



1953

LANGSTON STREET

Rock Hill, SC 29730

Available for Sublease

+/- 35,540 - 66,400 SF Industrial Space in Rock Hill, SC

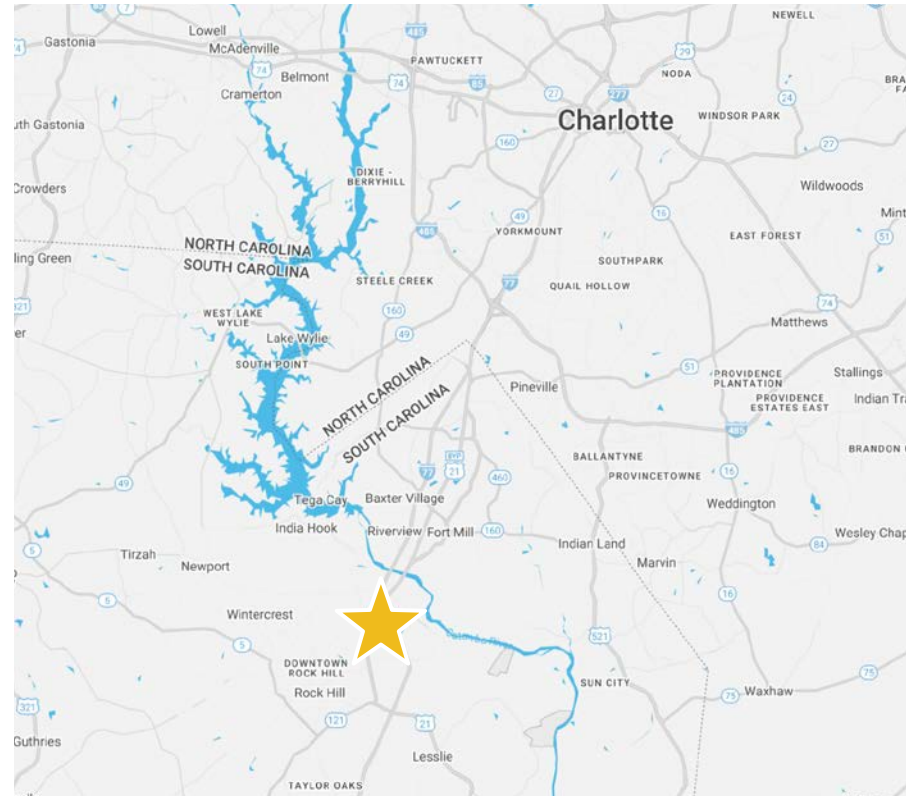


WHITESIDE
PROPERTIES

Property Overview

Whiteside Properties is pleased to offer 35,540 - 66,400 SF of prime industrial space for sublease in Rock Hill, SC, within an established industrial corridor. With immediate access to US-21 and minutes from I-77, this strategic location is only 20 miles from Charlotte-Douglas International Airport. Tenants benefit from proximity to Charlotte's robust market while capitalizing on South Carolina's business-friendly environment and competitive operational costs.

+/- 35,540 - 66,400 SF Industrial Space for Sublease



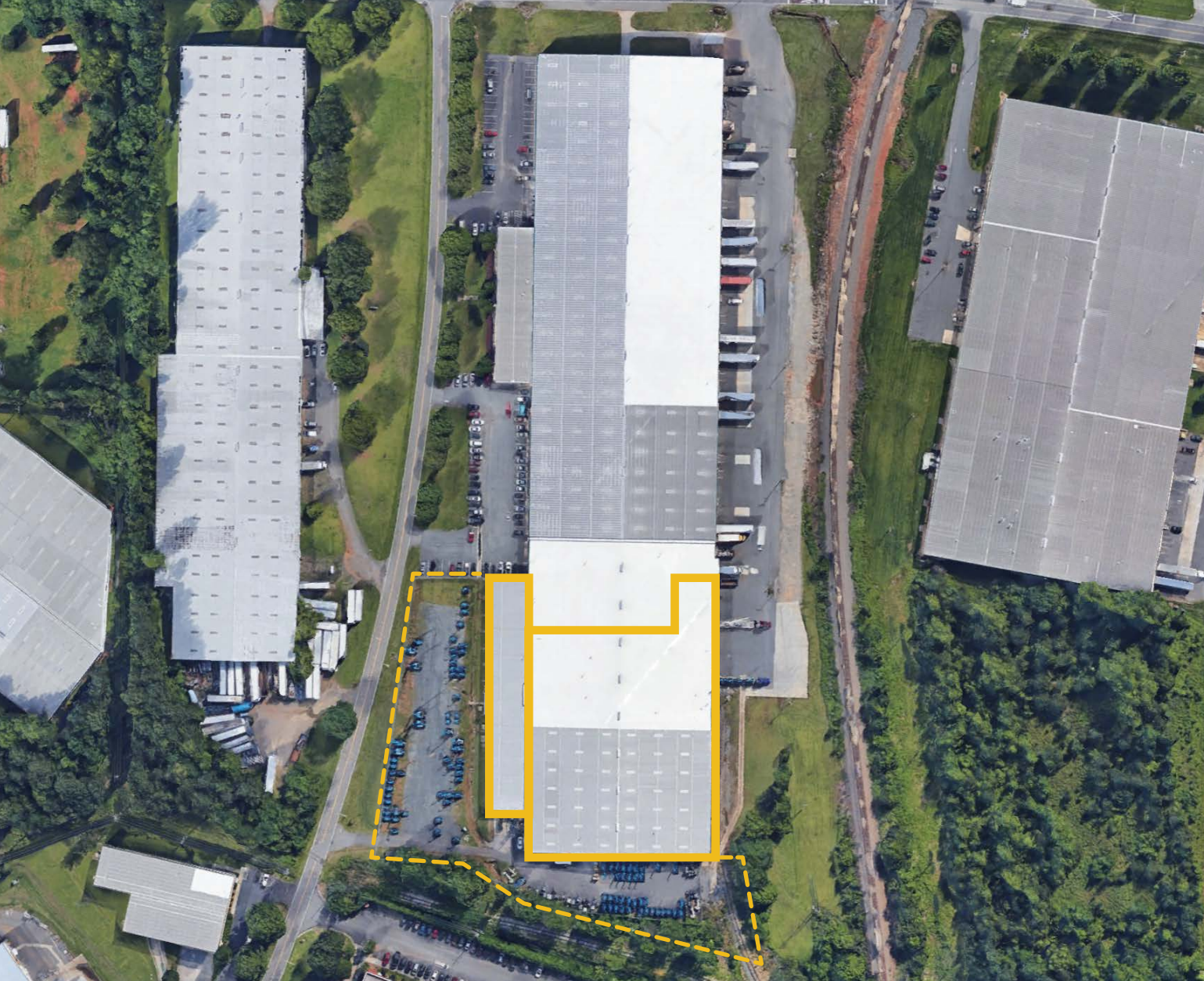
ADDRESS	1953 Langston Street, Rock Hill, SC 29730
AVAILABILITY	Available for Sublease
SQUARE FOOTAGE	+/- 35,540 - 66,400 SF
CLEAR HEIGHT	17' 10" - 25' 6"
SPRINKLERS	Wet Sprinkler
ASSET CLASS	Industrial
DOORS	1 Drive In Door Up to 3 Dock High Doors
ADDITIONAL NOTES	Doors and bathroom access dependent on division of space
LEASE TERM	Flexible
LEASE RATE	\$6.50/SF NNN + 1.80/SF TICAM

Site View

Layout Details

+/- 35,540 - 66,400 SF

*Doors and bathroom access dependent on division of space





Contact for More Information

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Disclaimer: All zoning and property information presented herein by prospective Buyer's should confirm such information with a land use attorney, architect, and civil engineer. Whiteside Properties does not warrant or represent this information to be accurate and should be not be used as assumptions for underwriting this property. This information has been sourced from Charlotte Mecklenburg Tax Records and the City of Charlotte Unified Development Ordinance which are all subject to change and require verification by Buyer.