



ASPEN BUSINESS PARK

ROCK HILL, SC



BUILD-TO-SUIT / MULTI-TENANT LEASE OPPORTUNITIES

ASPEN BUSINESS PARK

Rock Hill, South Carolina 29732



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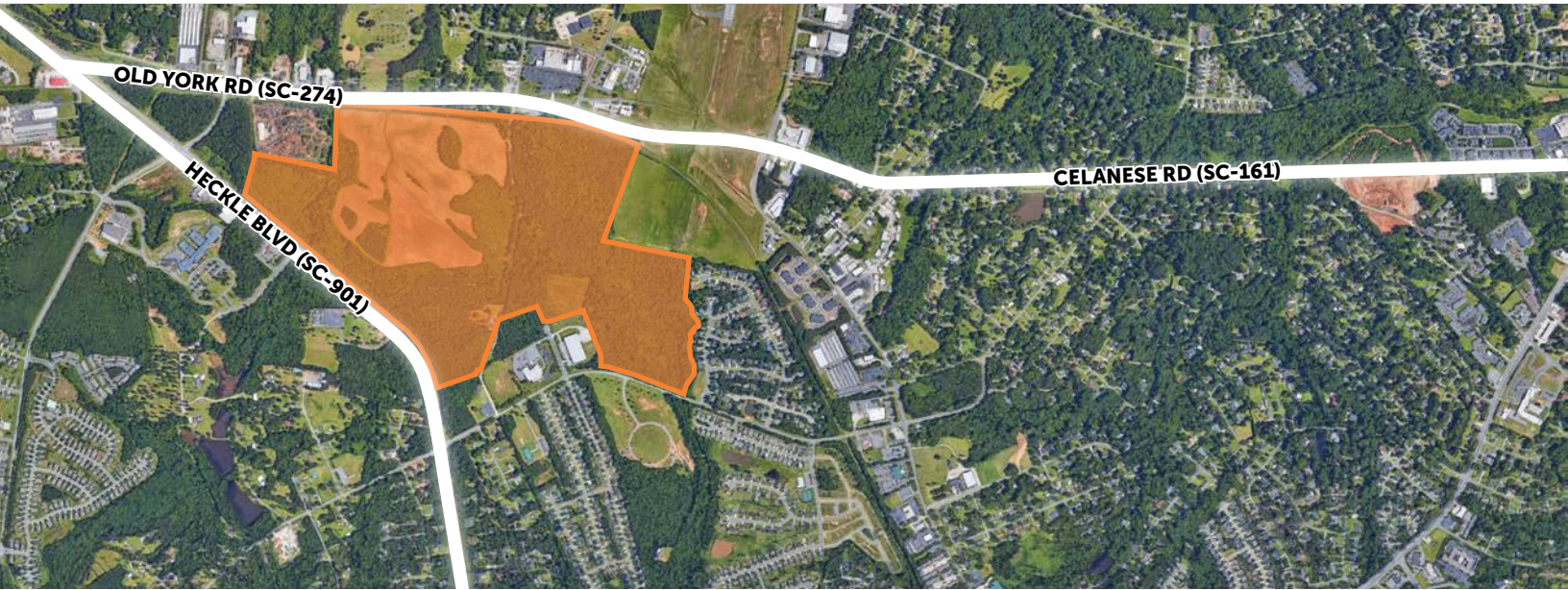
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PROPERTY HIGHLIGHTS

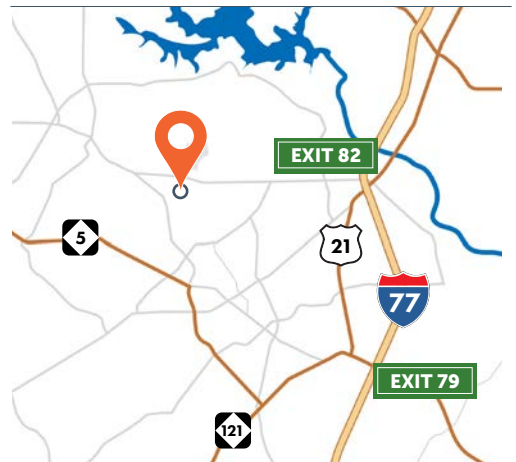
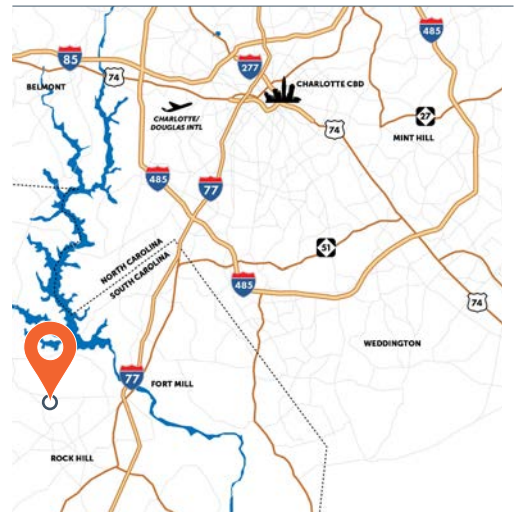
 +/- 5 Miles  +/- 16 Miles  +/- 24 Miles  +/- 26 Miles

Occupying more than 118 acres, Aspen Business Park will include 6 buildings, with just over 1.2 million square feet of space and is expected to bring at least 1,000 new jobs to the region. The 1.8M SF (total) industrial park will be developed in multiple phases. The first phase will include +/- 1,200,000 square feet of space and the remaining +/- 600,000 square feet will make up the second phase.

Additional features include:

- Class A Industrial Park
- Total Park Size: +/-215 acres
- Total Developable Square Feet: 1.8 Million
- Park access via Celanese Rd at Exit 82, off I-77
- Signalized entrance onto International Dr.
- 1.3 million workers within a 60-minute drive
- Utilities:
 - Water – City of Rock Hill - 12'
 - Sewer – City of Rock Hill - 8'
 - Electric – City of Rock Hill - 12.4/24.9 KV, 3 phase planned underground
 - Gas – York County Natural Gas Authority
- All Utilities are phased with infrastructure.

LOCATION



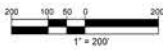
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BUILDING	PHASE	SIZE (SF)
C	Phase 1	+/- 304,750
D	Phase 1	+/- 226,300
E	Phase 1	+/- 95,950
F	Phase 1	+/- 346,875
G	Phase 2	+/- 83,600
H	Phase 2	+/- 227,659
(CK OWNED) TOTAL SF		+/- 1,285,134

