



SALE / LEASE

Free-Standing Industrial or Retail Bldg & Land (up to 4 AC subject to rezoning)

5025 OLD YORK RD

Rock Hill, SC 29732

PRESENTED BY:

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SC #18972

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LEASE RATE:	\$10.75 SF NNN
RE TAXES:	\$1.39 SF
BUILDING SIZE:	16,100 SF
LOT SIZE:	+/- 1 Acre
YEAR BUILT:	1988
ZONING:	IB
UTILITIES:	Septic & Well (City Water Avail)
POWER:	3 phase electrical; 120-208 V; Two 200 Amp Panels & One 125 Amp Panel

PROPERTY OVERVIEW

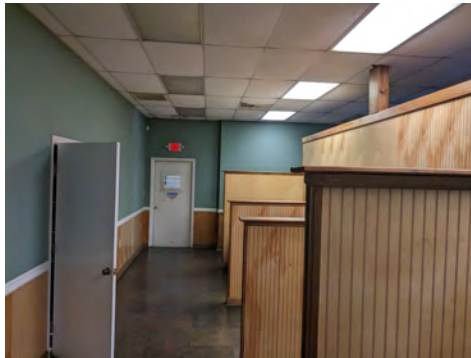
+/- 16,100 SF industrial building is comprised of +/- 3,500 SF office +/- 1,325 SF showroom area and +/- 11,300 SF warehouse. The building has 2 loading docks and 1 drive-in door. Located within 1/4 mile of Super Wal-Mart and other retail developments. This area is slated for significant commercial growth in the City's Long Term Master Plan.

PROPERTY HIGHLIGHTS

- Highly Visible Location, near Super Wal-Mart; Located on Rapidly Growing Hwy. 161 Corridor
- Includes Office Space and Showroom Area
- Clear Ceiling Heights 15' @ eaves & 18'4" @ center
- 2 8'x10' dock-high doors with levelers and 1 10'x14' drive-in door
- 25' x 50' Column Spacing

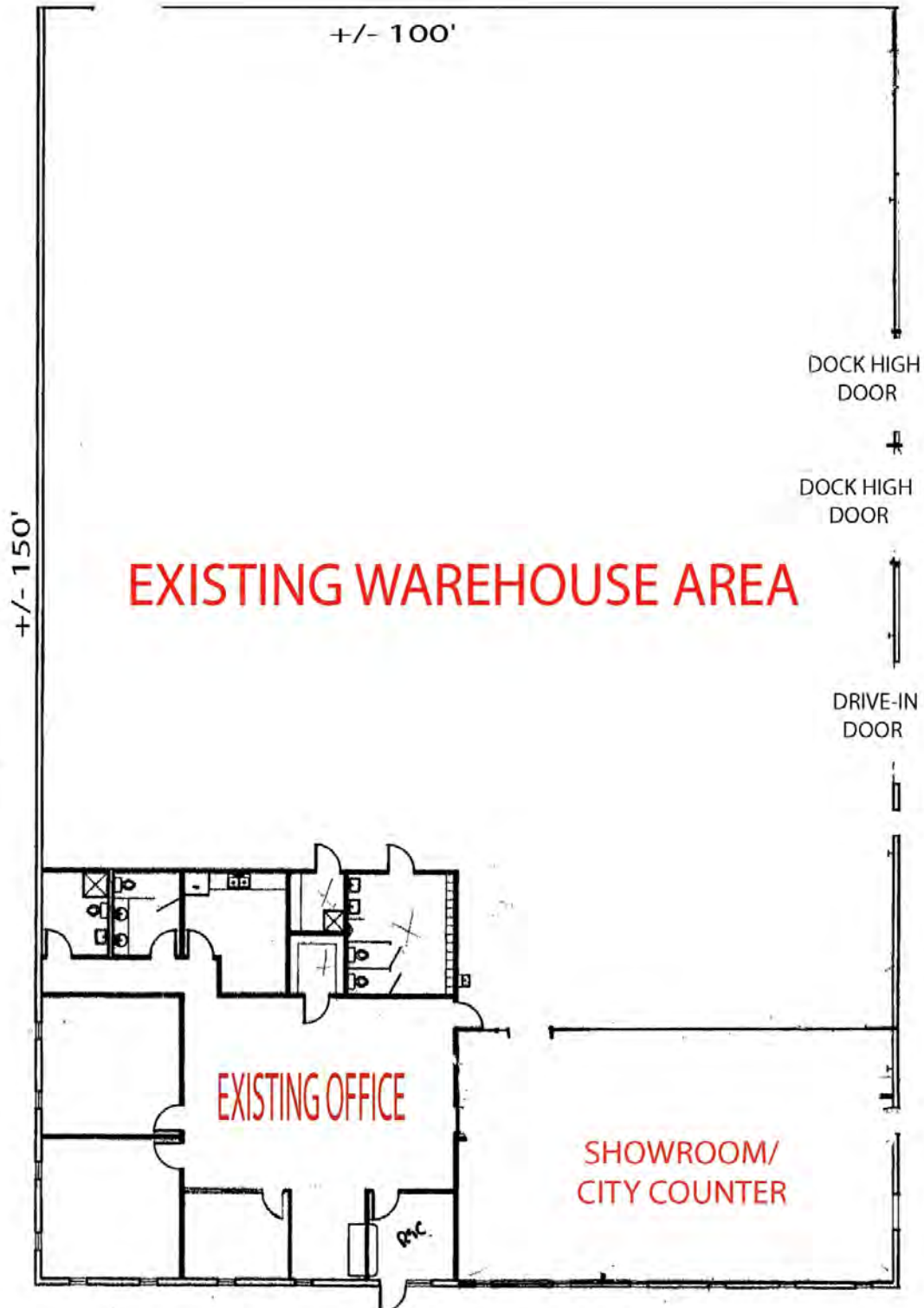
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PHOTOS



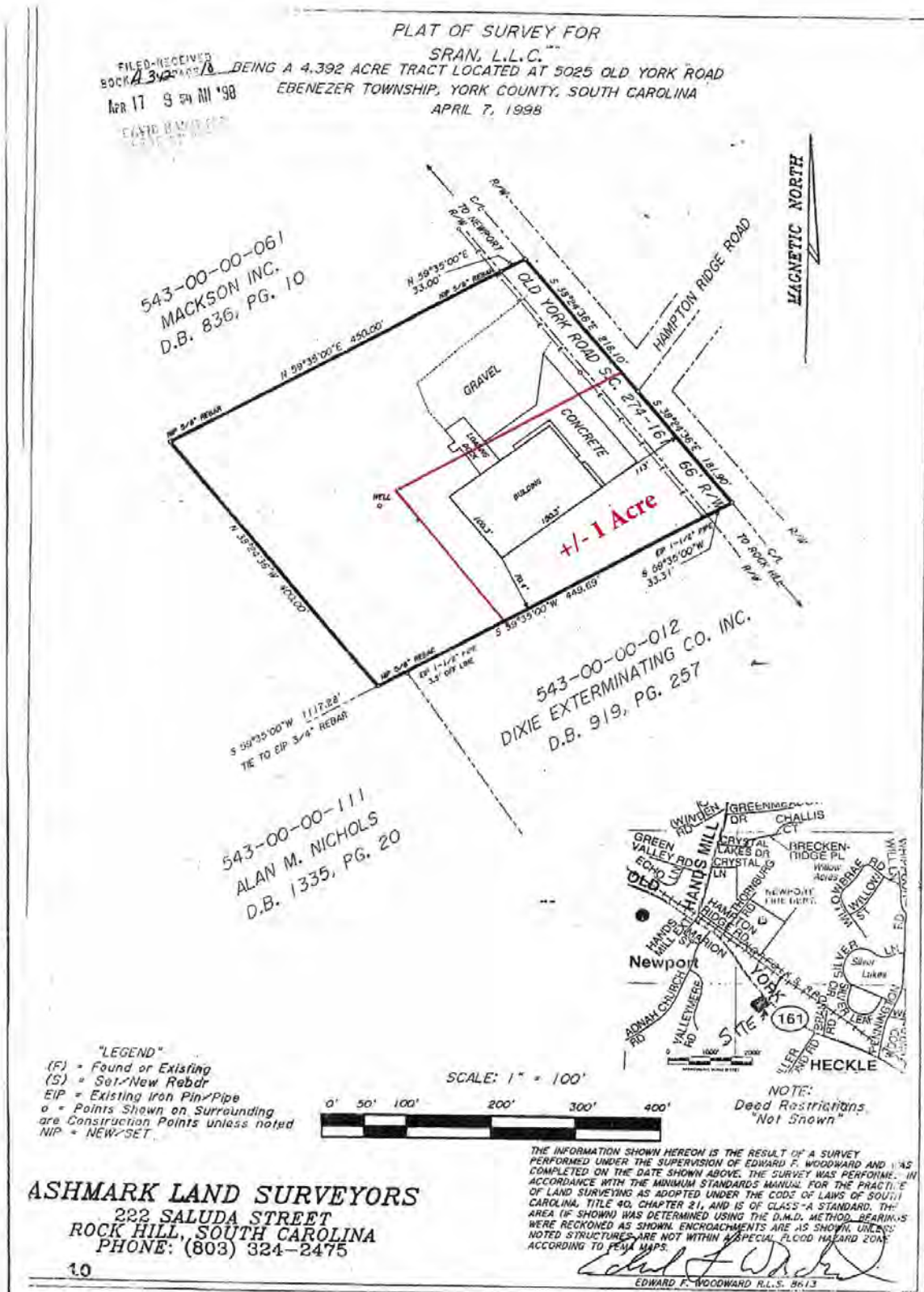
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FLOOR PLANS



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SITE PLANS



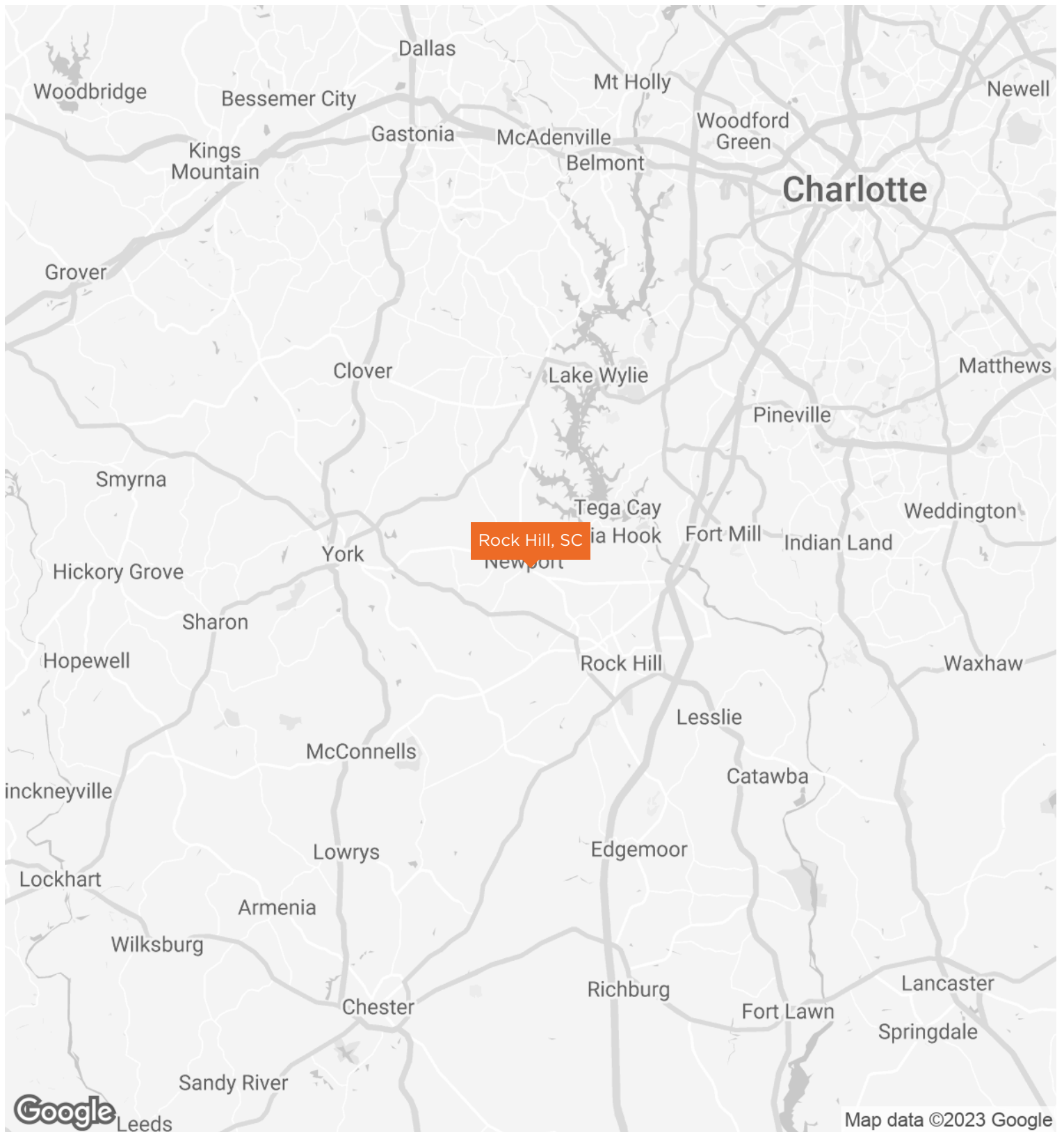
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AERIAL MAP



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REGIONAL MAP



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