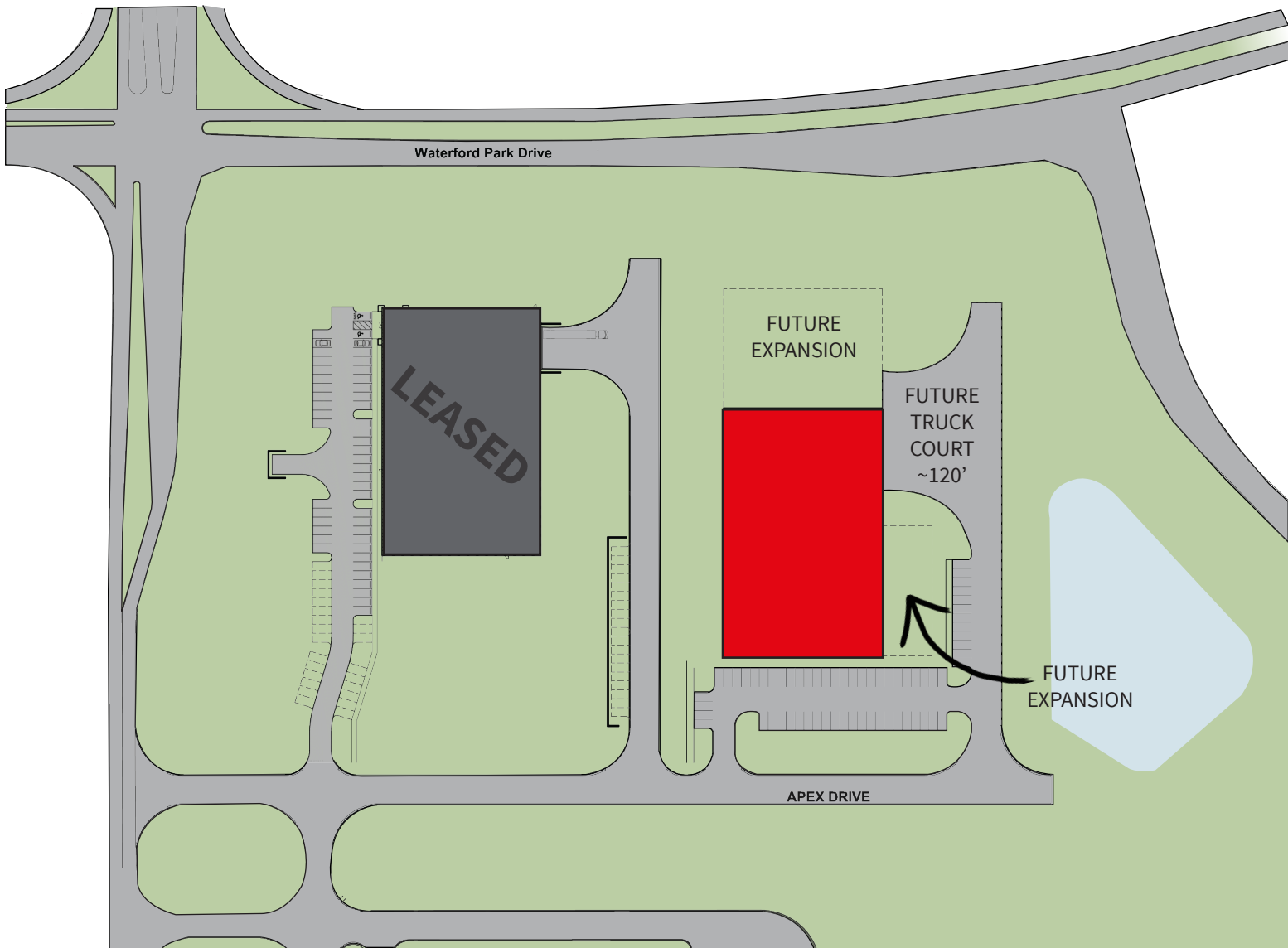
36

Gas Stations



WATERFORD BUSINESS PARK

Located in Rock Hill, SC, this business park offers high quality sites, proximity to business amenities including hotels, conference centers, and convenience to I-77 and Charlotte. It is surrounded by respected corporate neighbors with an abundance of restaurant, retail, and residential choices.



BUILDING SPECIFICATIONS

Available SF	± 40,000 SF (expandable)
Year Built	2018
Construction	Insulated precast concrete panels
Loading	Side
Clear Height	26'
Column Spacing	40' X 50'6" (60' Bays)
Lighting, floorslab, & other	To suit
Acres	8.65
Sale Price	\$2,200,000 as-is

