



1800 OVERVIEW

185,935 SQUARE FEET
EXPANDABLE UP TO 400,000 SQUARE FEET

**Class-A Office and Production Facility
Ideal for Manufacturing/Corporate Office Headquarters**

1800 OVERVIEW DRIVE, ROCK HILL, SC 29730
WATERFORD BUSINESS PARK



Break Room and Café



Numerous Meeting Rooms



Outdoor Seating



Open Floor Space



Warehouse Overlook

Details | 185,935 SF

- Class-A Office and Production/Manufacturing Facility
- Ideally located in Rock Hill, South Carolina, 20 minutes from downtown Charlotte and the airport
- Easy access to I-77, I-85, I-485, and area retail and restaurants
- Located within matured corporate business park
- 55,621-SF Class-A office component
- Abundant parking

Site Plan

Expandable up to 400,000 SF



Building Specifications

Total SF	185,935 SF
Office SF	55,621 SF (1st floor: 25,708 SF, 2nd floor: 29,913 SF)
Warehouse SF	130,314 SF
Expansion	Up to 400,000 SF
Acreage	31.452 acres
Year Built	1997; additions in 2007, 2008
Zoning	Industry General (IG); City of Rock Hill
Construction	Structural steel frame; tilt-up concrete and metal exterior walls (covered storage area only)
Floors	Reinforced concrete slab (6" thickness, 4,000 PSI)
Parking	389 paved parking spaces (2.08/1,000); incl. 7 handicap and 9 motorcycle spaces
Storage	Substantial fenced outside storage in place
Sprinklers	100% wet system (covered storage area has dry system)
Clear Height	31'
Roof	Ballasted EPDM; metal (covered storage area and test room only)
Column Spacing	42' x 42'
Dock Doors	Five (5) with dock levelers, motorized doors, and seals
Grade-level Doors	Three (3) with automated "speed" curtain doors
Lighting	T-5 Fluorescent and metal halide
Electricity Provider	City of Rock Hill Utilities
Office Power	Two (2) 3000 AMP switchgears in place (480/277V, 3-phase/4-wire) One (1) 2000 AMP switchgear in place (480/277V, 3-phase/4-wire) Office "plug load" fed through two (2) 112.5 KVA dry-type step down transformers to panels located in various dedicated electrical rooms on the first and second floors.
Warehouse Power	Two (2) 2000 AMP switchgears in place (240V, 3-phase/3-wire)
Office HVAC	One (1) Trane 40-ton Intellipack unit; One (1) Trane 50-ton Intellipack unit
Warehouse HVAC	Sixteen (16) Carrier rooftop package units (AC only); Floor-mounted, gas-fired 2,187,500-BTU Powermatic unit provides heat

Building Specifications continued

Miscellaneous

Compressed air lines in place; 19,775-SF covered storage area, 6,095-SF Test Room (both included in the total SF calculations); Guardhouse and secured fencing at rear truck court

Data Center

Equipped with pre-action sprinkler system and a Fike gas system under raised floor

Water

City of Rock Hill

Sewer

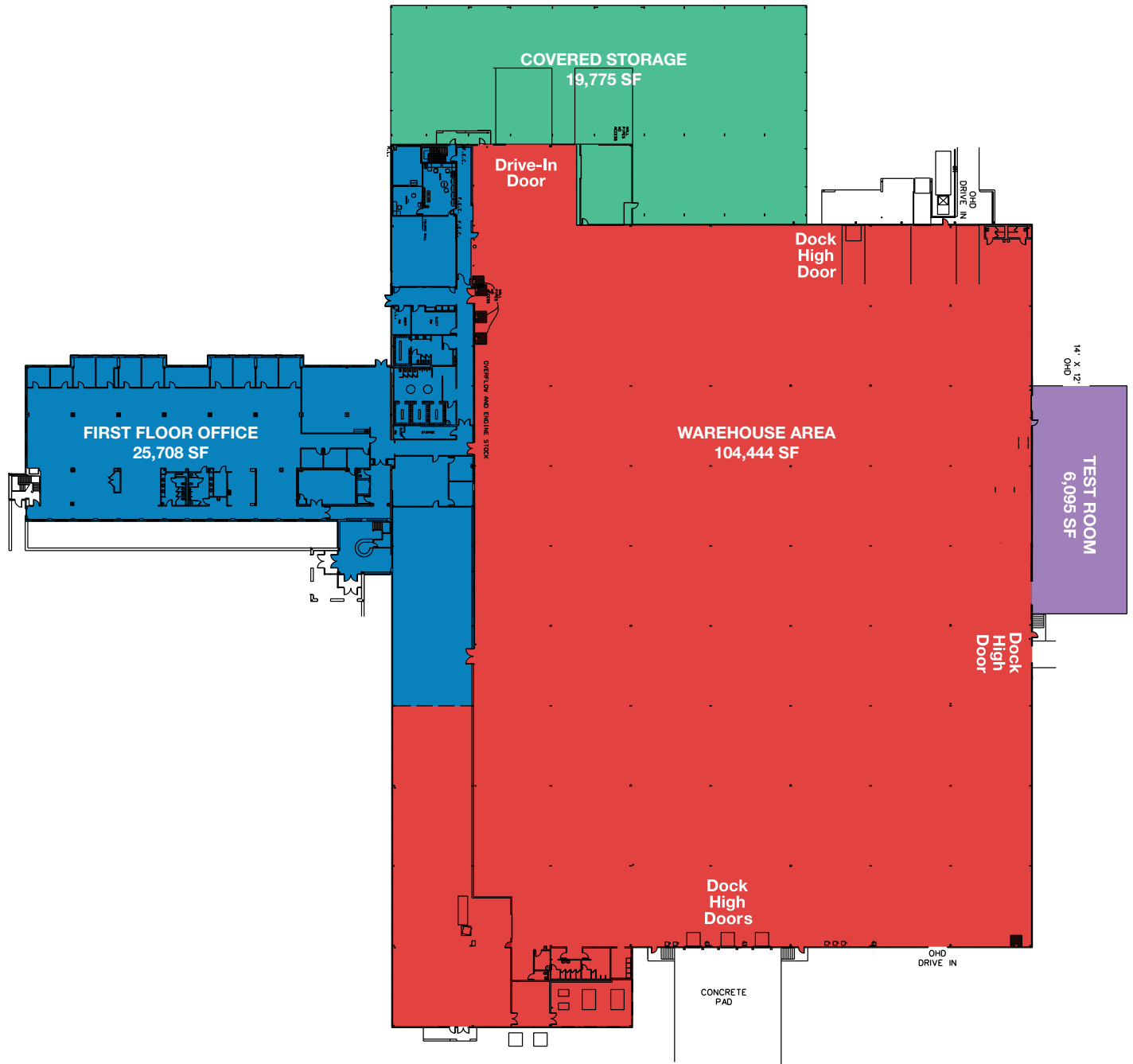
City of Rock Hill — 12" and 8" lines serving building

Natural Gas

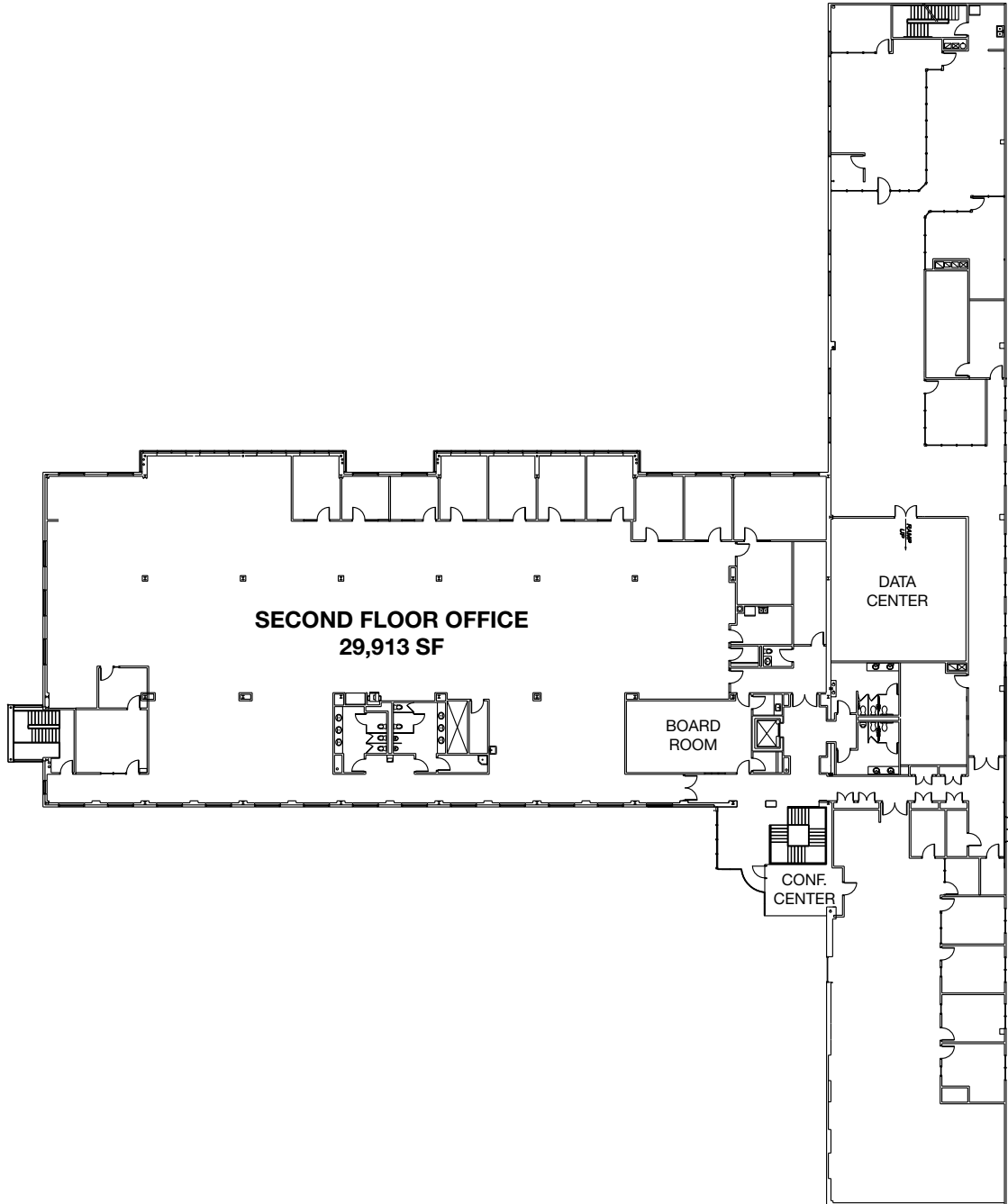
York County Natural Gas — 4" main line feeding 2" service line



First Floor Plan



Second Floor Plan



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Ideal Location

Centrally located in Rock Hill's Waterford Business Park, surrounded by respected corporate neighbors, restaurants, retail, and residential.



For More Information

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