



**SALE / LEASE**

# Free-Standing Industrial or Retail Bldg & Land (up to 4 AC subject to rezoning)

**5025 OLD YORK RD**

Rock Hill, SC 29732

**PRESENTED BY:**

**MARK J. MAYFIELD, CCIM,  
CPM, SEC**

O: 803.325.1000

mark.mayfield@svn.com

SC #18972

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject To Offer
<b>LEASE RATE:</b>	\$10.75 SF NNN
<b>RE TAXES &amp; INSURANCE:</b>	\$1.56 SF
<b>BUILDING SIZE:</b>	16,100 SF
<b>LOT SIZE:</b>	+/- 1 Acre
<b>YEAR BUILT:</b>	1988
<b>ZONING:</b>	IB
<b>UTILITIES:</b>	Septic & Well (City Water Avail)
<b>POWER:</b>	3 phase electrical; 120-208 V; Two 200 Amp Panels & One 125 Amp Panel

### PROPERTY OVERVIEW

+/- 16,100 SF industrial building is comprised of +/- 3,500 SF office +/- 1,325 SF showroom area and +/- 11,300 SF warehouse. The building has 2 loading docks and 1 drive-in door. Located within 1/4 mile of Super Wal-Mart and other retail developments. This area is slated for significant commercial growth in the City's Long Term Master Plan.

### PROPERTY HIGHLIGHTS

- Highly Visible Location, near Super Wal-Mart; Located on Rapidly Growing Hwy. 161 Corridor
- Includes Office Space and Showroom Area
- Clear Ceiling Heights 15' @ eaves & 18'4" @ center
- 2 8'x10' dock-high doors with levelers and 1 10'x14' drive-in door
- 25' x 50' Column Spacing

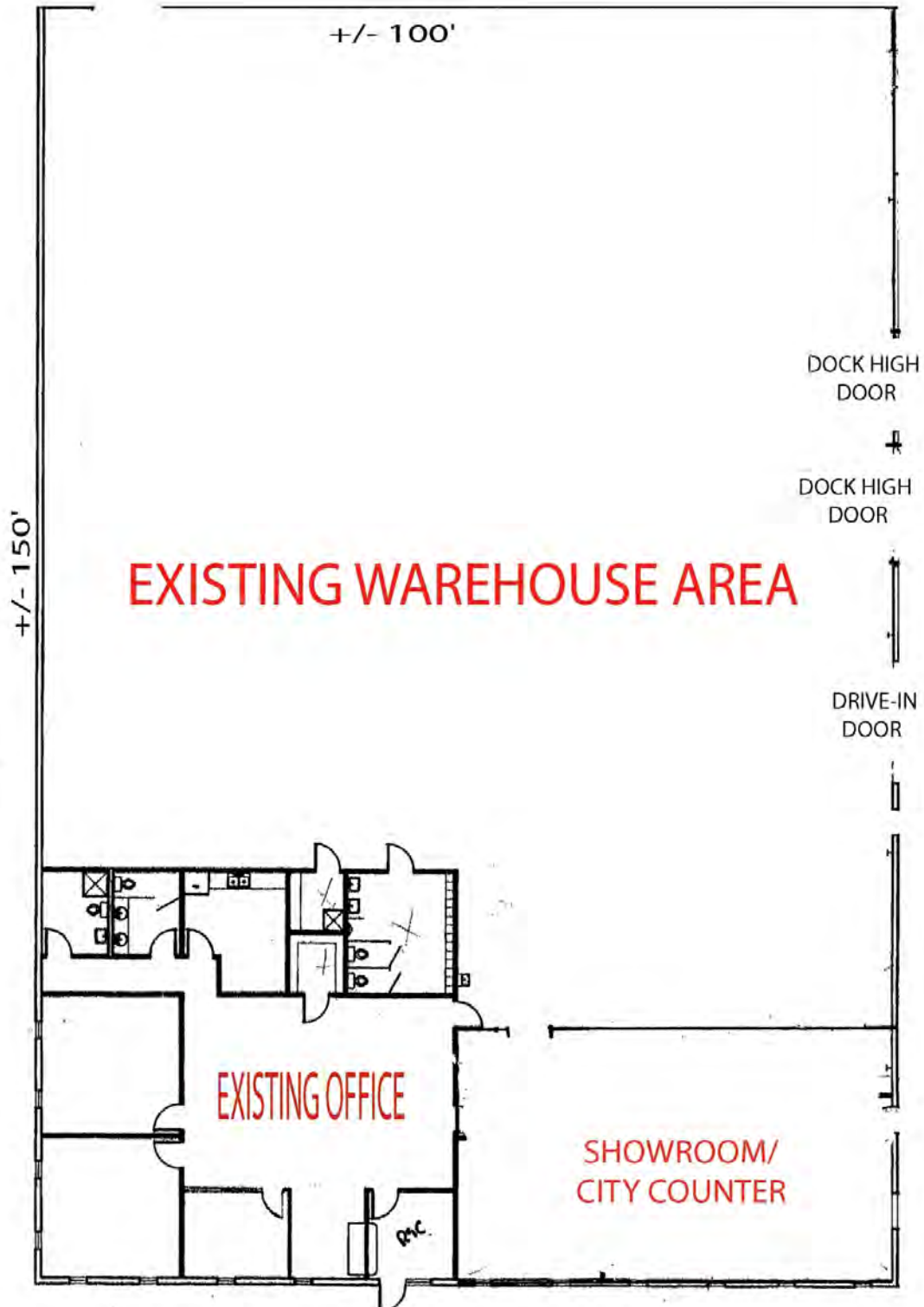
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# PHOTOS



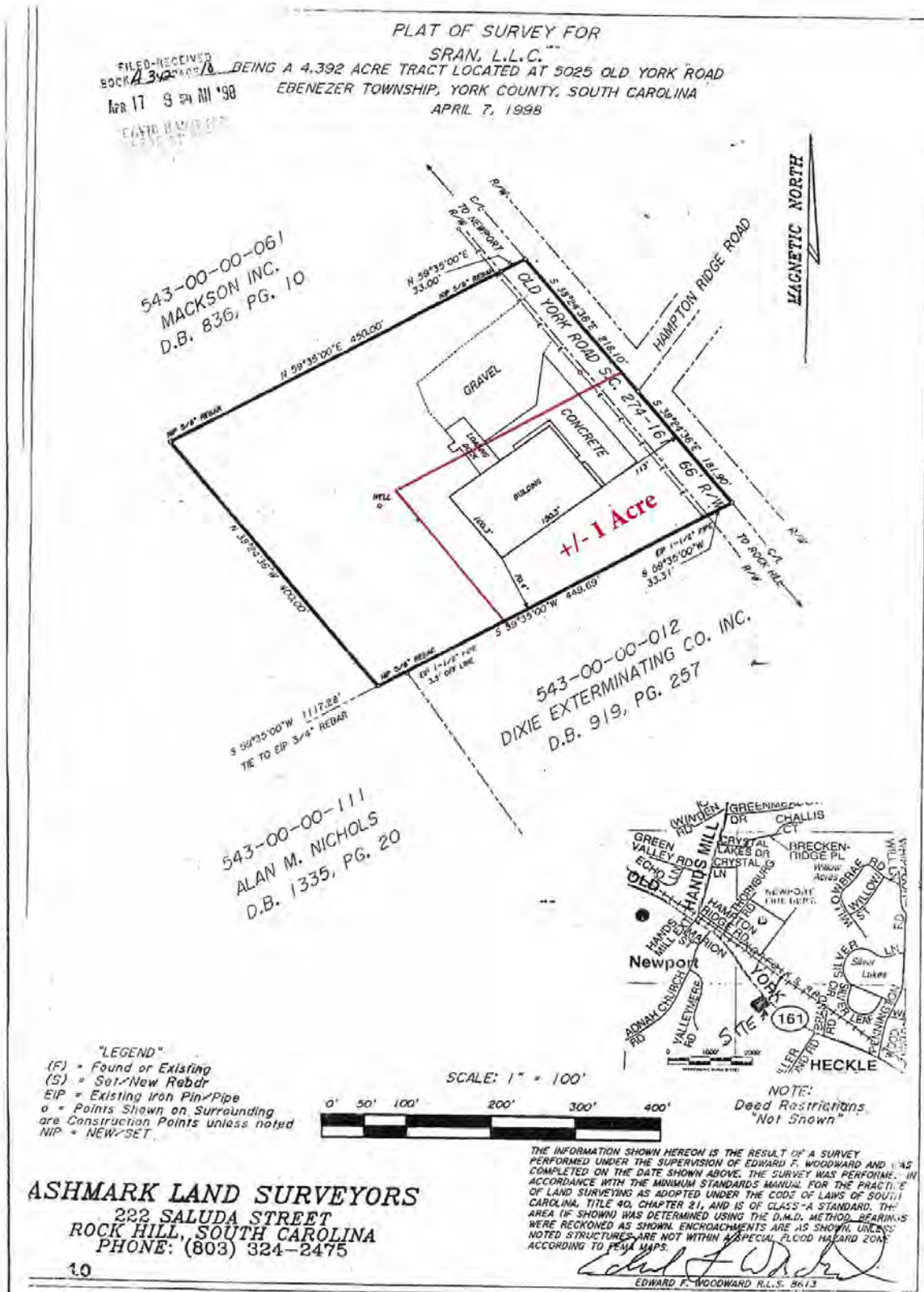
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# FLOOR PLANS



MARK J. MAYFIELD, CCIM, CPM, SEC  
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**SITE PLANS**



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# AERIAL MAP

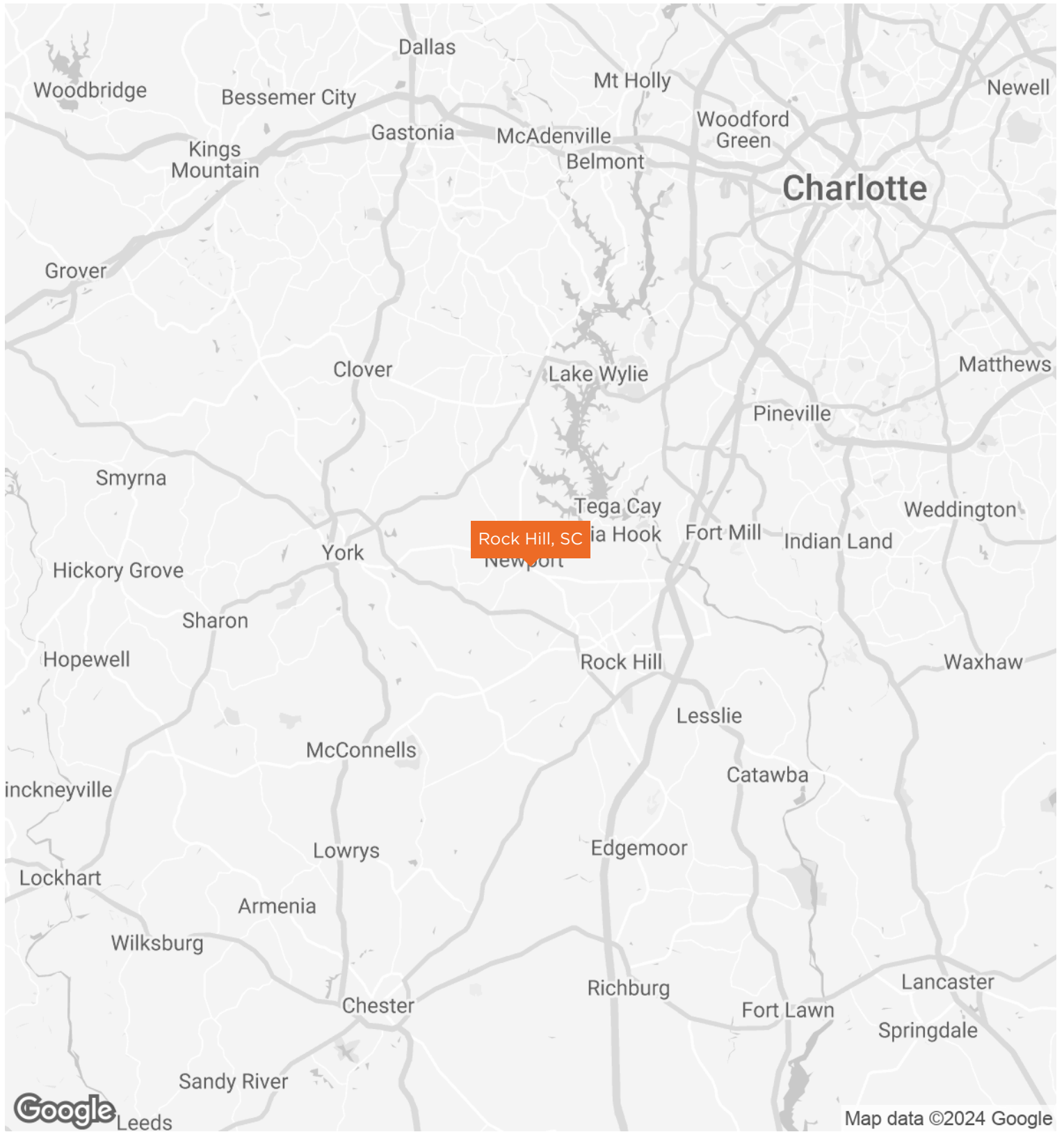


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# REGIONAL MAP



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