

# 605 MUNN RD

605 MUNN ROAD, FORT MILL, SC 29715

## PROPERTY FEATURES

- 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
POWER	- 1500 KVA transformer/500 KW average
	- 1 substation
	- UPS system/2 full capacity generators



## AVAILABILITY

SUITE	SF	RATE
1ST 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:

**KARAH TANNEBERGER**  
704.319.5081  
karah.tanneberger@foundrycommercial.com

**ELIZA GORDON**  
704.910.8695  
eliza.gordon@foundrycommercial.com

**FOUNDRY**  
COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

foundrycommercial.com