

**AVAILABLE FOR LEASE**  
**5,439 - 16,278 SF**

# **SOUTHCROSS**

## **CORPORATE CENTER**

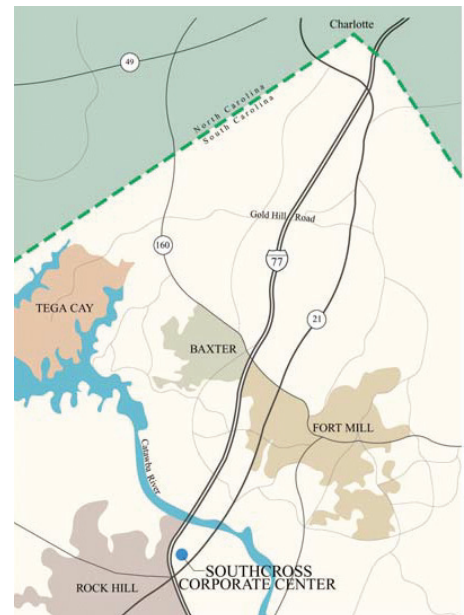
**3042 SOUTHCROSS BOULEVARD**

Rock Hill, SC 29730



### **PROPERTY FEATURES**

- + 24,727 SF flex/office building with 16,278 SF available
- + Available in increments of 5,439 SF, 10,930 SF or 16,278 SF
- + Attractive, multi-story glass entry feature
- + 18' clear height
- + Rear dock and drive-in loading available
- + Ample parking
- + Class A flex and office space in a corporate campus setting
- + Conveniently located 10 minutes south of Charlotte, directly off I-77 at Cherry Rd (Exit 82) at the intersection of Hwy 21 and Hwy 161
- + Close proximity to numerous amenities, including dining, lodging and Riverwalk, a new, 1,000 acre mixed-use development



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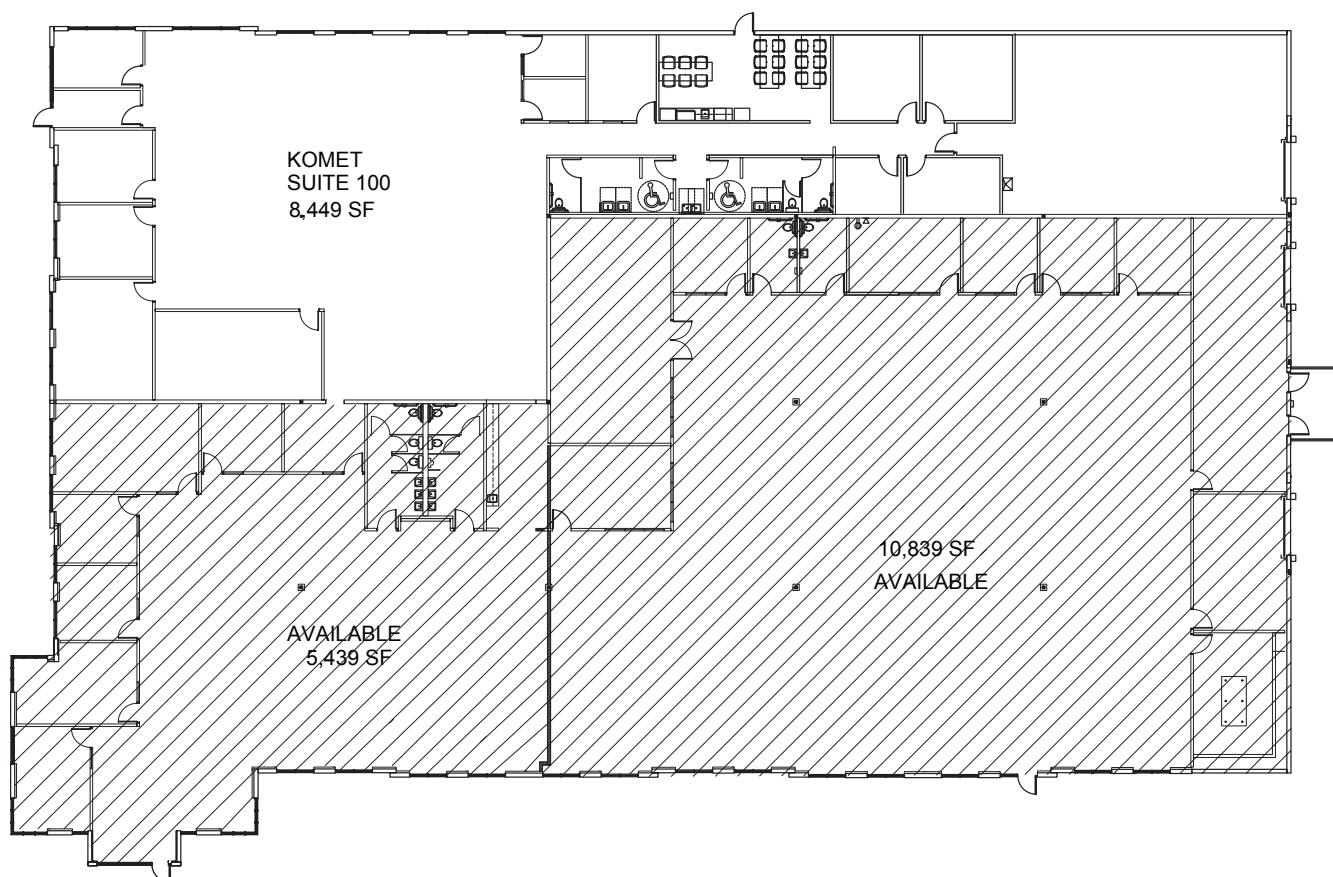


## BUILDING SPECIFICATIONS

LOCATION:	Southcross Corporate Center / Rock Hill, SC
COUNTY:	York County
AVAILABLE SF:	±5,439 - 16,278
ZONING:	Industry Business (IB)
YEAR BUILT:	2008
CLEAR HEIGHT:	18'
LOADING DOORS:	One dock high door; one knockout
PARKING:	3 per 1,000 SF
COMMENTS:	Above-standard office upfit with ample glass. Space features a combination of private offices, meeting rooms, and a large bullpen area.



# FOR LEASE SOUTHCROSS CORPORATE CENTER



## CONTACT US

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