

ROCK HILL INDUSTRIAL PARK
150 MT. GALLANT ROAD
ROCK HILL, SOUTH CAROLINA

FOR LEASE OR SALE
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

Fully Air Conditioned

Heavy Power (Approximately 4,000 AMPS)

Column Spacing: 25' X 50'

Clear height: 23'7" at Center

New TPO Roof (2022)

Adjacent to Norfolk Southern Line with Rail Spur in Place

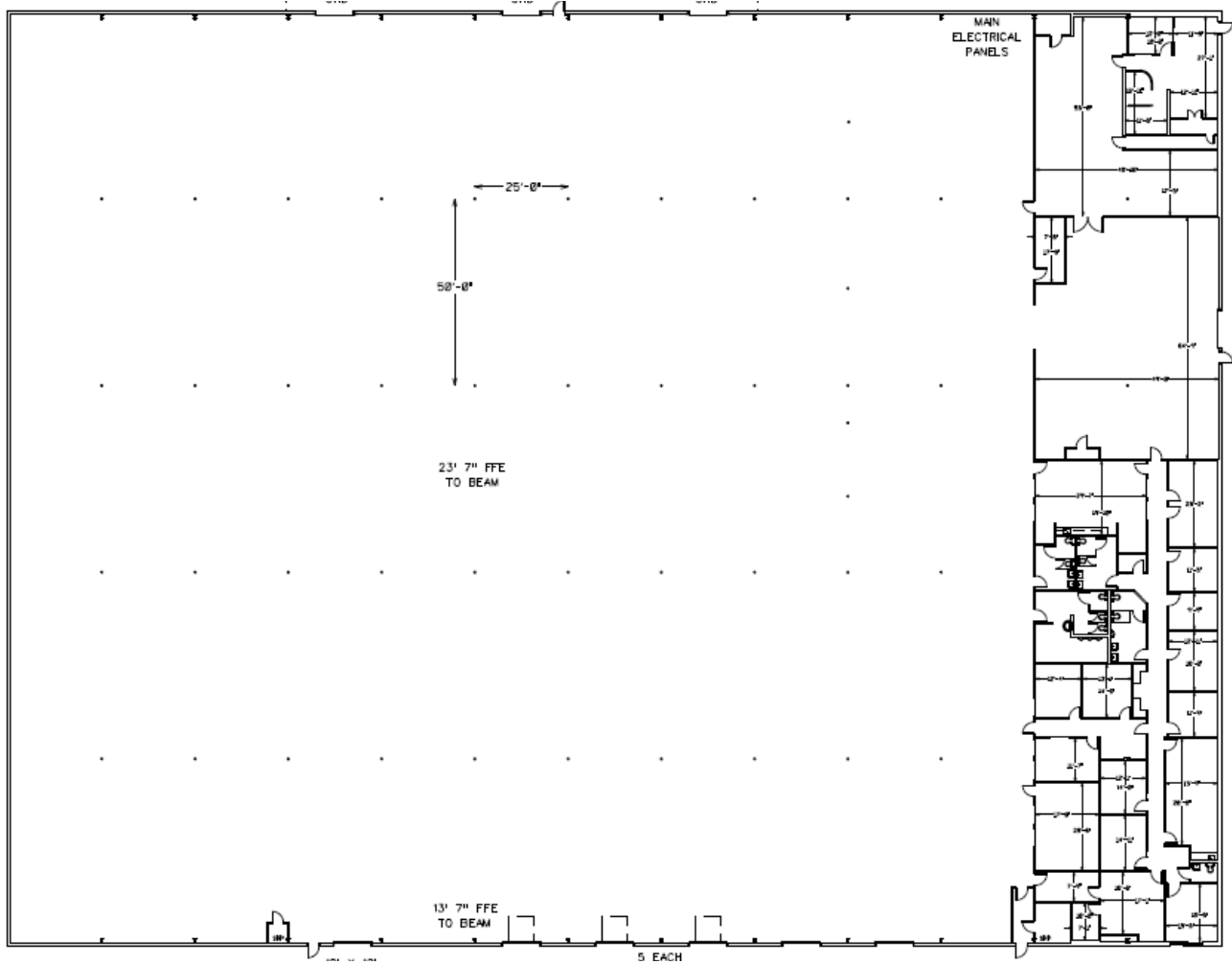
Will Consider 40,000 SF Deals and Larger

CONTACT

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

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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
- » Potential 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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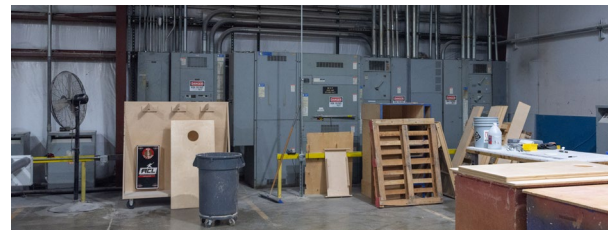
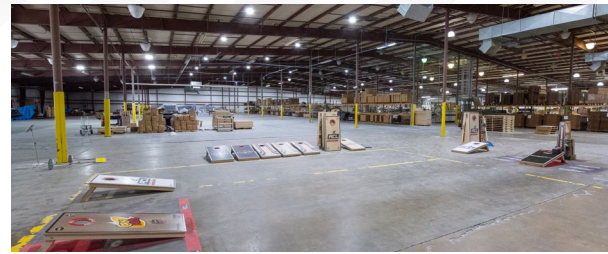
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PHOTOS



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Broker is also part of the ownership of the property

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