

ROCK HILL INDUSTRIAL PARK

150 MT. GALLANT ROAD

ROCK HILL, SOUTH CAROLINA

FOR LEASE
84,504 SF AVAILABLE



FEATURES + DETAILS

84,504 SF Total
6,447 SF Office
Dock Doors: Five (10X12)
Drive-in Doors: Two (10x12)
Wet Sprinkler System
Excess Area for Potential Laydown Yard

Recent Capital Improvements

New TPO Roof (2022)

New LED lighting in warehouse and office (2026)

Fully Air Conditioned

Heavy Power (Approximately 4,000 AMPS/480V)

Column Spacing: 25' X 50'

Clear height: 23'7" at Center

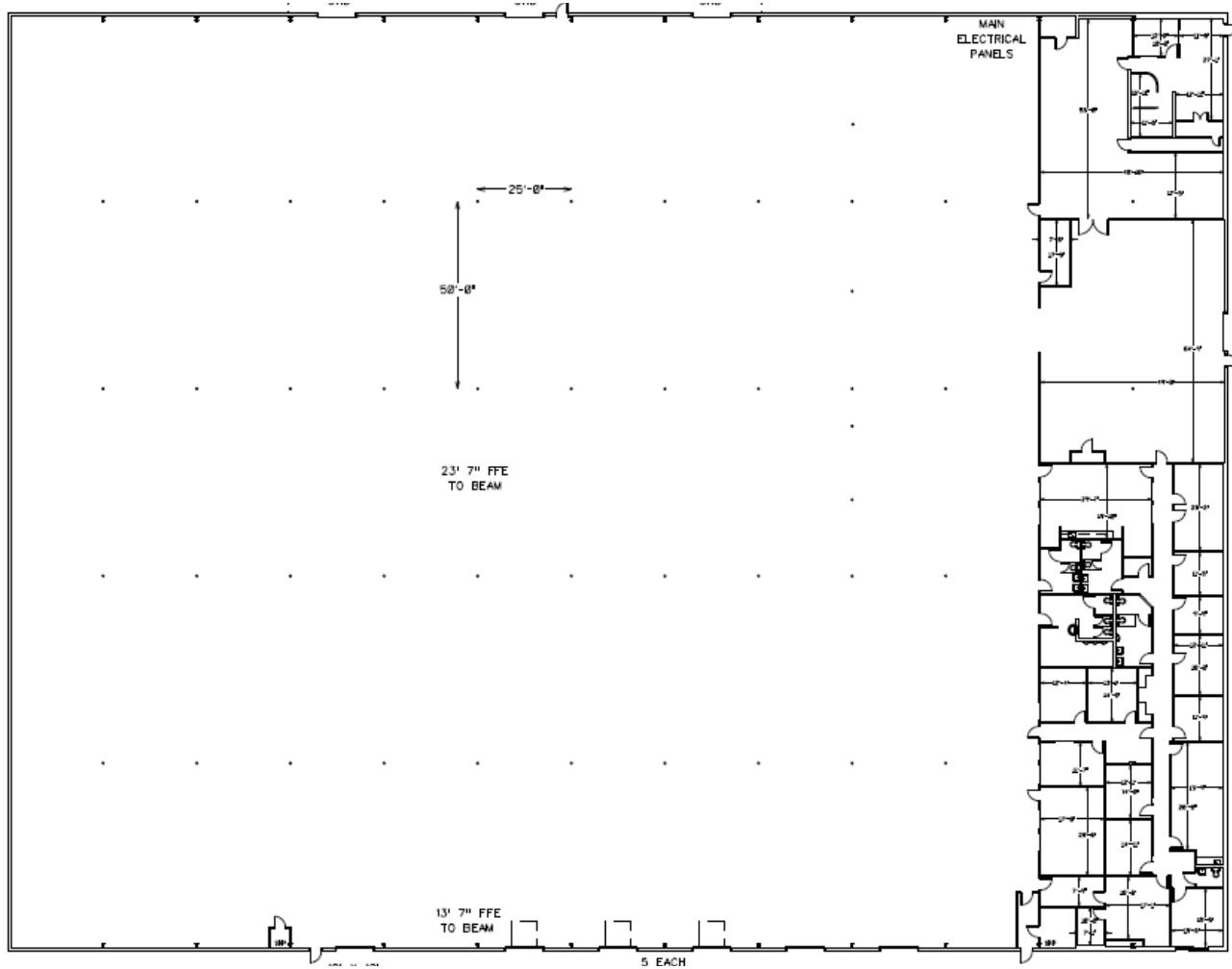
Adjacent to Norfolk Southern Line with Rail Spur in Place

CONTACT

Terry Brennan | tjb@trinity-partners.com | 704.575.2497

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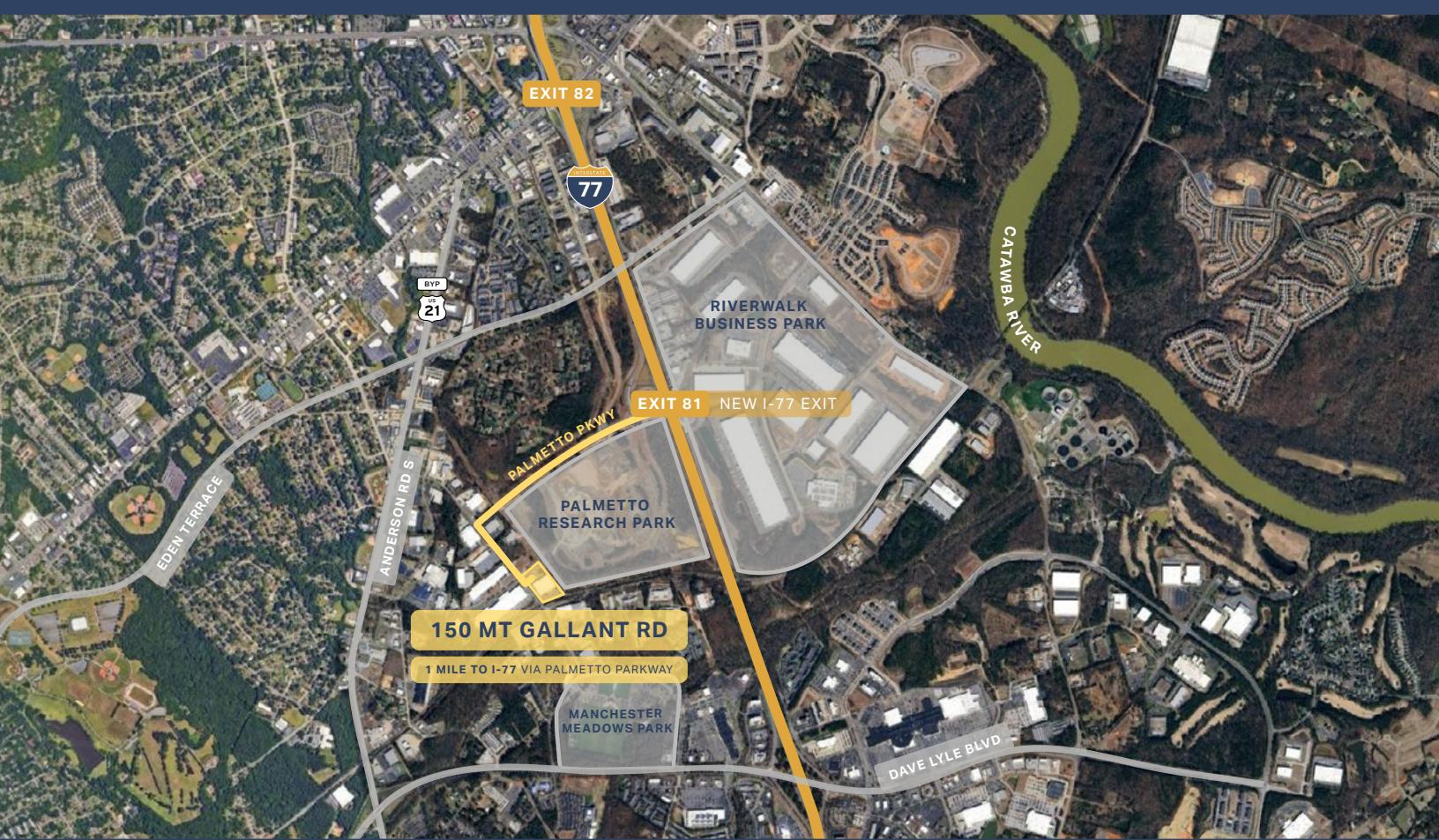


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DIRECT ACCESS VIA THE NEW EXIT OFF I-77 PALMETTO PARKWAY EXIT 81

- » Five minutes to I-77 and surrounding restaurants and retail
- » Easy ingress and egress
- » Rail served via Norfolk Southern

Information provided about the property is deemed reliable but not guaranteed and should be independently verified.

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PHOTOS



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Broker is also part of the ownership of the property

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