



521 PERIMETER
COMMERCE PARK

9081 NORTHFIELD DRIVE

FORT MILL, SC 29707



VIEW VIRTUAL TOUR

82,050 SF Industrial / Flex

INDUSTRIAL FOR SALE OR LEASE

www.9081northfielddrive.com

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PROPERTY INFORMATION

This 82,050 SF industrial building located on 7.64 acres is available for purchase or lease. The building is located just South of Ballantyne in fast growing Fort Mill, SC. Located within 521 Perimeter Commerce Park, this building provides a rare opportunity for a single tenant manufacturing or distribution company to own their building. Built in 1999, this 32' clear building with 3,500 amps of 480v power, cross dock loading and a secured and fenced lot provides an exceptional opportunity in a desirable market.

ASKING PRICE FOR SALE: \$70.68/SF (\$5,799,999)

ASKING RATE FOR LEASE: \$4.50/SF NNN

Property Highlights:

- Ideally located in fast growing South Charlotte and 30 minutes from Charlotte CBD and Charlotte Douglas International Airport
- Recently renovated office area with mix of dedicated offices and open space
- Heavy power to allow for manufacturing
- Fully secured truck court with vehicle service facility



PROPERTY INFORMATION

Property Specifications:

- 82,050 Total SF
- 18,000 SF Office Space
- 60,000 SF Cross-dock warehouse
- 4,050 SF Vehicle Service Facility
- 720' Exterior, covered loading dock and storage area
- 32' Clear height
- 15 Dock High Doors (8' x 10')
- 1 Drive-in Door (12' x 14')
- 4 Platform Doors (10' x 10')
- 3,500 amps of 480v power
- Wet sprinkler system
- LED warehouse lighting
- 125 Parking spots
- 7.64 Acre lot
- Fenced truck court with rolling gate
- Aggressive Lancaster County tax incentives
- Excellent access to amenities



PROPERTY PHOTOS

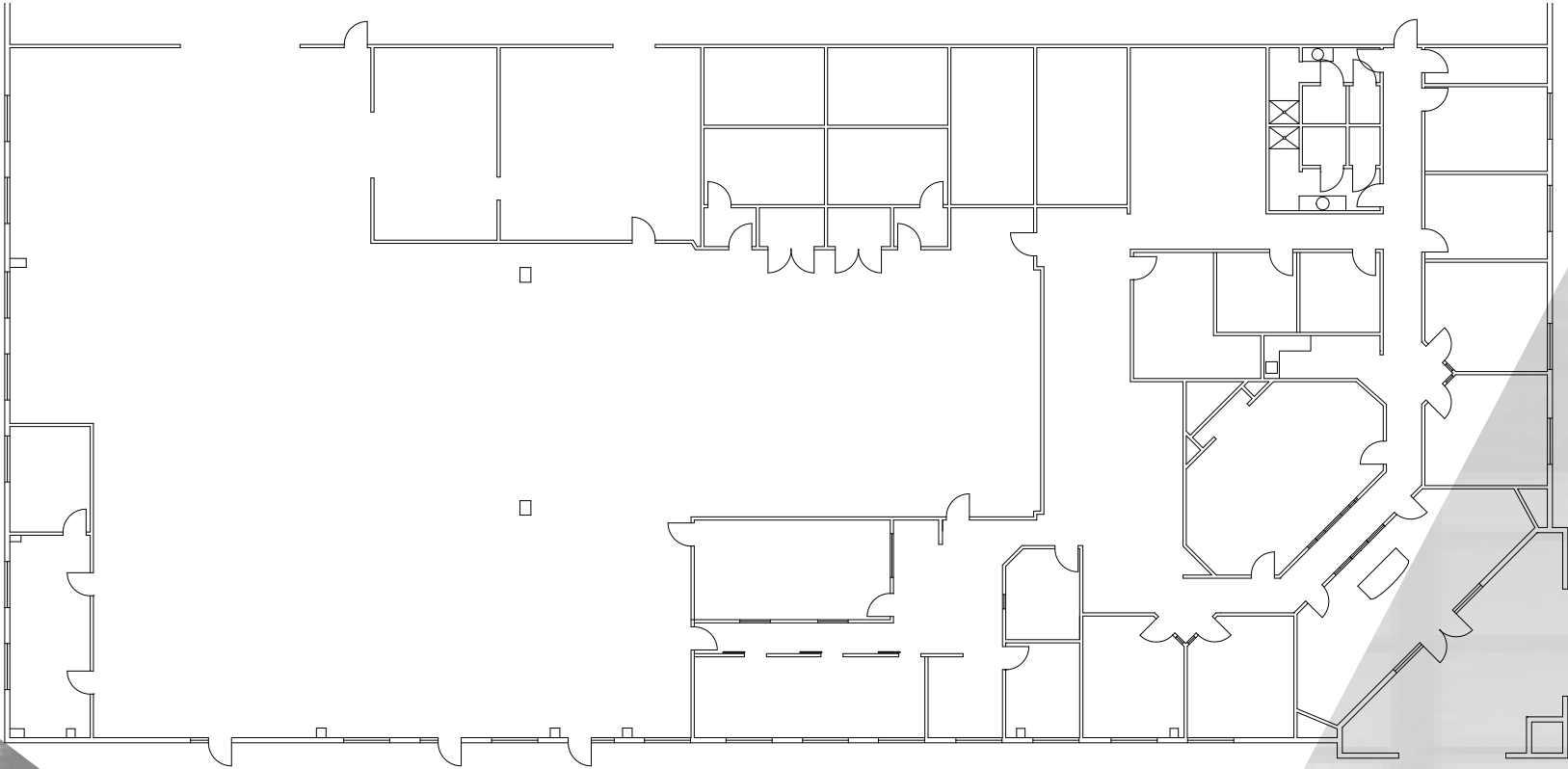


PROPERTY PHOTOS



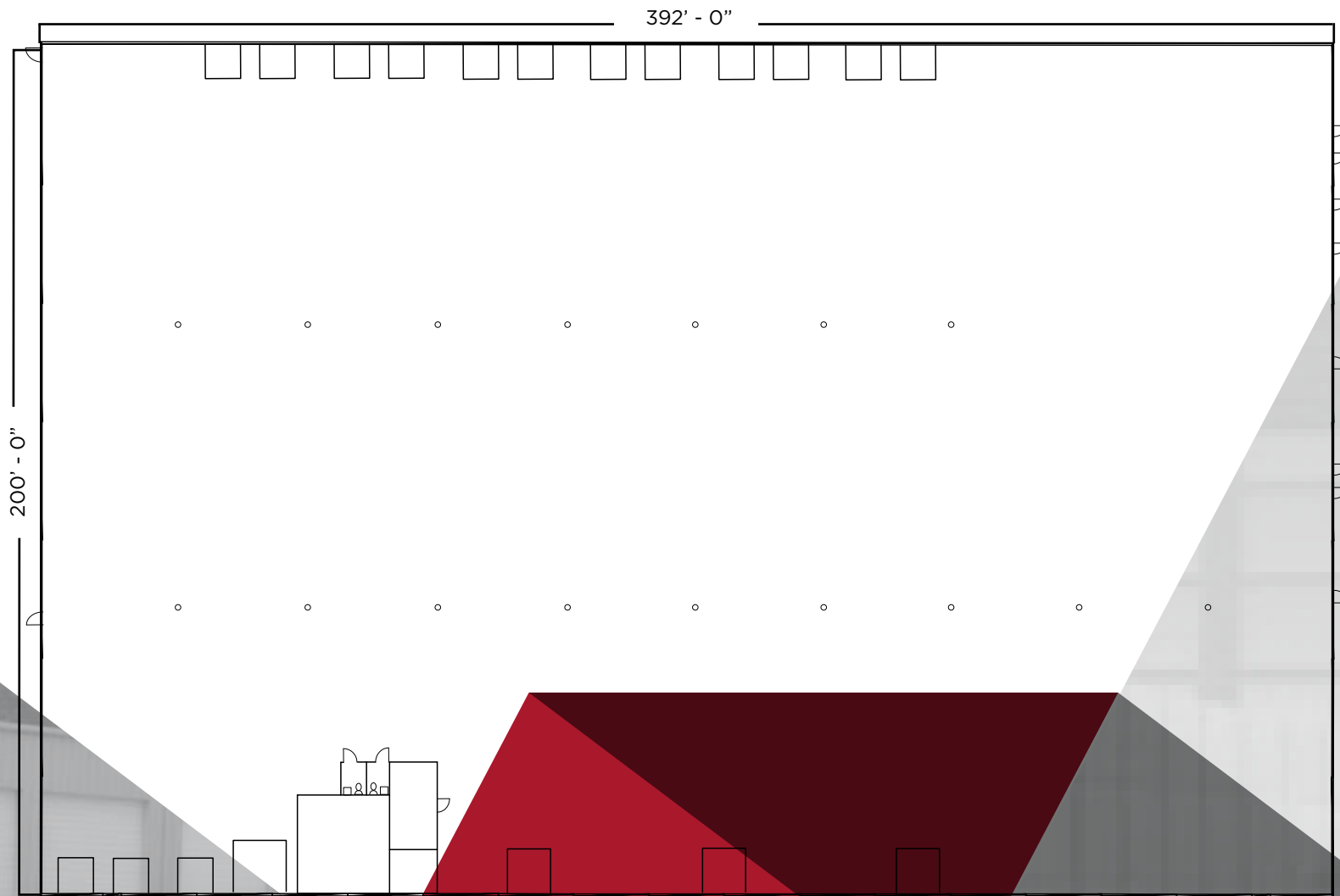
FLOOR PLAN

18,000 SF OFFICE



FLOOR PLAN

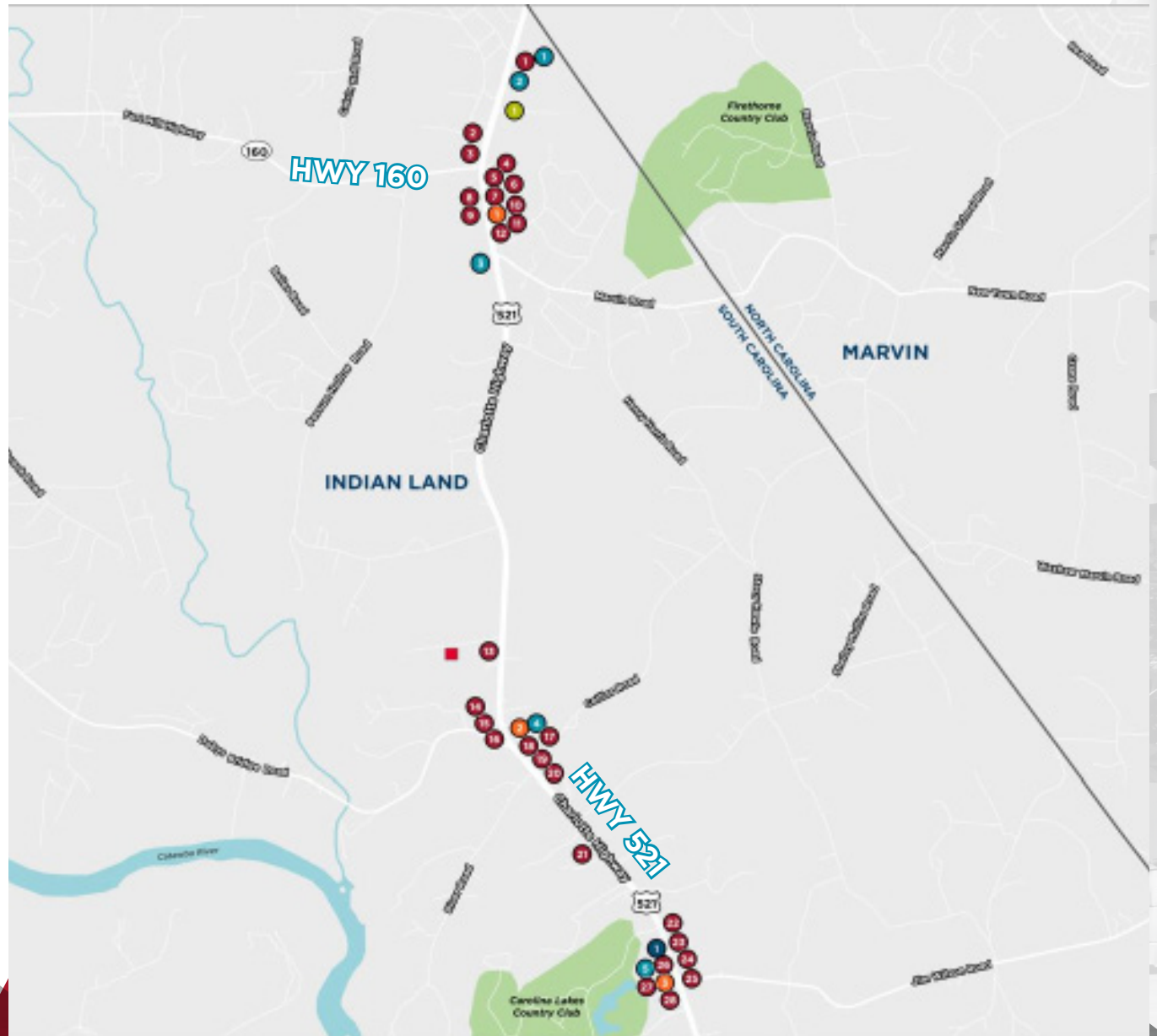
60,000 SF WAREHOUSE



AMENITIES MAP

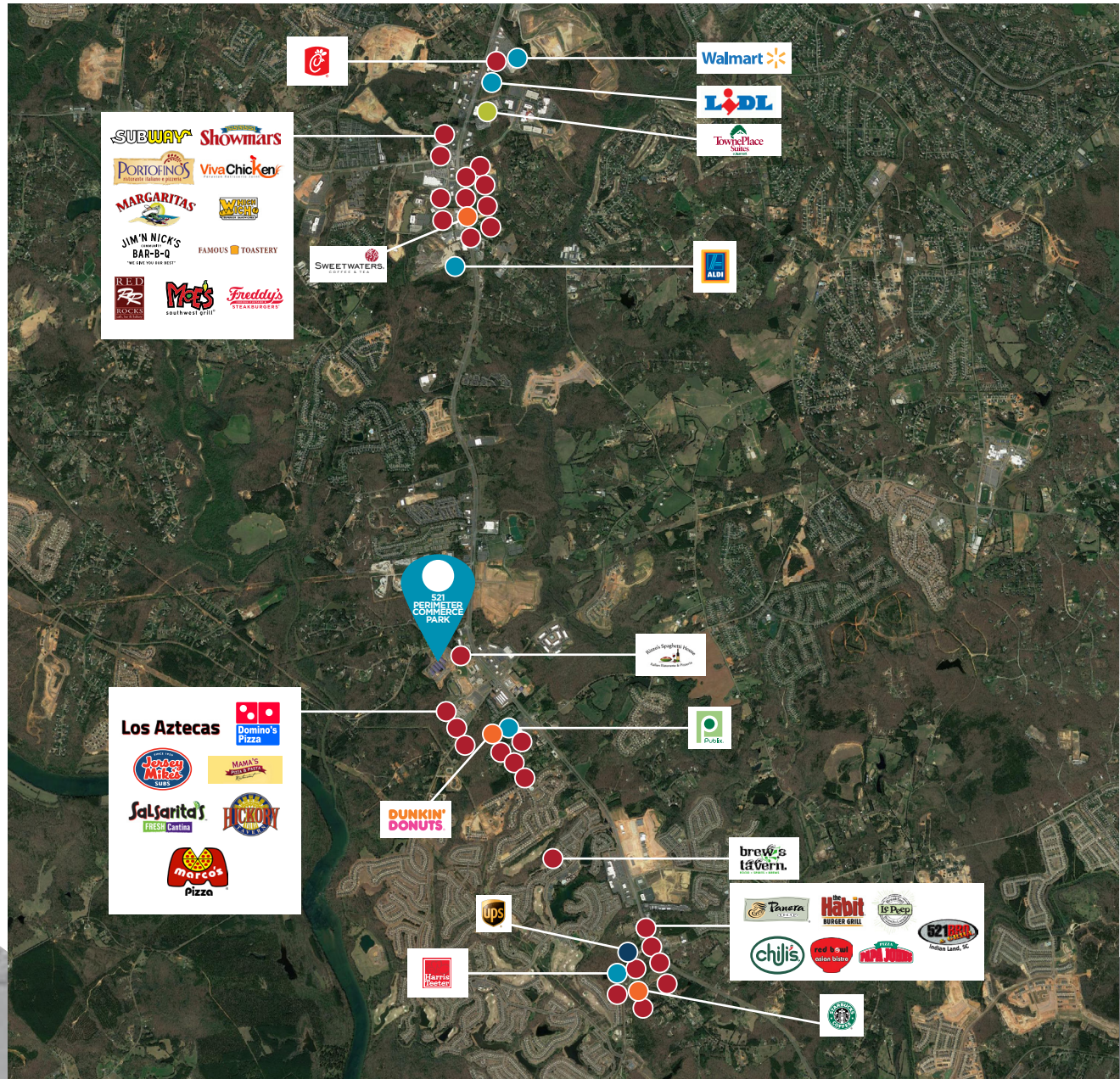
- Sweetwaters Coffee
- Dunkin'
- Starbucks
- Walmart Supercenter
- Lidl
- ALDI
- Publix
- Harris Teeter
- TownePlace Suites
- Chick-Fil-A
- Subway
- Showmars
- Portofino's
- Viva Chicken
- Margarita's
- Which Wich Sandwiches
- Jim N Nick's BBQ
- Famous Toastery
- Red Rocks Café
- Moe's Southwest Grill
- Freddy's Steakburgers
- Rizzo's Spaghetti House
- Los Aztecas
- Domino's Pizza
- Jersey Mike's
- Mama's Pizza & Pasta
- Salsarita's Fresh Mex
- Hickory Tavern
- Marco's Pizza
- Brew's Tavern
- Panera Bread
- The Habit Burger Bar
- Le Peep
- Chilis
- Red Bowl Asian Bistro
- Papa Johns Pizza
- 521 BBQ & Grill
- The UPS Store

- COFFEE
- GROCERY
- HOTELS
- RESTAURANTS
- SERVICES



AMENITIES MAP

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BUILDING AERIAL





FOR MORE INFORMATION, PLEASE CONTACT:

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