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**1179 Galleria Blvd**  
**Rock Hill, SC**  
**Delivering Q1 2024**

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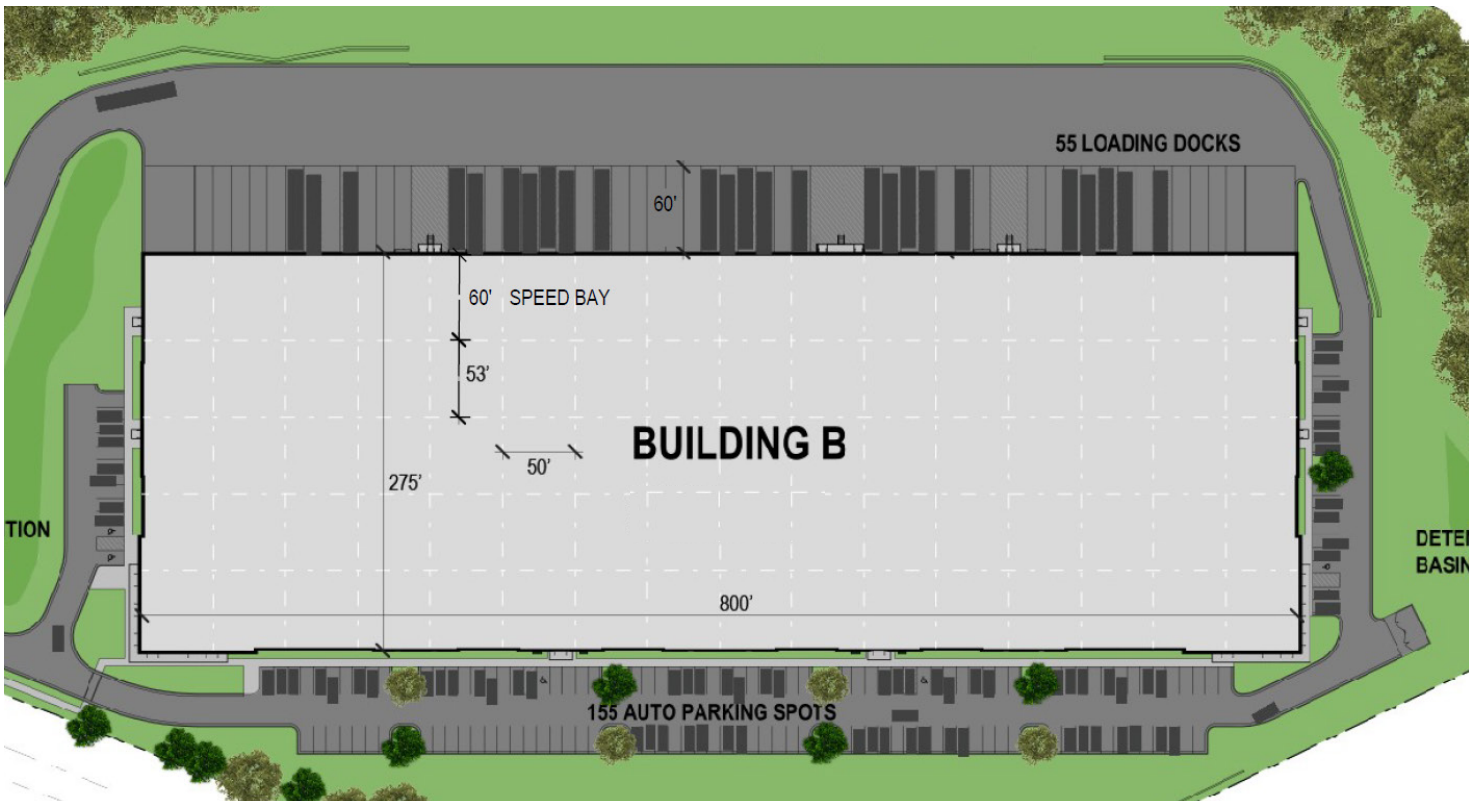


## Site Plan 220,281 SF





## Building Floorplan



## Property Features

AXIAL Southgate 77 will be a two-building development located within Antrim Business Park. The first building is preleased to Goodwill Industries and the second building has up to 220,281 SF of available space for lease

The facility will have immediate access to I-77 at Dave Lyle Blvd to the north and Hwy 21 to the south.

30,250 - 220,281 SF

2,500 SF of office area

32' Minimum Clear Height

ESFR

155 employee parking spaces

55 (9' x 10') Dock High Loading Doors

2 (12' x 16') Drive In Doors

275' Building Depth

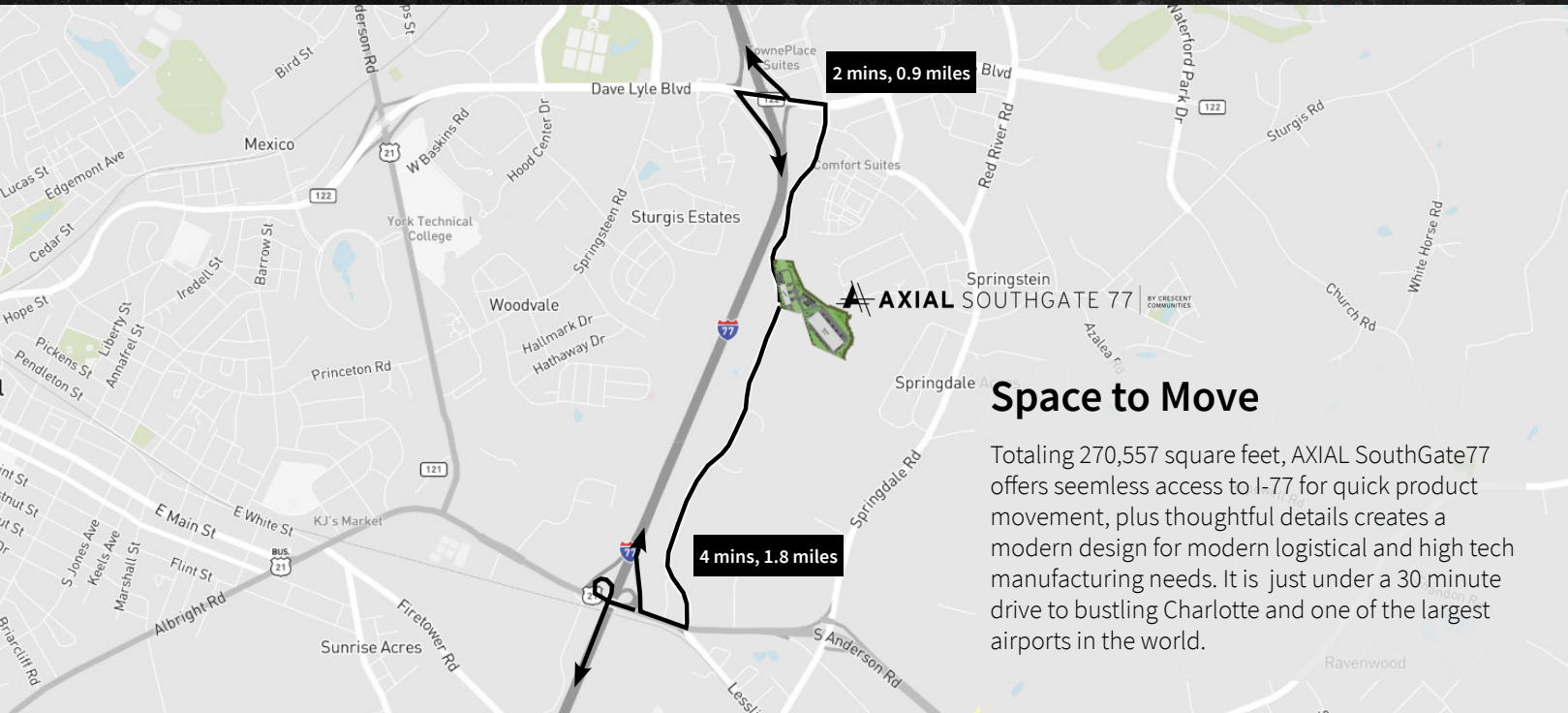
50' x 53'3" Column Spacing

60' Speed Bay



# AXIAL SOUTHGATE 77

BY CRESCENT COMMUNITIES



## Space to Move

Totalling 270,557 square feet, AXIAL SouthGate77 offers seamless access to I-77 for quick product movement, plus thoughtful details creates a modern design for modern logistical and high tech manufacturing needs. It is just under a 30 minute drive to bustling Charlotte and one of the largest airports in the world.

Immediate access to one of the largest labor pools in the SouthEast region

Established live, work, play destination with significant future population growth.

Excellent last mile delivery location to provide immediate service to the Carolinas which boasts some of the top retail demographics in the South-East



AXIAL SOUTHGATE 77 BY CRESCENT COMMUNITIES





## One-Day Drive Time

Galleria Blvd







FOR MORE INFO CONTACT:

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