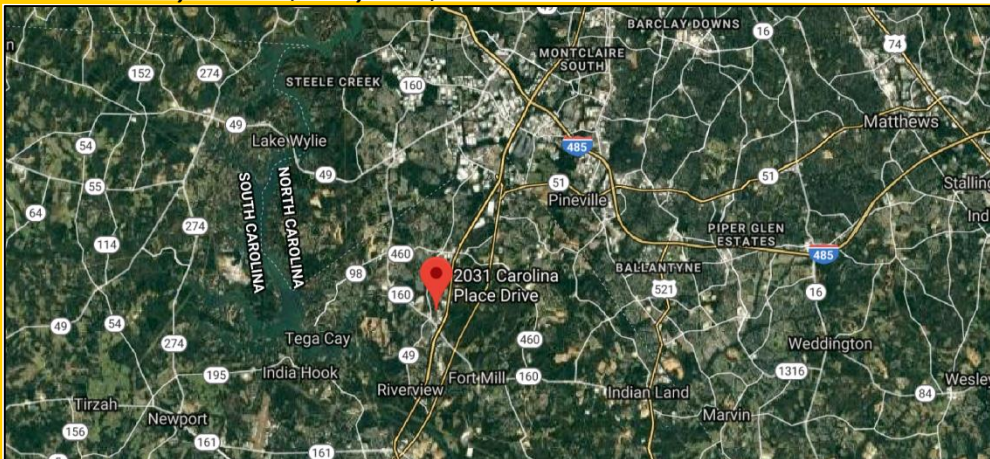


STAND ALONE BUILDING INDUSTRIAL SUBLEASE

2031 Carolina Place Drive
Fort Mill, SC 29708



- 20,184 SF Total / 10,782 SF Warehouse / 9,402 SF Office
- Zoned UD (Heavy Industrial) for a variety of Uses, Heavy Power
- Rear Load with 1 Dock High Door, 1 UPS Level Door, & 1 Ramp
- 15' 9" Clear Height, HVAC in Warehouse, Wet Sprinklers
- Compressed Air Lines, Comporium Fiber, Modern Office
- 46 Parking Spaces / 2.28 / 1,000 SF
- Proximity to I-77, Hwy 160, Charlotte & Rock Hill

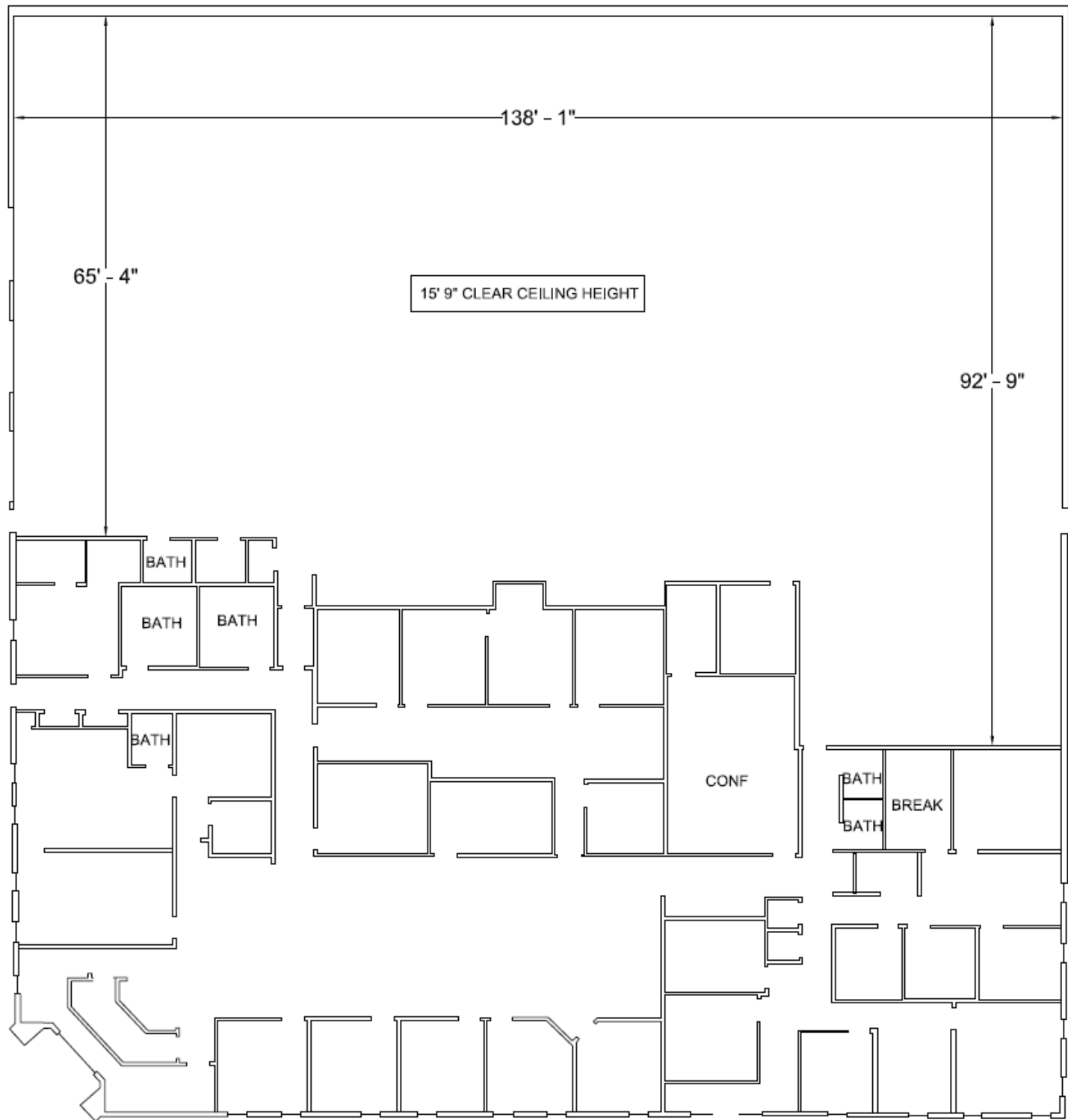


BRIAN SMITH, CCIM, MBA
704.910.9518

brian@regentcre.com
www.regentcre.com

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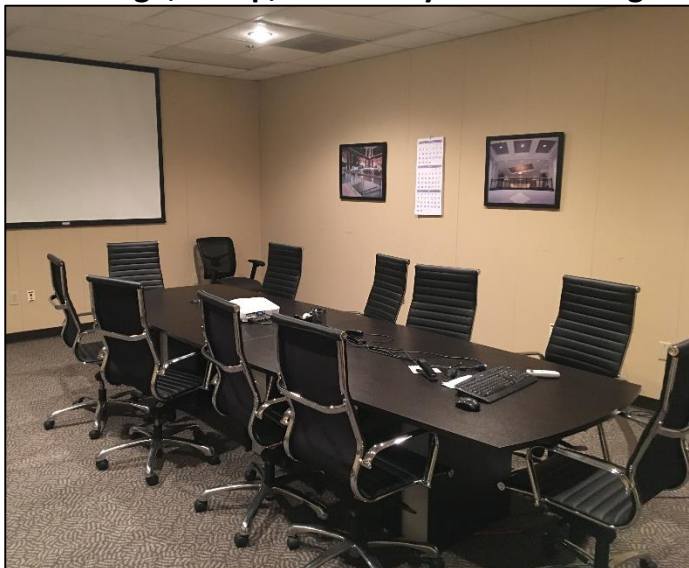
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Fort Mill, SC 29708



Dock High, Ramp, & Delivery Truck Loading



HVAC In the Warehouse



Professional Office Space