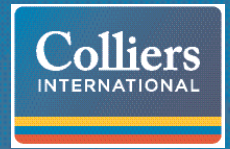


FOR LEASE > FLEX SPACE

# Carolina's Point



3545 CENTRE CIRCLE DRIVE, FORT MILL, SC



## Carolina's Point > Flex Space

Carolina's Point Business Park is an industrial/flex/office park consisting of masonry constructed buildings catering to smaller tenants or owner occupied facilities. The park requires rear or side loaded facilities therefore keeping an attractive business park setting.

Located in Charlotte's southwest submarket, Carolina's Point has immediate access to the I-77 & I-485 interchange. Specifically located in Fort Mill, SC the property is in close proximity to executive housing.

## Building Amenities

### Suite A

- > 3,000 SF available
- > 750 SF of office
- > 1 (8' x 10') dock door
- > 16' clear height
- > \$2,215/month gross, net of utilities

### Suite B & C

- > 6,000 SF available
- > 1,500 SF of office
- > 1 (8' x 10') dock
- > 1 (12'x14') knockout panel for a drive-in door
- > 100% air conditioned
- > \$4,425/month gross

### Suite D

- > 3,000 SF available
- > 750 SF of office
- > 2 drive-in doors
- > 16' clear height
- > 100% air conditioned
- > \$2,215/month gross, net of utilities

### Suite G

- > 1,500 SF available
- > 600 SF of office
- > 1 (12' x 14') drive-in door
- > 16' clear height
- > 100% air conditioned
- > \$1,113/month gross, net of utilities

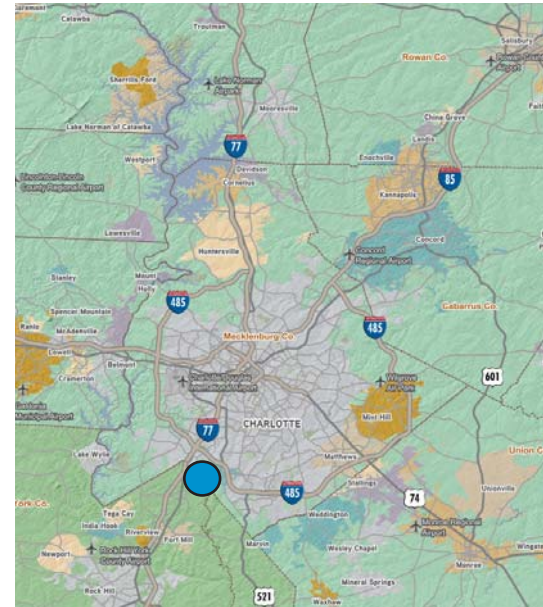
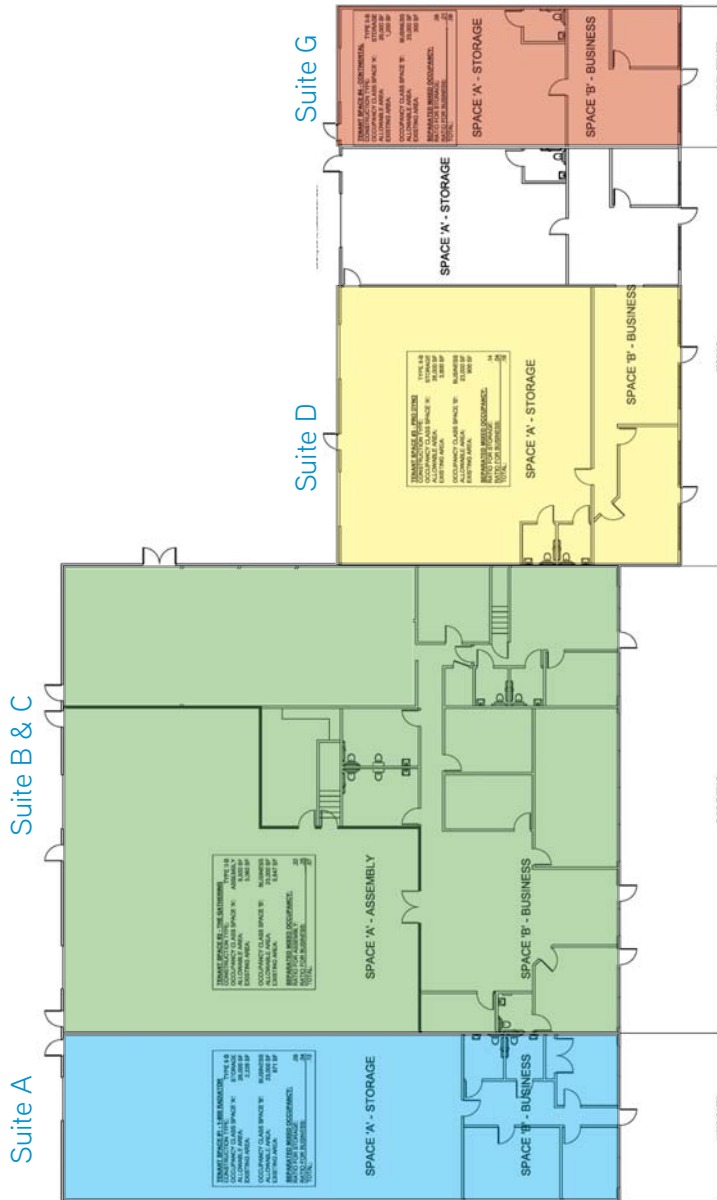
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# Carolina's Point > Floor Plans



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