



**LEASE**

## 4,729 SF Warehouse

**414 PENDLETON ST**

Rock Hill, SC 29730



**PRESENTED BY:**

**MARK MAYFIELD**

O: 803.325.9030

mark.mayfield@svn.com

South Carolina #18972

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$11.00 SF (NNN)
<b>NNN EXPENSES:</b>	\$2.54 SF
<b>AVAILABLE SF:</b>	4,729 SF
<b>BUILDING SIZE:</b>	27,801 SF
<b>ZONING:</b>	IG
<b>MARKET:</b>	Charlotte Metro
<b>SUBMARKET:</b>	Rock Hill

### PROPERTY OVERVIEW

Rail served, pre-engineered metal sided building on 1.2 acres formerly occupied by a powder coating business and located in an Opportunity Zone near downtown Rock Hill. Building front has been re-skinned with new metal panels and overhead doors have been replaced or serviced.

### PROPERTY HIGHLIGHTS

- Heavy Power; 3 phase, 208/480 Volt
- 2 grade level overhead doors with access to double truck dock well
- Building front has been re-skinned with new metal panels and overhead doors replaced or serviced
- Clear ceiling heights under beam range from approx. 15' - 17.5'
- Air lines

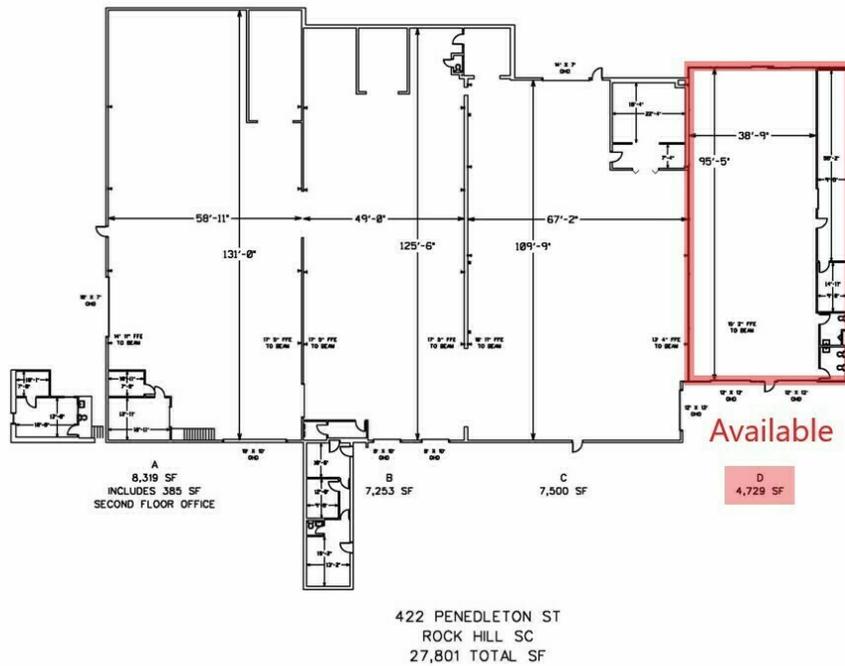
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# LEASE SPACES



## LEASE INFORMATION

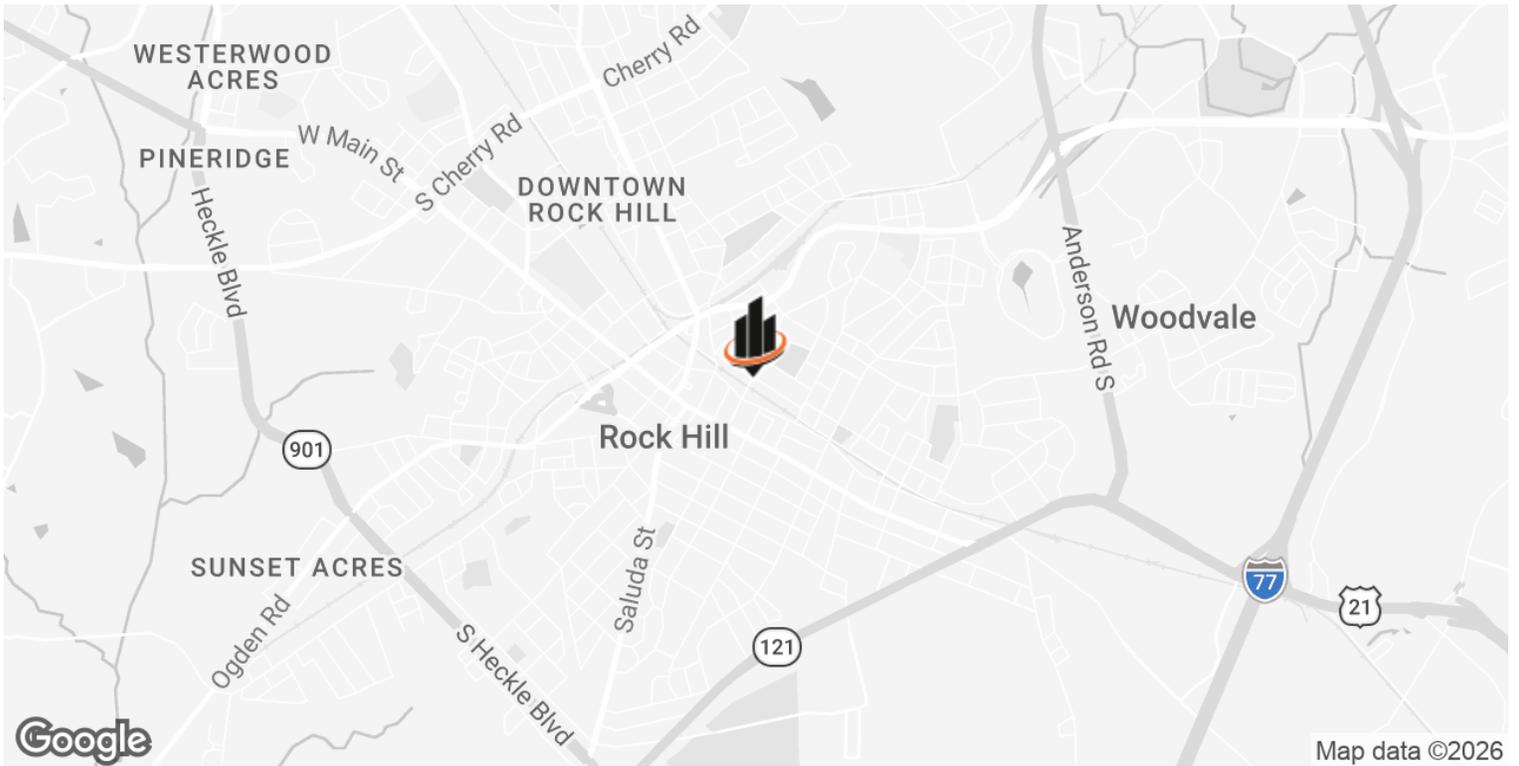
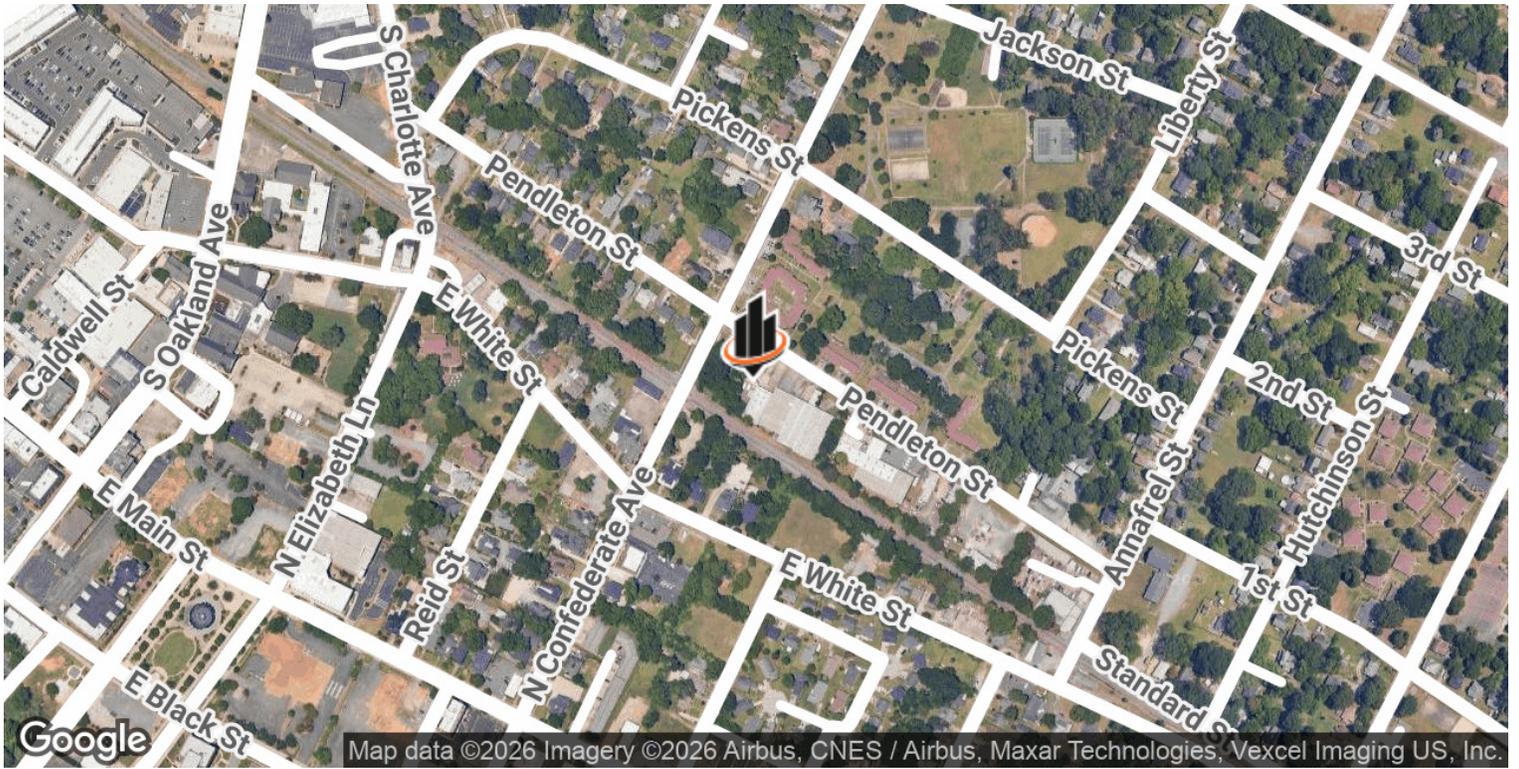
<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	4,729 SF	<b>LEASE RATE:</b>	\$11.00 SF/yr

## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Bay D	4,729 SF	NNN	\$11.00 SF/yr	\$2.54/SF TICAM. Available 5/1/2026

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# LOCATION MAP



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