



Available For Lease

**725 Red River Rd
Rock Hill, SC 29730**

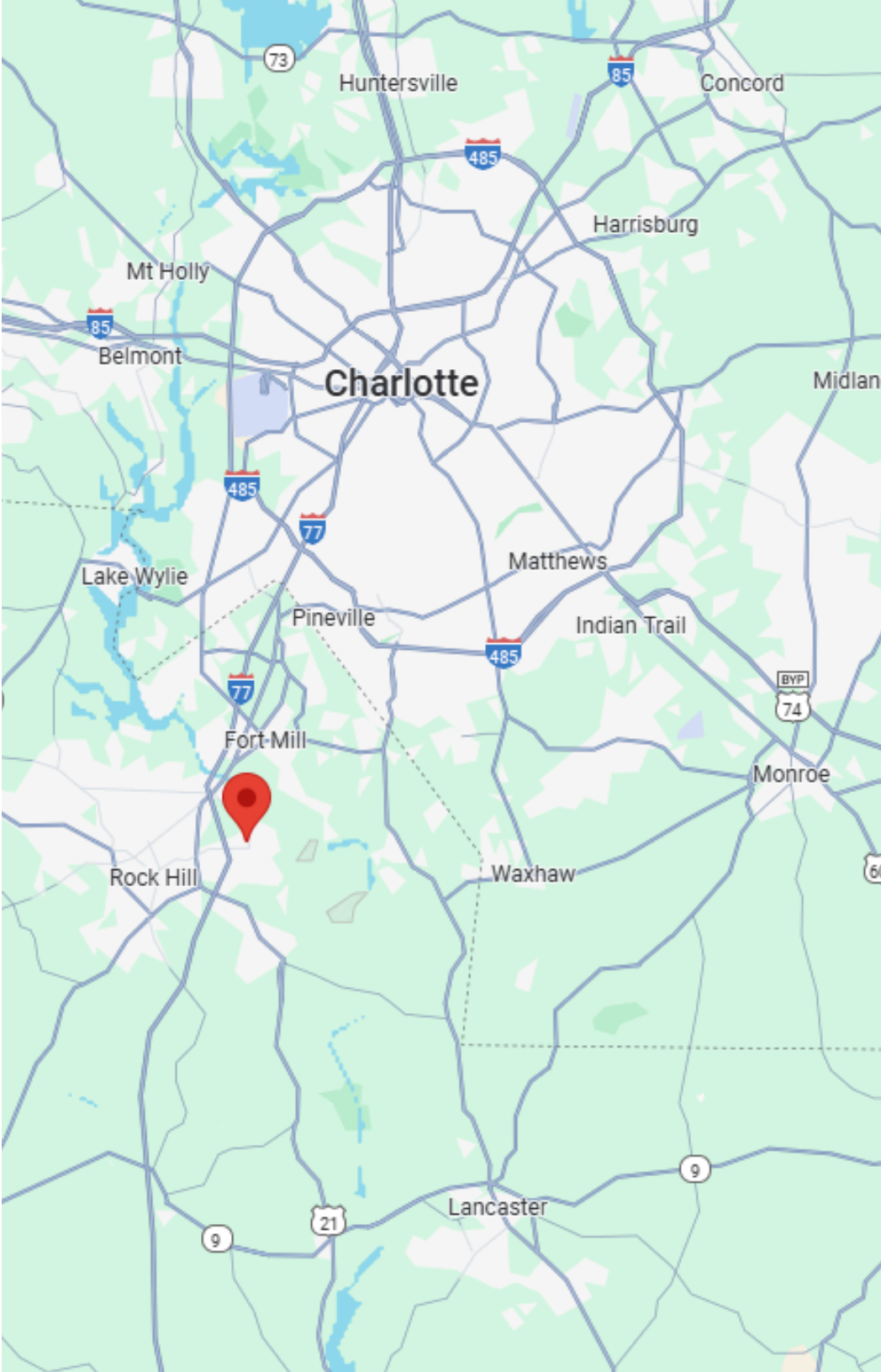


Property Summary

725 Red River Rd in Rock Hill, SC offers an exceptional light-industrial lease opportunity featuring a 5,600 SF building situated on a generous 15-acre parcel zoned LI (Light Industrial). Built in 1996, the facility provides 16-foot clear height, and four 14-foot drive-in doors. The site's expansive acreage supports ample parking, outdoor storage, or future operational expansion. A Tenant Improvement (TI) allowance is available, providing added value for customization needs. Positioned in one of Rock Hill's most accessible industrial corridors—just minutes from major highways, distribution routes, and regional commercial hubs—the location offers exceptional logistical efficiency and visibility. Its proximity to Charlotte's metro area and key transportation networks makes this property a strategic choice for businesses seeking operational convenience, scalability, and strong regional connectivity.

PROPERTY SUMMARY

Address	725 Red River Rd, Rock Hill, SC 29730
Type	For Lease
Total SF	5,600
Acreage	15
Year Built/Renovated	1996
Drive-ins	4
Clear Height	16'
Zoning	LI



Property Photos



Property Photos



Charlotte, NC

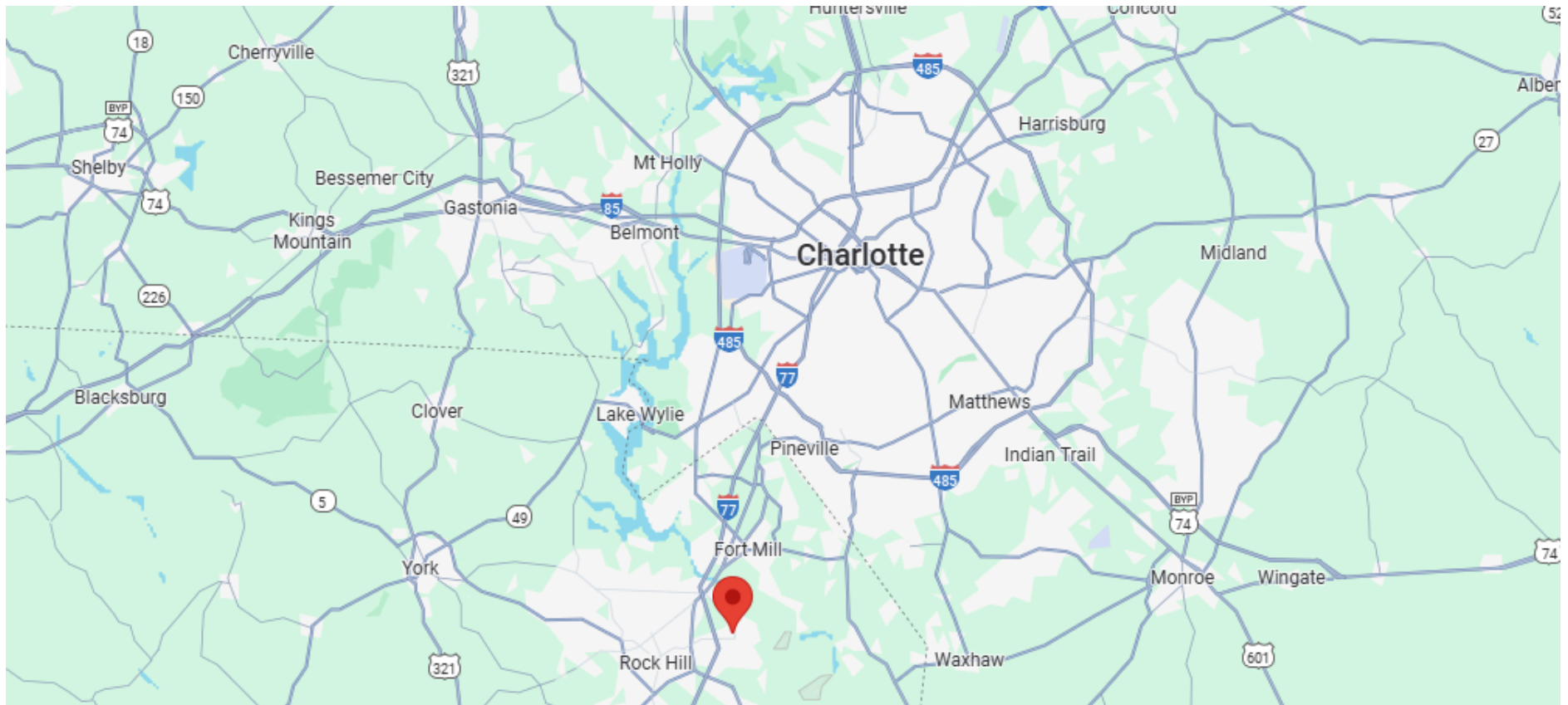
Charlotte, North Carolina is a leading Southeastern hub for industrial and commercial growth, driven by its strategic location along I-85 and I-77, strong labor pool, and business-friendly environment. The region offers exceptional logistics advantages through Charlotte Douglas International Airport—one of the nation's top cargo hubs—and efficient access to major East Coast distribution routes. Demand remains strong across modern warehouse, manufacturing, and flex products, with key submarkets such as the Airport, North, Southwest Charlotte, and nearby York County/Rock Hill seeing continued expansion. With competitive operating costs, robust infrastructure, and sustained population and economic growth, Charlotte stands out as a prime market for companies seeking scalable, well-connected industrial space.

Distance

Downtown Charlotte - 25 Miles

I-77 - 1.2 Miles

I-485 - 15 Miles





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VP of Acquisitions



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