



STATELINE BUSINESS PARK

377 Ruben Center Dr. | Fort Mill, SC

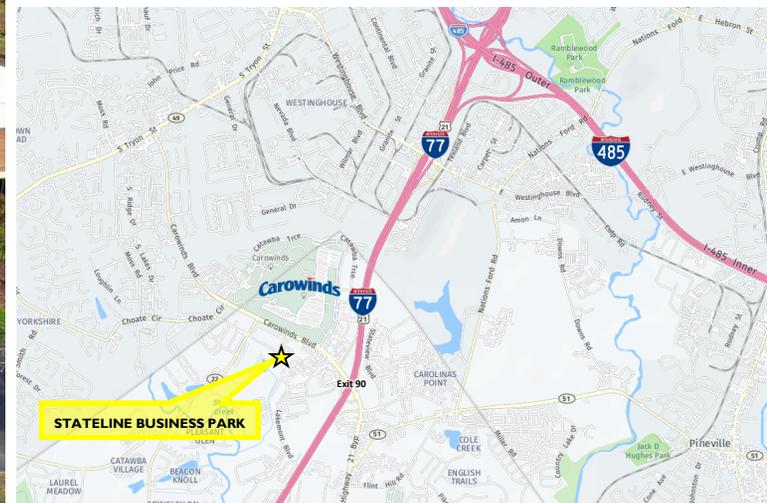
±61,000 SF Professional-Flex Property

- Boutique size storefront and flex suites with O.H. doors
- Convenient drive-up surface parking
- On building signage visible to 40,000 cars per day on Carowinds Blvd

AVAILABILITY:

Spaces available:

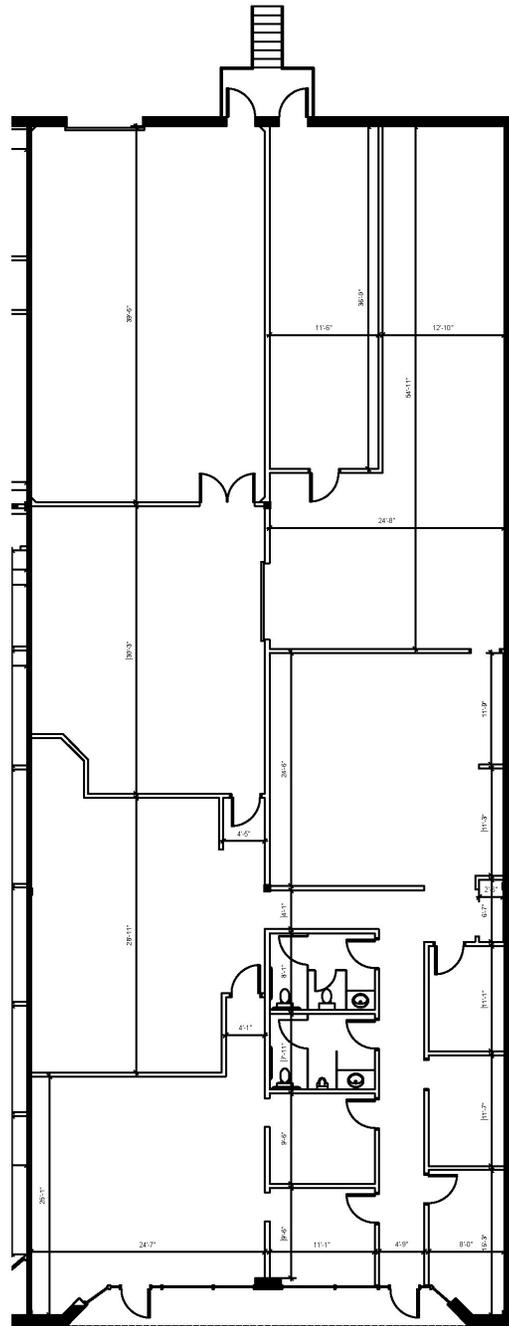
- Suite 104: ±6,399 SF (Divisible to 3,199 SF)
- Suite 106: ±2,099 SF
- Suite 116: ±1,397 SF
- Suite 117: ±1,303 SF
- Suite 121: ±2,158 SF
- Suite 122: ±3,254 SF





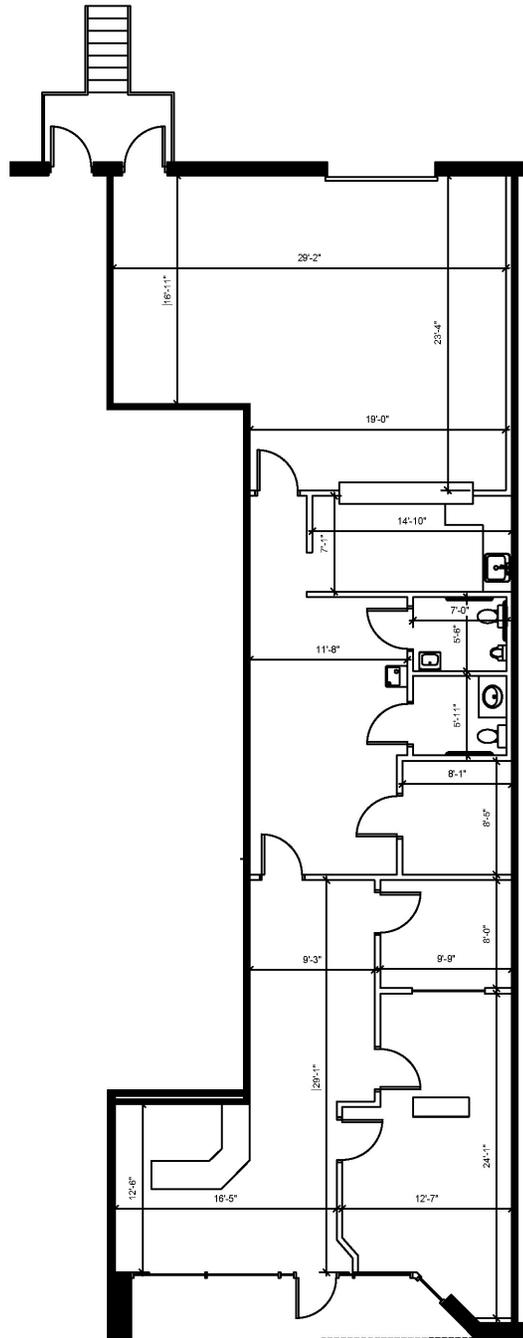
- Suite 104: $\pm 6,399$ SF
(Divisible to 3,199 SF)
- Suite 106: $\pm 2,099$ SF
- Suite 116: $\pm 1,397$ SF
- Suite 117: $\pm 1,303$ SF
- Suite 121: $\pm 2,158$ SF
- Suite 122: $\pm 3,254$ SF





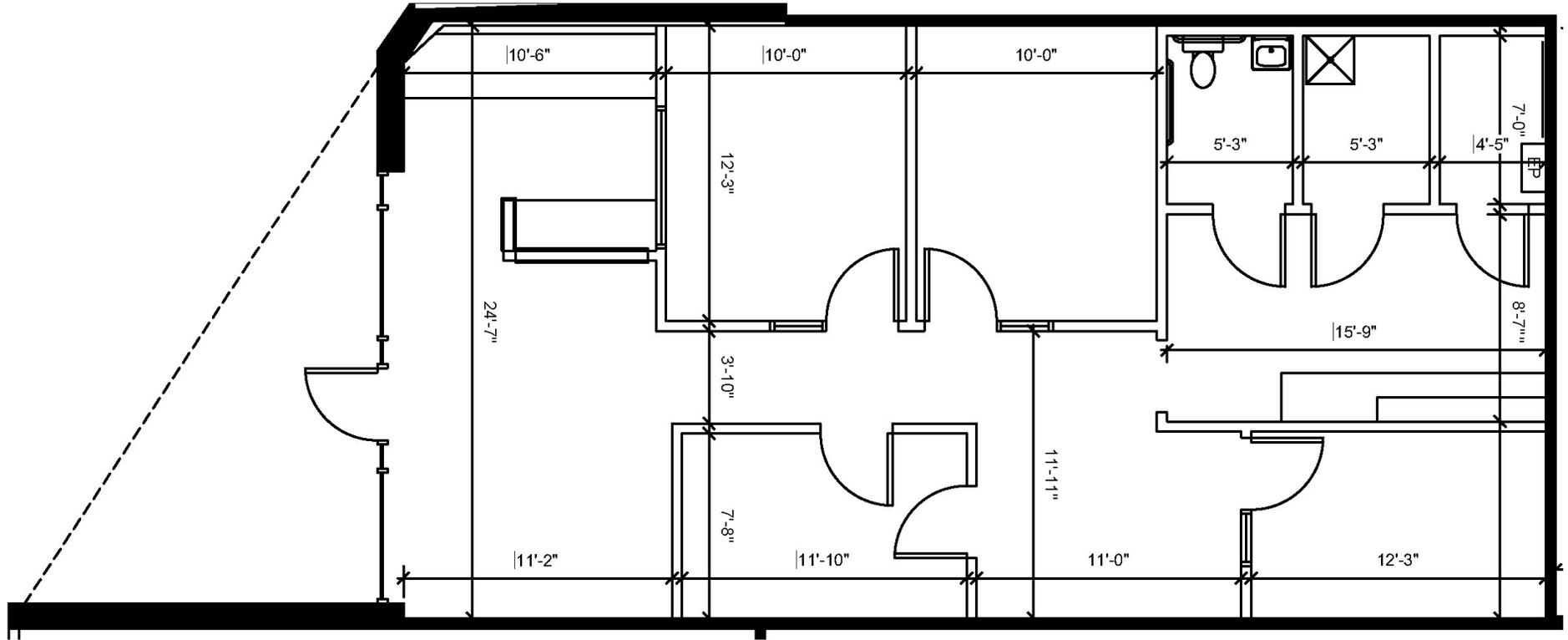
Suite 104: ±6,399 SF

- Divisible to 3,199 SF
- 2 Private Restrooms
- 2 Dock High Doors
- Private Offices
- Open Areas



Suite 106: ±2,099 SF

- 2 Private Restrooms
- 1 Dock High Door



Suite 116: ±1,397 SF

- Available Immediately
- Reception Area, 4 Private Offices, Breakroom, Private Restroom & Storage Space

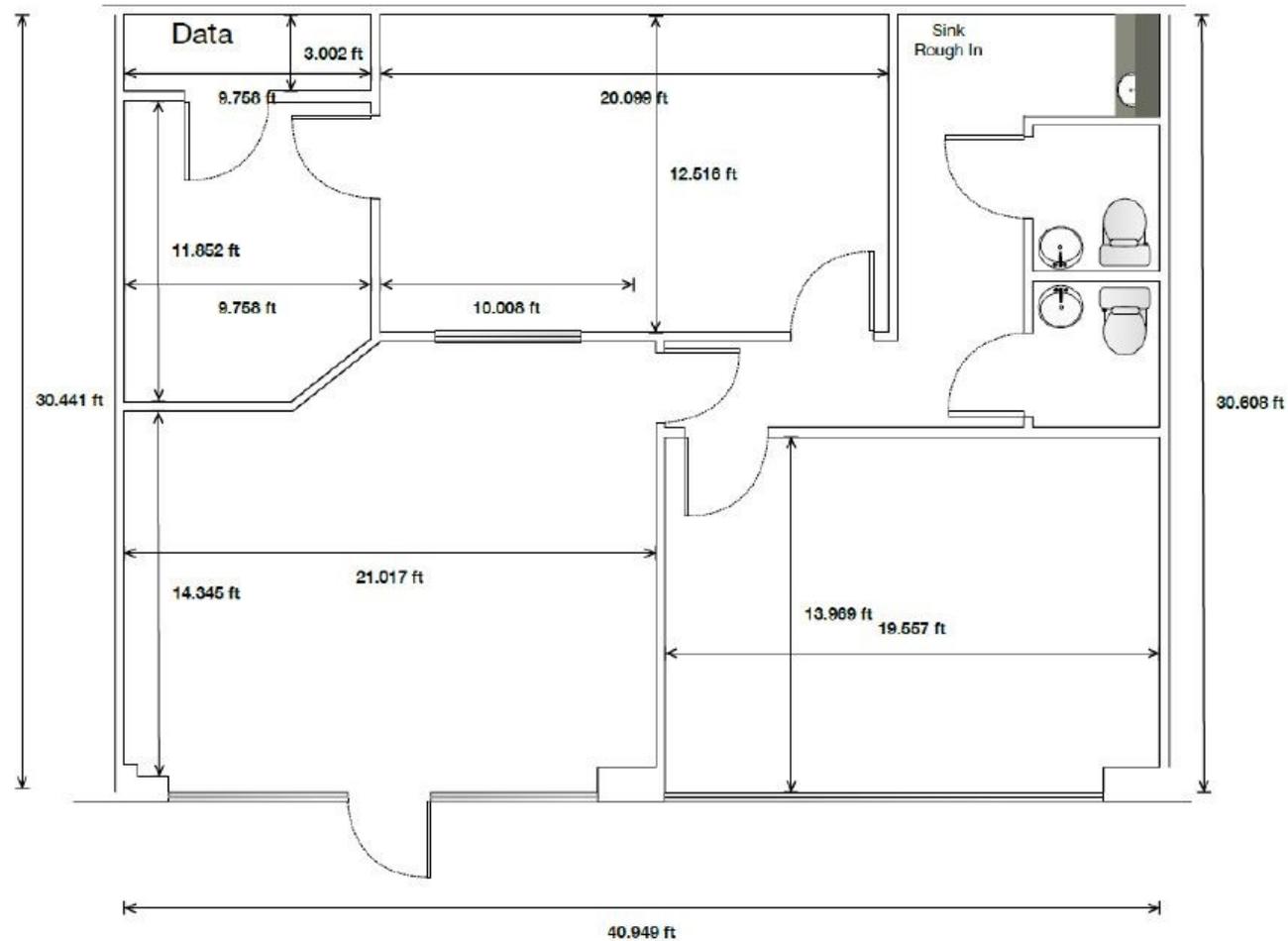
Suite 117: ±1,303 SF

Recently upfitted & move-in ready boutique size space with:

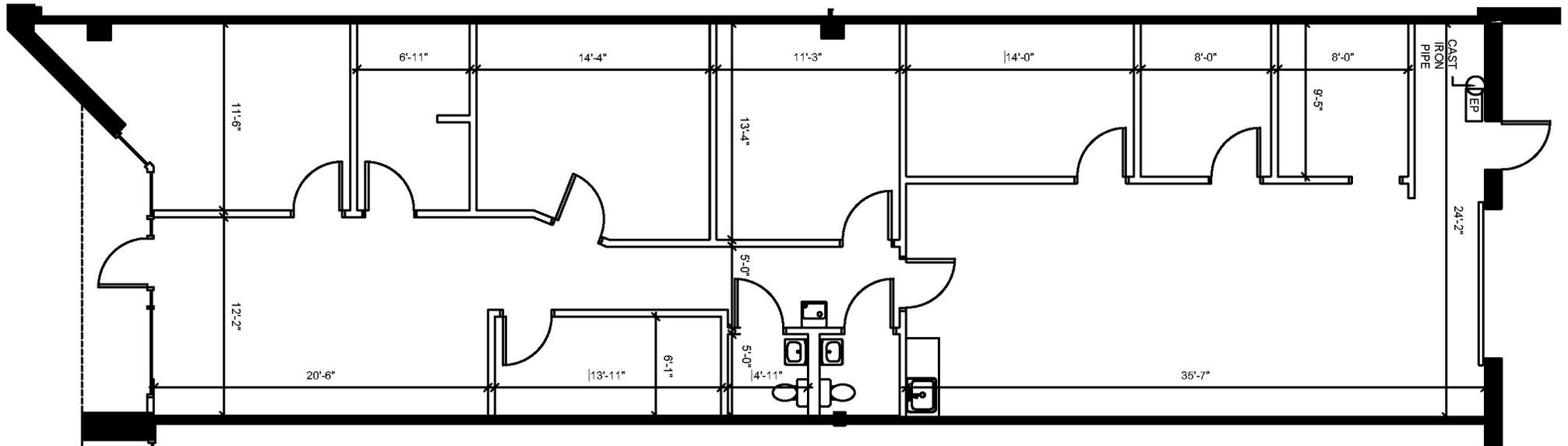
- New ceilings
- LED lighting
- Paint
- Flooring

Featuring:

- Showroom/Open Cube Space
- 2 Executive Offices with glass
- Copy/Storage/Data Room
- 2 Private Restrooms
- Kitchenette with Sink
- On building signage







Suite 121: ±2,158 SF

- Available Immediately
- 7 Offices + Open Area
- Roll up door in rear
- 2 Private Restrooms
- Combine with adjacent space for up to 5,412 SF



