



ATTENTION BROKERS
FOR LEASE

Society Lane Industrial Park

1011-1039 SOCIETY LANE
FORT MILL, SC 29707

An aerial photograph of the Society Lane Industrial Park. The image shows several large, grey, rectangular industrial buildings with gabled roofs. The buildings are surrounded by paved parking lots filled with various vehicles, including cars, trucks, and trailers. There are also areas of green grass and trees interspersed among the buildings. A road runs along the bottom right of the image. A semi-transparent white box is overlaid on the right side of the image, containing the text 'Industrial Suites' and 'Flexible Lease Terms'.

Industrial Suites
Flexible Lease Terms

SocietyLaneIndustrialPark.com



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PROPERTY OVERVIEW

- The Society Lane Industrial Park features twelve (12) buildings comprising approximately 57,800 square feet of leasable warehouse space.
- Warehouse spaces range in size from 2,500 SF to 5,500 SF. Outdoor parking space is also available for lease.
- Each suite has assigned parking, ample power and ample water for your use.
- With competitive leasing rates and flexible lease terms, we make it easy for companies of all sizes to get the space they need at a price that fits their budget.

With easy access to major highways, Society Lane is the perfect choice for companies looking for office, warehouse, storage, or light manufacturing/production spaces.



SocietyLaneIndustrialPark.com

Warehouse with Office – 5,500 Rentable Square Feet – Fort Mill, SC

5,500
SQUARE FEET

\$14.97/yr
RENT / SF

\$6,859.72
RENT

(803) 619-2210
www.SocietyLaneIndustrialPark.com



PROPERTY ADDRESS

1023 Society Lane
Fort Mill, SC 29707

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **12/01/2025**

DESCRIPTION

Located NE of Fort Mill, SC just off Harrisburg Road between Baxter Village and Ballantyne West, the Society Lane Industrial Park is ideal for companies that need light manufacturing, professional services, auto repair, warehouse, or production space.

The Society Lane Industrial Park is made up of 12 buildings and comprises approximately 60,000 square feet of leasable space.

The Society Lane Industrial Park has recently undergone site-wide improvements including fresh exterior paint, updated exterior lighting, extensive gravel and landscape work, and installation of comprehensive 24/7 exterior digital security camera coverage.

The buildings are metal skin with pitched roofs and have high interior clear heights and wide clear spans.

Suite 1023 is a total of 5,500 RSF. The suite is 4,600 of open warehouse space and 900 square feet of office with two bathrooms and a break area.

Lease Highlights

- Base Rent: \$14.00/SF/year or \$6,416.67/month
- NNN Charges: \$3.30/SF/year or \$1,512.50/month
- All-In Rent: \$7,929.17/month
- Annual Increase: 5% Increase in Base Rent

Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$12,833.34 in year one)
- Effective All-In Rent for Year 1 is \$6,859.72/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.
- Tenants will still pay the standard all-in rent of \$7,929.17/month in all months except 4 and 8, when base rent is waived. The savings in those two months reduce your total annual cost—resulting in an average or effective monthly rent of \$6,859.72 in Year 1.

Tenants will also pay for their own electricity, water, internet, phone, and garbage.

HVAC maintenance and repair is the responsibility of the property owner.

AMENITIES

- Assigned Outdoor Parking
- Private Restroom
- Roll up door
- High Ceiling Clearance Warehouse

RENTAL TERMS

Rent	\$6,859.72
Security Deposit	\$8,500.00
Application Fee	\$0.00



View this listing online:



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OFFICE & INDUSTRIAL SUITES

**Is your client the perfect fit?
Let's talk today.**

LeasingTeam@GridPropertyManagement.com
803-619-2210

Individual suite information is available at
SocietyLaneIndustrialPark.com



Grid Property Management is a property management firm that specializes in the management of commercial and industrial properties.