



CLARION PARTNERS

For Lease

577 Celriver Road
Rock Hill, SC 29730

River Park 77

72,620 - 275,963 Square Feet Available



BUILDING HIGHLIGHTS

- $\pm 275,963$ SF available
- $\pm 1,689$ SF office space
- 32' clear height
- ESFR sprinkler
- Direct access to I-77
- Available 11.1.26

0.5 mi

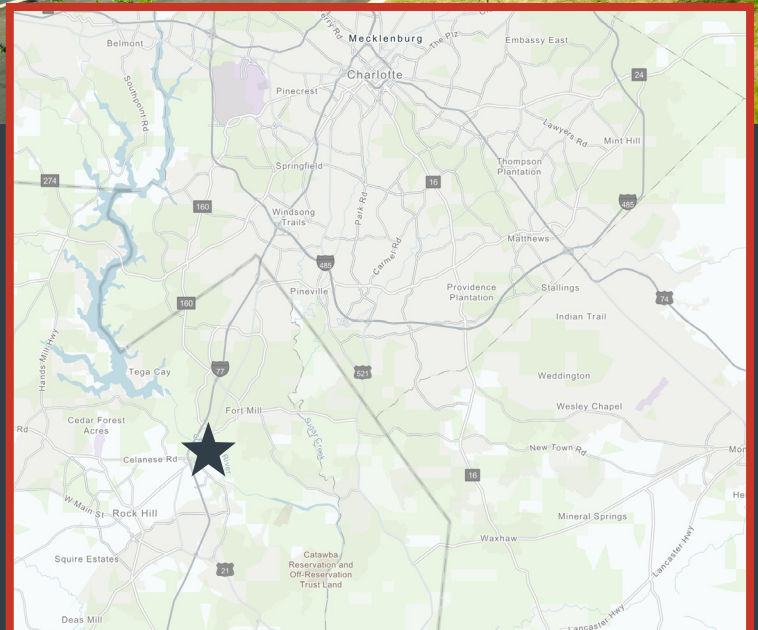
Interstate 77

12.5 mi

Interstate 485

22 mi

Interstate 85



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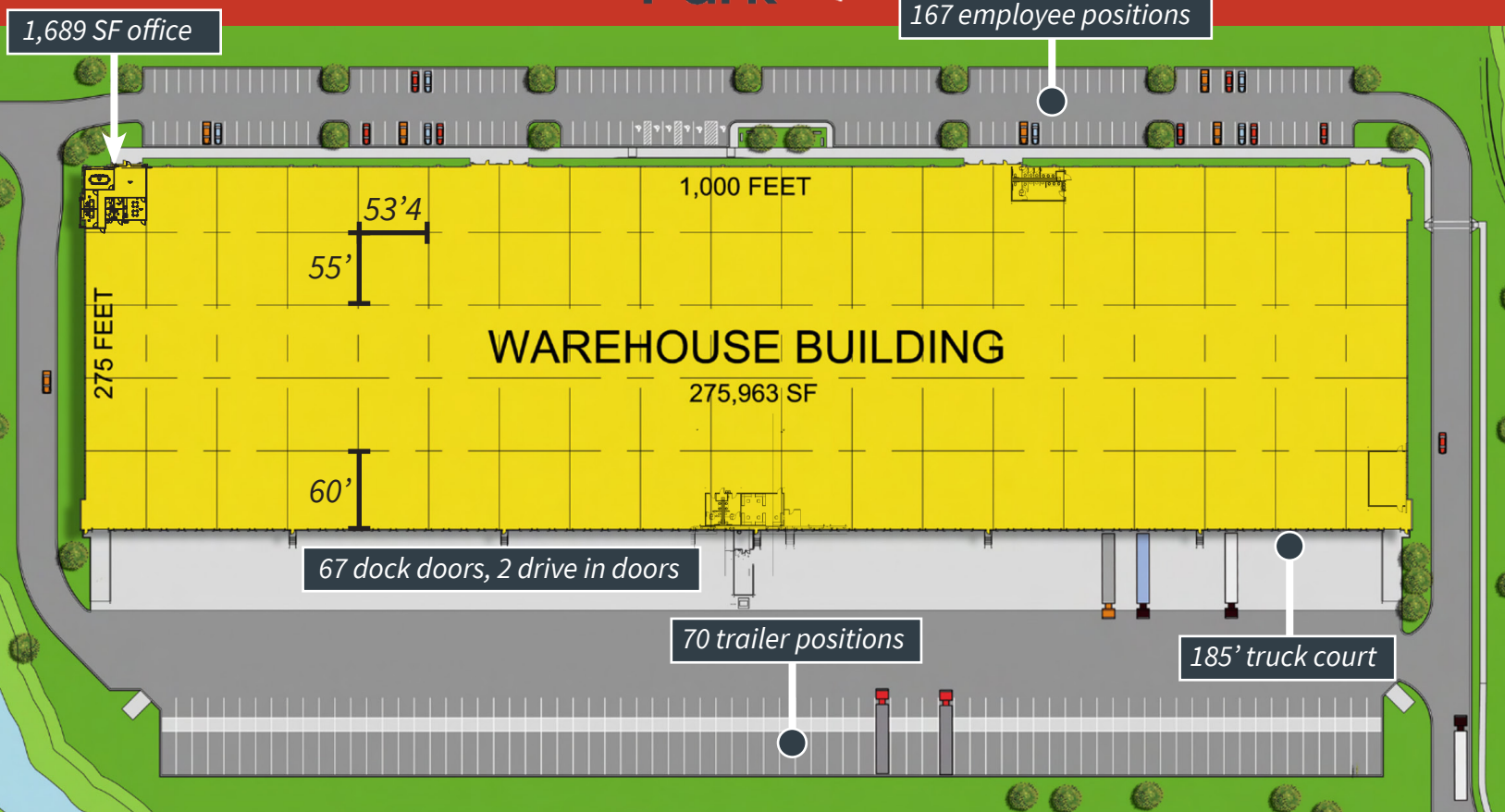
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AVAILABILITY SPECS

Available SF	± 72,620-275,963 SF	Column Spacing	53'4" X 55' 60' staging bays
Office SF	± 1,689 SF	Auto Parking	167 positions
Shipping Office	±1,600 SF	Trailer parking	70 trailer stalls
Loading	Sixty-seven (67) dock high doors Two (2) drive-in doors	Electric	Dual substations service the area
Truck Court	185' with 60' concrete apron	Power	Two (2) 400AMP, 277/480V
Sprinkler	ESFR	Construction	45 mil TPO roof 6" reinforced slab, caulked floor joints
Lighting	LED with motion sensors	Taxes	20 year Fee In Lieu of Tax (FILOT) agreement in place
		Availability	11.1.26



Rock Hill delivers exceptional workforce access in one of the Southeast's fastest-growing labor markets. Located just 25 miles south of Uptown Charlotte along the I-77 corridor, the market provides immediate access to over 1.2 million workers within a 30-minute commute. The region benefits from strong educational partnerships including Winthrop University, York Technical College, and Clinton College, producing skilled graduates in manufacturing, logistics, and business operations. Rock Hill's competitive labor costs—typically 8-12% below Charlotte MSA averages—combined with South Carolina's business-friendly environment and workforce development programs through readySC, create compelling economics for distribution and manufacturing operations. The market's strategic position allows companies to tap Charlotte's deep metro workforce while leveraging Rock Hill's lower operating costs and available labor supply.



Occupiers in the area:



Retailers in the area:

