

**FOR SALE****\$599,000****EXCELLENT FLEX LOCATION****±3,800 SF Flex Space**

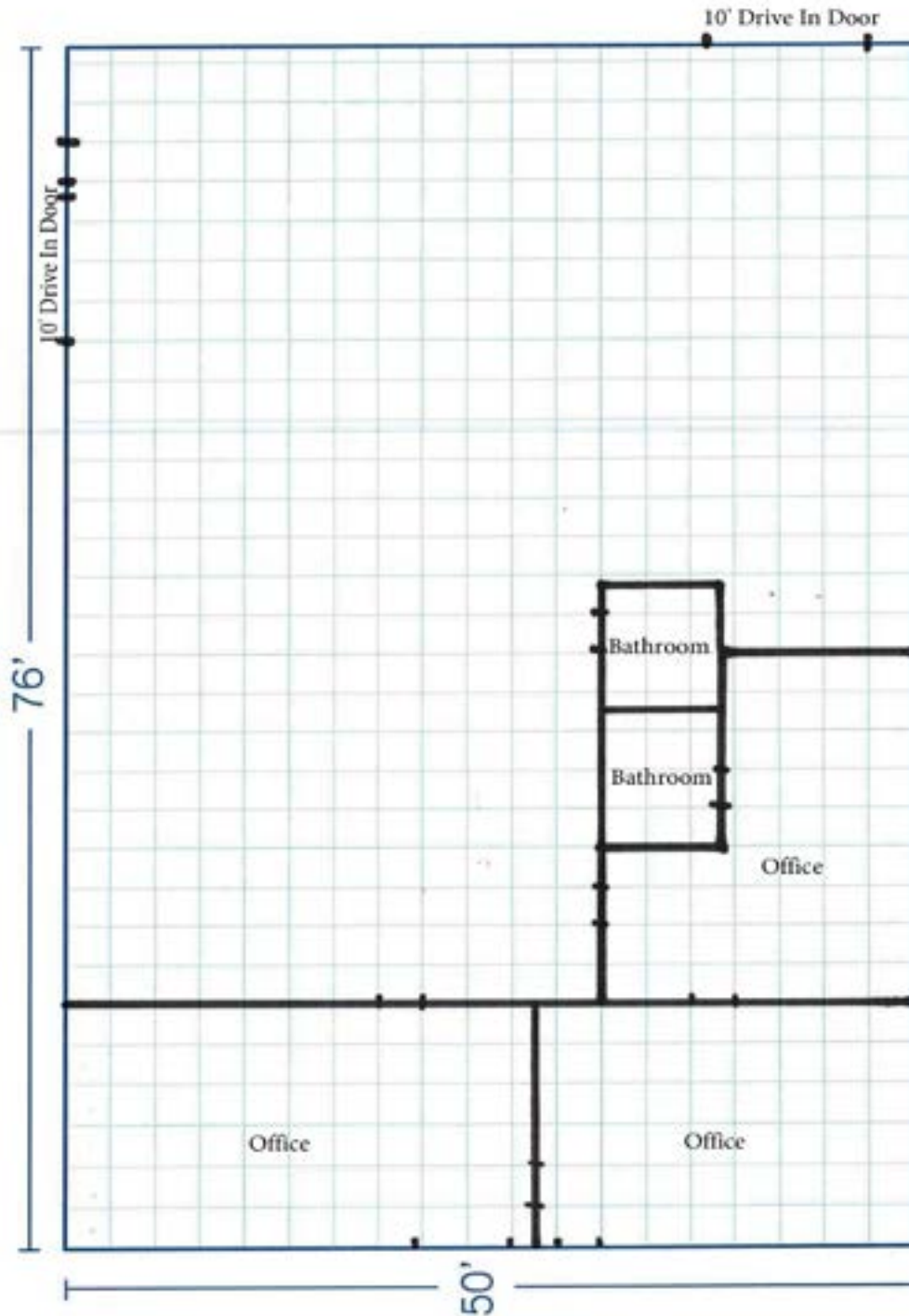
- ±3,800 SF Flex Space For Sale in Rock Hill, SC
- Includes (2) 10' Wide Drive in Doors
- Centrally Located in Rock Hill
- Warehouse and Office Space both Heated and Cooled
- Fenced in Rear Outdoor Storage
- Located ±2.3 Miles from the Knowledge Park Corridor, University Center and Downtown Rock Hill.

**Miles Curley**

Senior Commercial Agent

Direct: 803-366-1014 | Miles@tuttleco.com

300 Technology Center Way, Suite 410 | Rock Hill, South Carolina 29730 | 803-366-1158 | tuttleco.com

**FLOOR PLAN****Miles Curley**

Senior Commercial Agent

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**±3,800 SF Flex Space**

1122 India Hook Road, Rock Hill, South Carolina 29732

INTERIOR



**Miles Curley**

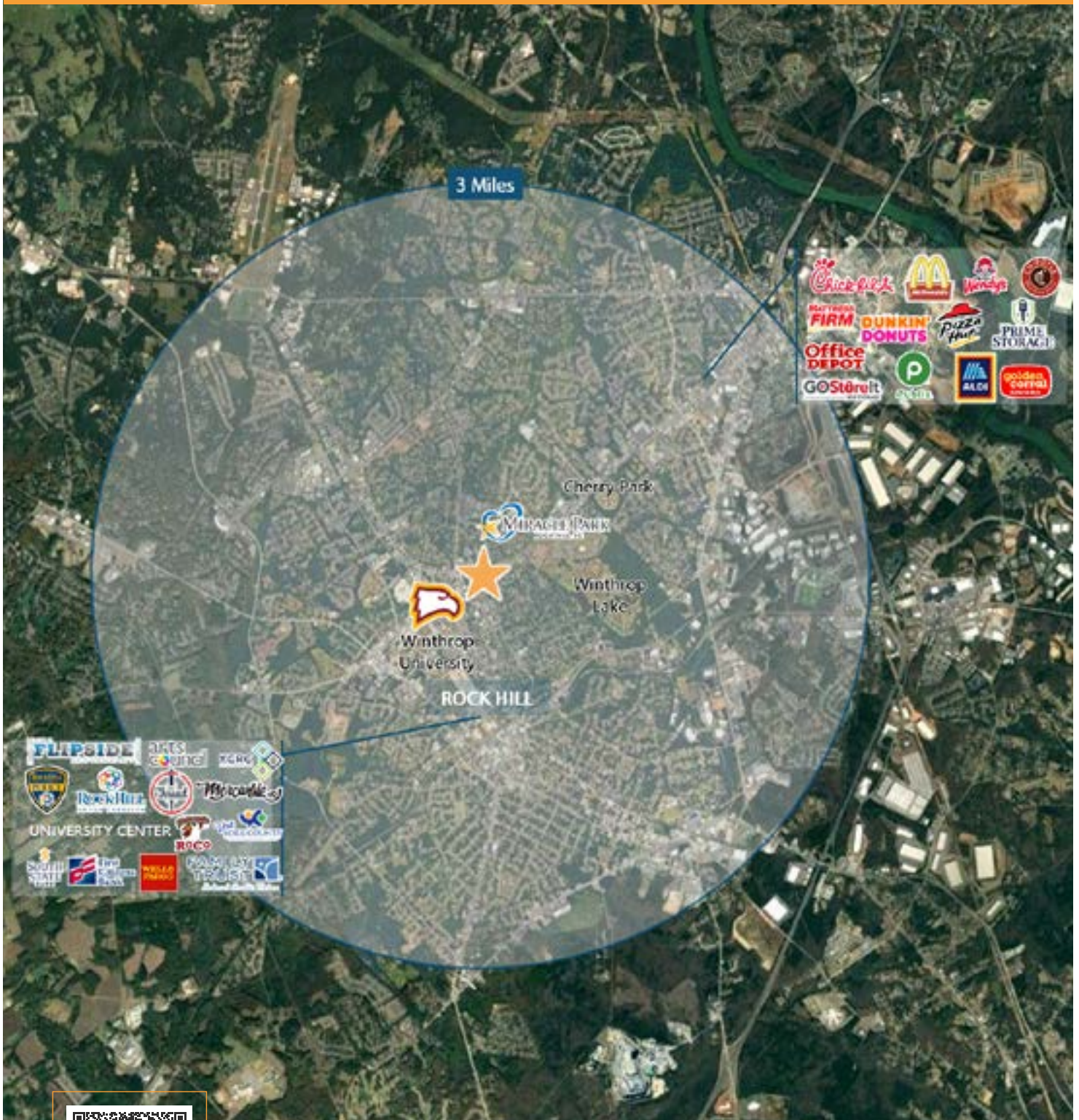
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## LOCATION AERIAL



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## AREA AMENITIES & ATTRACTIONS



- Rock Hill is the Most Populous City in York County & the 5th Most Populous City in SC
- Located 30 Minutes South of Charlotte and a Hour North of Columbia, Rock Hill Anchors what is known as the "Old English District" in South Carolina
- Rock Hill is conveniently located with Access to Interstate 77



### UNIVERSITY CENTER

A ±1.3 Million SF Revival of the Historic ±23 Acre Rock Hill Printing & Finishing Company (The Bleachery) site into a ±200 Million Mixed-Use Development, Located in the Heart of Knowledge Park



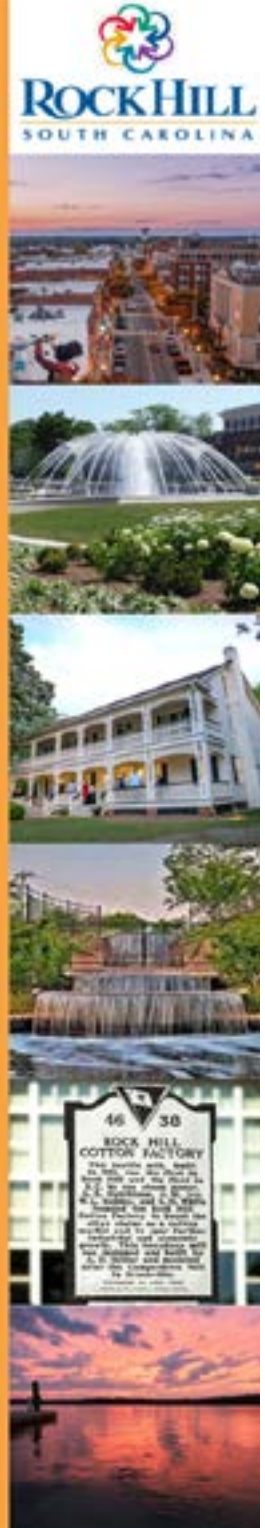
### ROCK HILL SPORTS & EVENT CENTER

A State-of-the-Art Facility with 8 Basketball Courts, 16 Volleyball Courts, 700 Court-Side Permanent Seats, Multiple Concessions & Locker Rooms & The Championship Court has 1,200 Stadium Seats. Attracts over 466,000 Visitors Annually!



### WINTHROP UNIVERSITY

Founded in 1886, Winthrop is a Nationally Recognized Public & Comprehensive University located on a Historic and Scenic Campus. Known for its Diversity, Excellence & Family Atmosphere.



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