

# 5025 OLD YORK ROAD

Rock Hill, SC 29732



## Available for Lease

+/- 16,100 SF Industrial Building in Rock Hill, SC

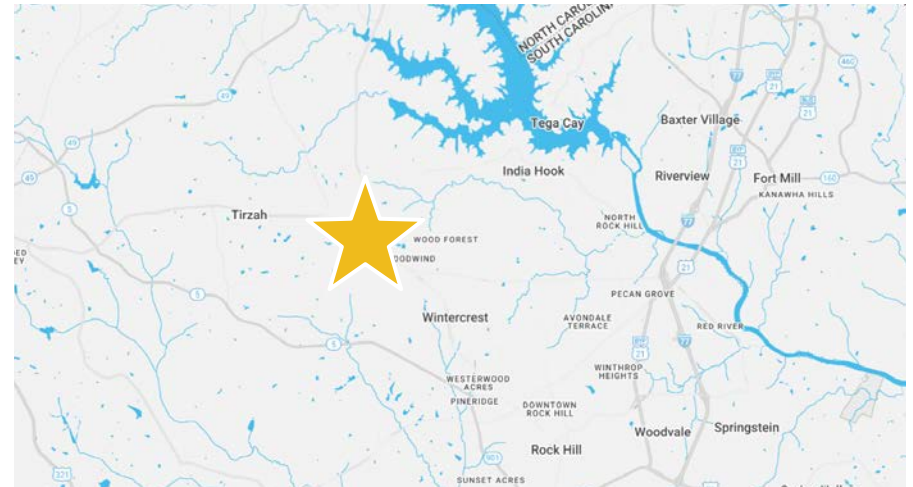
 **WHITESIDE**  
PROPERTIES



# Property Overview

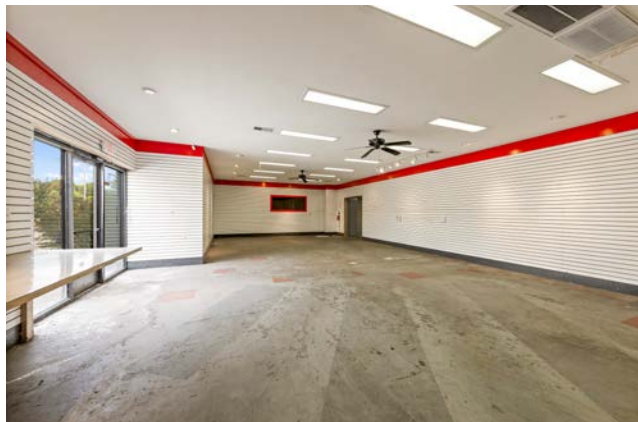
Whiteside Properties is pleased to offer a +/- 16,100 SF industrial building comprising +/- 3,500 SF of office space, +/- 1,325 SF of showroom area, and +/- 11,300 SF of warehouse space. The building features two loading docks and one drive-in door, and is located within 1/4 mile of Super Wal-Mart and other retail developments. Situated on the rapidly growing Hwy. 161 corridor, this highly visible location is in an area slated for significant commercial growth as outlined in the City's Long-Term Master Plan.

**+/- 16,100 SF Industrial Building Available for Lease**



ADDRESS	5025 Old York Rd   Rock Hill, SC 29732
AVAILABILITY	Available for Lease
SQUARE FOOTAGE	+/- 16,100 SF
ACREAGE	+/- 1.0 AC (Expandable up to +/- 4.3 AC)
ZONING	IB
ASSET CLASS	Industrial
UTILITIES	Septic & Well (City Water Available)
POWER	3 Phase Electrical; 120-208 V; Two 200 Amp Panels & One 125 Amp Panel
DOORS	(2) 8'x10' Dock-High Doors with Levelers (1) 10'x14' Drive-In Door
CLEAR HEIGHT	15' Eaves & 18'4" Center
COLUMN SPACING	25' x 50'
LEASE RATE	\$10.50 PSF
RE TAXES	\$2.54 SF

# Property Photos





# Floor Plan

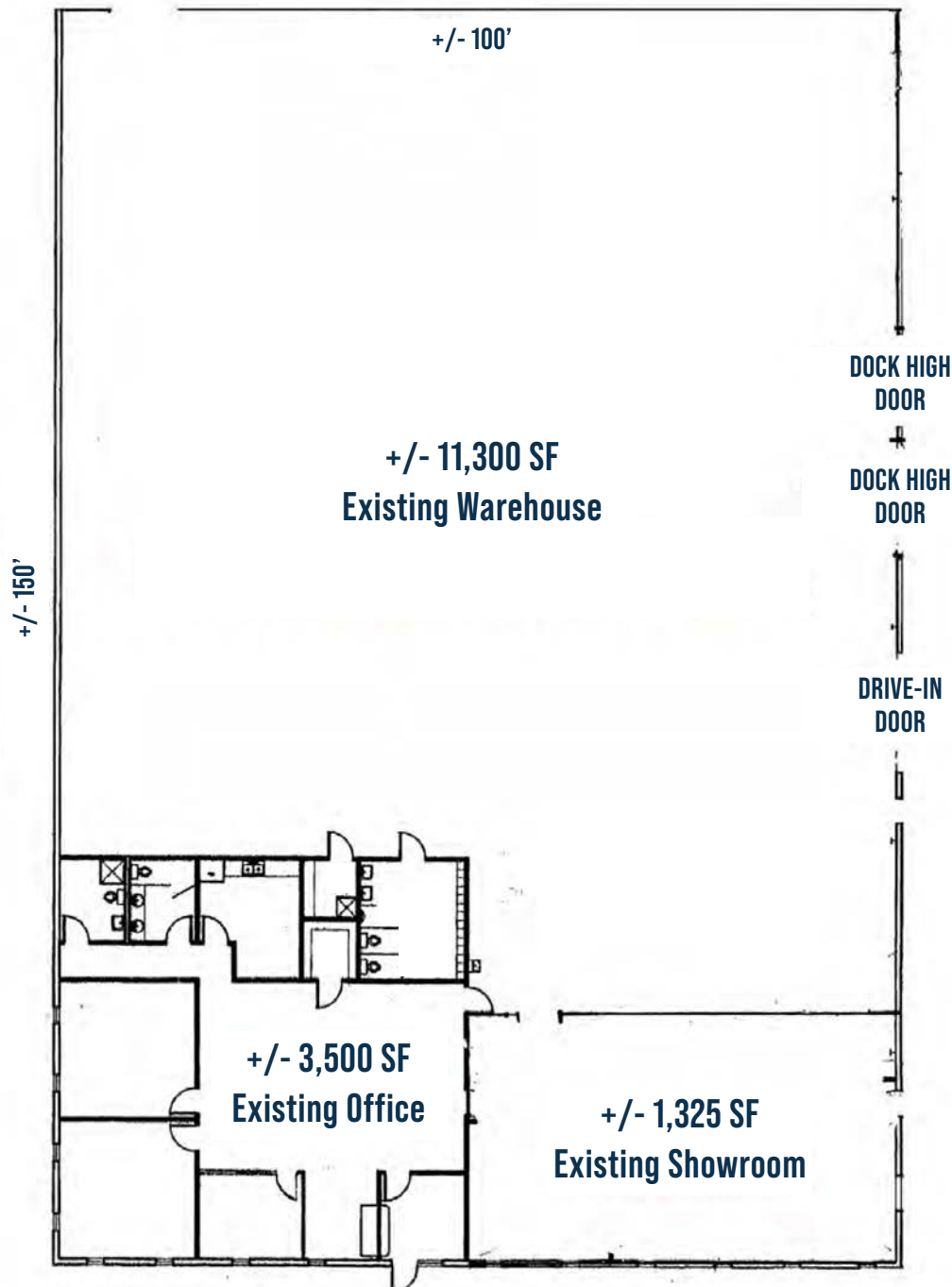
## Layout Details

**+/- 16,100 Total SF**

**+/- 3,500 SF Office**

**+/- 1,325 SF Showroom**

**+/- 11,300 SF Warehouse**







Bank of America

STORAGE SOLUTIONS

CARTER Lumber

HANDS MILL HWY

Newport

OLD YORK RD

4,500 VPD

SITE

ALDI Bojangles AutoZone

EXPRESS OIL CHANGE

BUGER KING

MIDGARD

FRESH FARMS

ANYTIME FITNESS

DOLLAR GENERAL

EPS ENGINE POWER SOURCE

ENCOMPASS

Pulcra Chemicals

City BARBEQUE  
Advance Auto Parts  
McDonald's  
TACO BELL  
SCOOTER'S COFFEE

Walmart  
T-Mobile  
Sport Clips  
verizon  
DOLLAR TREE  
EMPIRE PIZZA  
SHOE SHOW  
FOUNDERS

GOStoRelt

37,800 VPD

U-HAUL

HECKLE BLVD

ZAXBY'S

OLD YORK RD

SouthWood

Coca-Cola

Action Stainless

Public Storage

USPS

RAWLINS RD

17,400 VPD

BRYANT BLVD



# 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.