



RIVERWALK COMMERCE CENTER

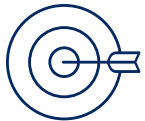
874 Paragon Way, Rock Hill, South Carolina 29730





Situated on ±17 acres, Riverwalk Commerce Center offers 277,290 sf of Class A warehouse space inside Riverwalk Business Park - a mixed-use development. The building features 32' clear height, a 185' truck court which accommodates on-site trailer parking and a state-of-the-art ESFR sprinkler system. The building is visible along I-77 and is accessible from Exit 79 and Exit 82.

LOCATION



Centralized
access to I-77



±20 mi. from
Uptown CLT

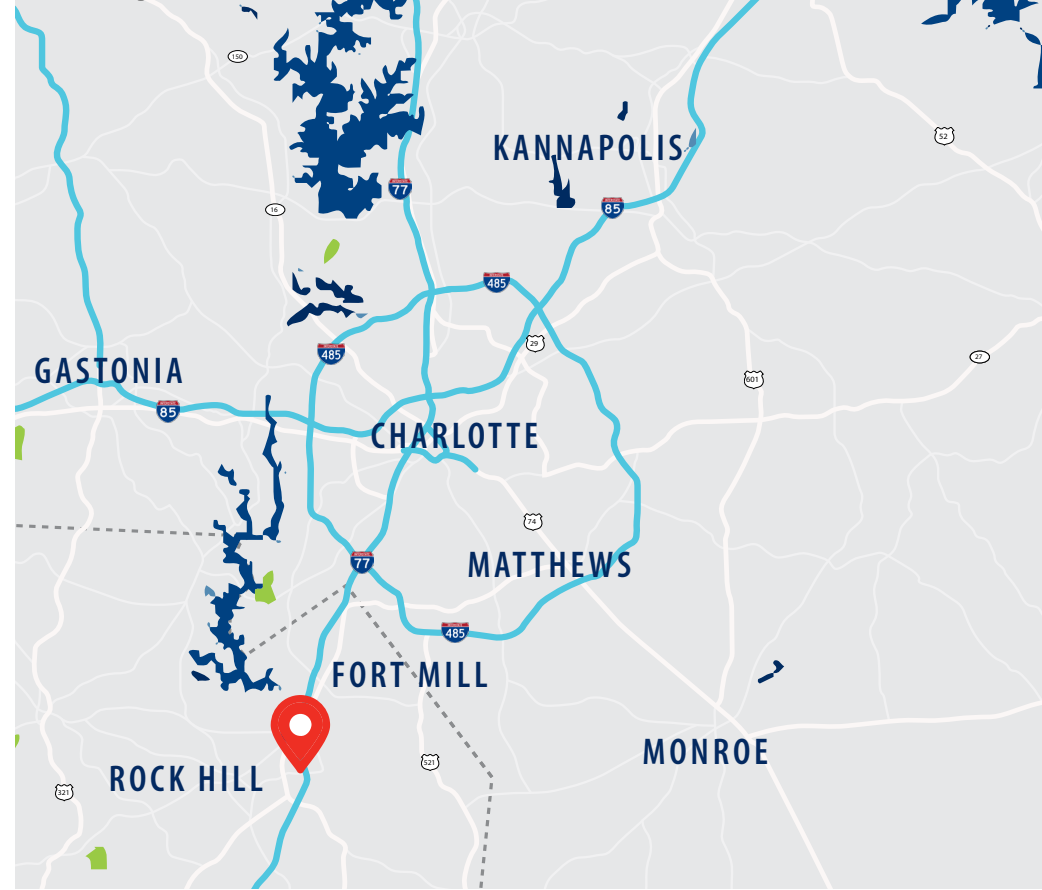


±23 mi. from
Charlotte Douglas
International Airport

HIGHLIGHTS

- › 32' minimum clear height
- › Front loading
- › 185' truck court
- › ESFR fire protection
- › 50' x 52'6" typical column spacing
- › Reinforced concrete construction

**AVISON
YOUNG**



RIVERWALK COMMERCE CENTER

874 PARAGON WAY
ROCK HILL SOUTH CAROLINA 29730

Parcel Number	6620701155
Submarket	York County Industrial
Acerage	17.14 acres
Total SF	277,290 sf
Zoning	PD-MEC



NEARBY BUSINESSES



Riverwalk Business Park

belk **JCPenney**
Walmart **REVOLUTIONS**
BOWLING • BAR • GRILLE
Rock Hill Galleria Shopping Mall

Atlas Copco 197,000 sf

exel 987,000 sf

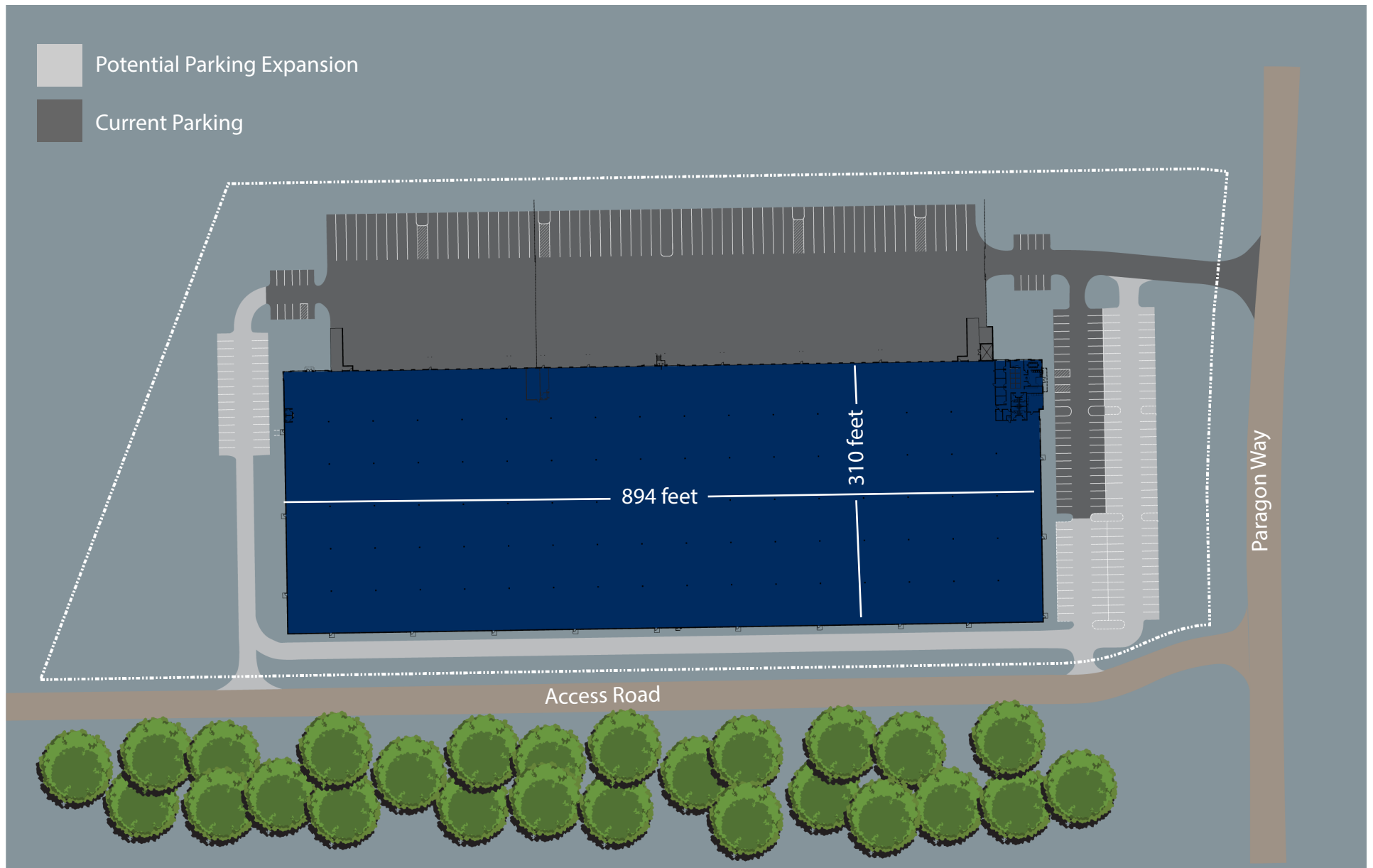
McKESSON 300,000 sf


277,290 sf
Riverwalk Commerce Center


PHYSICIANS CHOICE
Laboratory Services 104,500 sf



SITE PLAN



BUILDING SPECIFICATIONS

Parcel Number	6620701155
Submarket	York County Industrial
Total sf	277,290 sf
Office sf	3,800 sf
Year Built	2015
Lot Size	17.05 acres
Zoning	PD-MEC
Structure	Concrete Tilt-Wall
Roof	60 TPO Membrane
Clear Height	32'
Loading	Front Load
Lighting	Energy efficient 6 lamp t5HO fluorescent fixtures
Sprinkler System	ESFR
Parking	72 existing (expandable to 200 spaces)
Trailer Parking	59 spaces
Truck Court	185' concrete truck court
Loading Docks/Drive-In Doors	43 dock high doors and 2 drive in doors
Column Spacing	50' x 52.5' with 60' deep speed bays
Building Dimensions	310' deep x 894' long
Floor Thickness	6" concrete slab; 4,000 PSI

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For more information contact:

**AVISON
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