



**INDUSTRIAL SPACE | FOR LEASE**

**424 MT. PHILLIPS STREET | ROCK HILL, SC**

±5,000 SF Warehouse space with office space and laydown yard for outdoor storage available in Rock Hill.

**JIM WETZEL**  
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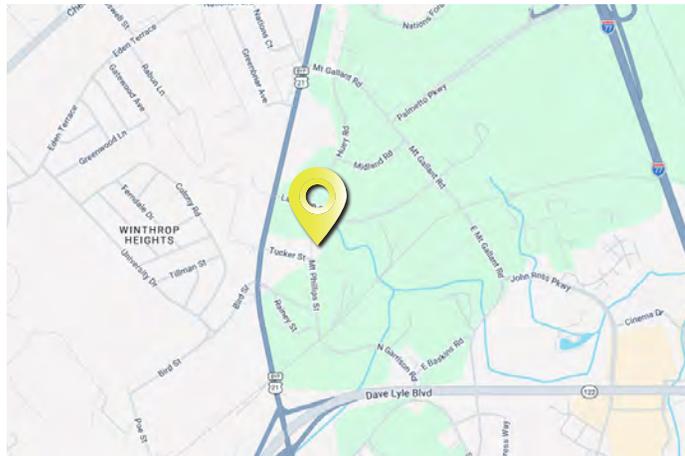
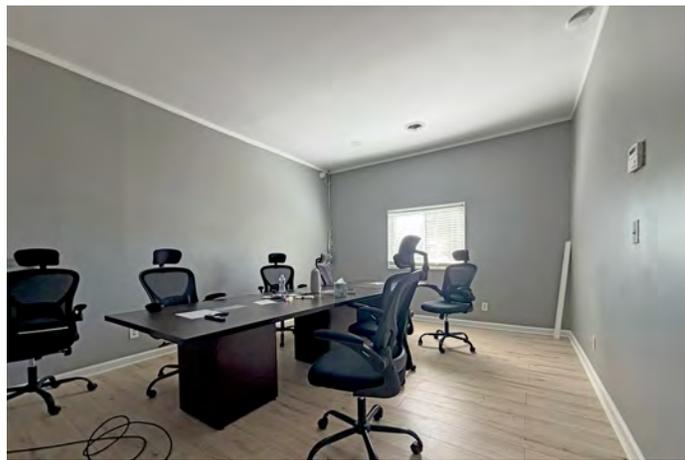
## PROPERTY INFORMATION

**SF\***  
±5,000 SF Warehouse

**ZONING**  
ID in York County

- FEATURES**
- 1-3± Acres of laydown yard/outdoor storage
  - Office space available if needed by tenant
  - Grade-level garage door on each side of the warehouse
  - Close to I-77/Cherry Rd. Exit, right behind N. Anderson Rd.

**LEASE RATE**  
Call Broker for pricing  
Modified Gross lease



[mecacommercial.com](http://mecacommercial.com)

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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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**MECA**  
COMMERCIAL REAL ESTATE



**BRONZE**

BRONZE LEVEL  
BICYCLE FRIENDLY  
COMMUNITY  
DESIGNATION FROM  
THE LEAGUE OF  
AMERICAN BICYCLISTS.

**CLASS 1**

THE FIRE DEPARTMENT  
HAS RETAINED ITS  
STATUS AS AN ISO 1  
SINCE 2016

*The New York Times*

NAMED A "BOOM  
TOWN BY THE NEW  
YORK TIMES

**20**

MILES SOUTH  
OF CHARLOTTE

**2022**

NAMED SOUTH  
CAROLINA'S TOP  
WORKPLACE

## ROCK HILL, SC

Rock Hill is Charlotte's Southern neighbor and the northernmost county in the Olde English District region of South Carolina. It is a business-savvy blend of historic charm and responsibly implemented expansion. The city is located in the north-central area of South Carolina approximately 20 miles south of Charlotte, NC along the I-77 corridor. Rock Hill is a growing community of nearly 75,000 residents, is the largest city in York County, SC and the only major South Carolina city in the Charlotte area.

Rock Hill offers scenic riverfront views along the Catawba River and is home to numerous nature trails, restaurants, and thirty-one parks which are used for both national and local events. Its historic downtown consist of twelve contiguous buildings built as early as 1840 offering dining and retail options. The city is also home to three colleges, including Winthrop University, a public liberal arts university founded in 1886 which enrolls nearly 6,000 students annually.

