

FOUNDRY
COMMERCIAL

587

GREENWAY
INDUSTRIAL
DRIVE

Fort Mill, South Carolina



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1

FLOOR PLAN

Square Footage:
106,407 SF
STAND ALONE FACILITY

Office:
NEW 1,829 SF OFFICE
(EXPANDABLE)

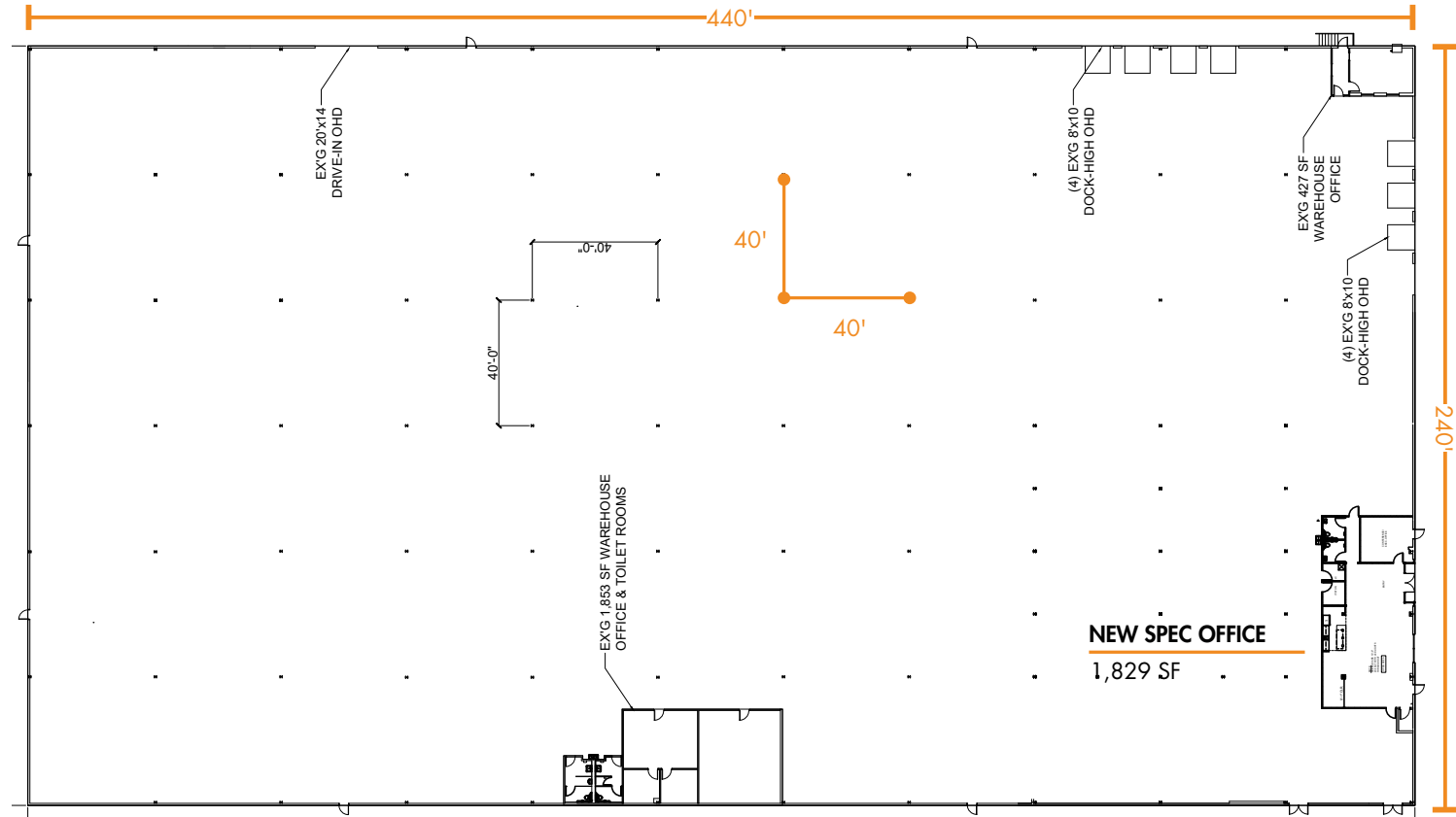
Clear Height:
23' - 25'

Dock Highs:
8 DOCK DOORS
7 WITH PIT-LEVELERS

Drive-Ins:
1 GRADE LEVEL (20'x14')
ABILITY TO ADD
ADDITIONAL DOORS

Power:
1200 AMP/480 VOLT
WITH BUSS DUCT

Lighting:
NEW LED LIGHTING



2

SPECS

Acreage:
5.54 AC

Floors:
6" - 8" CONCRETE SLAB

Walls:
**6" PRECAST INSULATED
CONCRETE PANELS**

Auto Parking:
± 149 (EXPANDABLE)

Truck Parking:
**10+
SEPARATE AUTO
AND TRUCK LOTS**

Lease Rate:
\$5.50 / SF NNN



4

TENANTS IN THE MARKET

Who Else Is Here?

LARGEST MANUFACTURERS in York County

Shutterfly

Atlas Copco

StanleyBlack&Decker

NORTHERN TOOL + EQUIPMENT

MAJOR EMPLOYERS in York County

ROSS DRESS FOR LESS DISTRIBUTION CENTER

WELLS FARGO HOME MORTGAGE

Lash Group AmerisourceBergen

LPL Financial



Snap av

Snyder's-Lance

Atlas Copco

RED CLASSIC TRANSIT, LLC

WESTINGHOUSE BOULEVARD

CAROLINA OFFICE SOLUTIONS

Genpak

FritoLay

FedEx

EXIT 90

American Red Cross

HD SUPPLY

CAROWINDS BOULEVARD

Britax

StanleyBlack&Decker

SAFE FLEET

TJ-maxx DISTRIBUTION CENTER

5

AMENITIES

Within Five Miles



36
HOTELS



14
GYMS



137
RESTAURANTS



17
COFFEE



62
GAS STATIONS



CAROLINA PAVILION

Carowinds

CAROLINA PLACE

6

SC INCENTIVES

➤ 18TH FASTEST POPULATION
GROWTH RATE *in the United States*

➤ *One of the*
LOWEST CORPORATE
INCOME TAX
rates in the southeast

➤ **NO** LOCAL INCOME TAX


➤ **6%** SALES & USE TAX

➤ FEE-IN-LIEU OF TAX (FILOT)

*Agreements and Property Tax Abatements
available from York County*

➤ *York Technical College is home to the
region's center for*
ADVANCED MANUFACTURING





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