

605 MUNN RD

605 MUNN ROAD, FORT MILL, SC 29715

PROPERTY FEATURES

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- Class A, 3 story 162,202 SF building
- Superb location being within walking distance to the amenity rich Kingsley Town Center and 2 miles from Baxter Village
- Exceptional access to I-77 with significant signage visibility
- Close proximity to the brand new Piedmont Medical Center
- Large open floor plates with furniture in place, ideal for large users

BUILDING	FEATURES

BUILDING SIZE	± 162,202 SF	
AVAILABLE	± 101,909 SF	
LEASE RATE	\$28.00 FS	
YEAR BUILT	2005	
PARKING RATIO	6.0/1,000	
	- 1500 KVA transformer/500 KW average	
POWER	- 1 substation	
	 UPS system/2 full capacity generators 	





AVAILABILITY

SUITE	SF	RATE
1 ST FLOOR	46,345 RSF	\$28.00/SF
2ND FLOOR	55,564 RSF	\$28.00/SF

ACCESSIBILITY



INTERSTATE 77 .75 MILES | 3 MINUTES



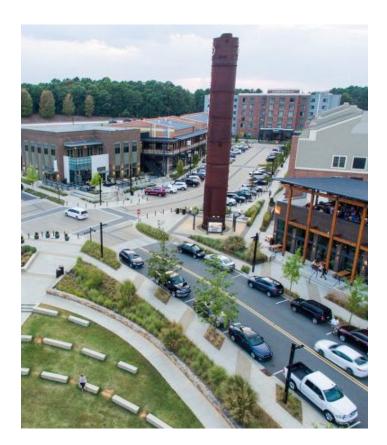
CHARLOTTE CBD 17 MILES | 18 MINUTES



BALLANTYNE 9 MILES | 16 MINUTES



CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT 19 MILES | 20 MINUTES





FOR MORE INFORMATION, PLEASE CONTACT:

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