

# INDUSTRIAL FOR SALE OR LEASE

±181,000 SF ON ±11.09 ACRES | AVAILABLE FOR OCCUPANCY



**500 LINKWOOD ROAD, ROCK HILL, SC 29730**

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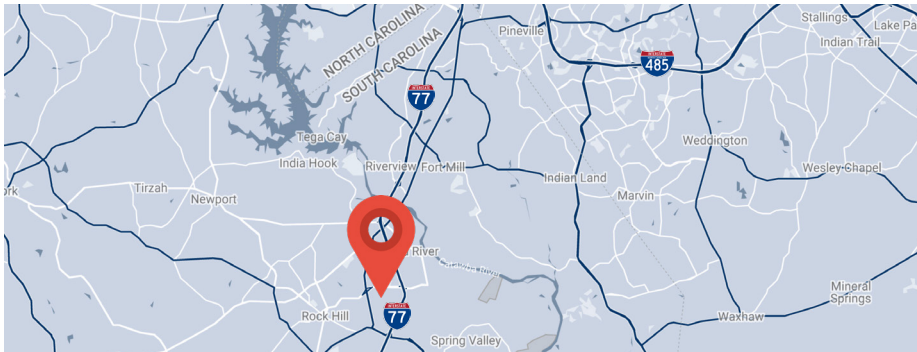
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# PROPERTY HIGHLIGHTS

500 LINKWOOD RD | ROCK HILL, SC 29730

|                       |                                                                                           |
|-----------------------|-------------------------------------------------------------------------------------------|
| <b>SQUARE FOOTAGE</b> | ±181,000 SF total with ±5,500 SF office<br>Tenants can subdivide - ±81,000 or ±100,000 SF |
| <b>ACREAGE</b>        | ±11.09 acres total<br>Additional ±2.74 acres available for expansion                      |
| <b>LOADING</b>        | 16 dock high doors (8'x9')<br>3 drive in doors (two 12'x12' & one 10'x10')                |
| <b>CEILING</b>        | 30' clear height at center<br>18' clear height at eaves                                   |
| <b>SPRINKLER</b>      | Wet system                                                                                |
| <b>COLUMNS</b>        | 27' x 49'6" column spacing                                                                |
| <b>ZONING</b>         | Zoned UD (York County)                                                                    |
| <b>LOCATION</b>       | ±1 mile from I-77<br>Near new Palmetto Parkway interchange                                |
| <b>AVAILABILITY</b>   | Property will be delivered vacant February 1, 2026                                        |

**FOR SALE: \$12,999,999**  
**FOR LEASE: \$6.75 PSF NNN**



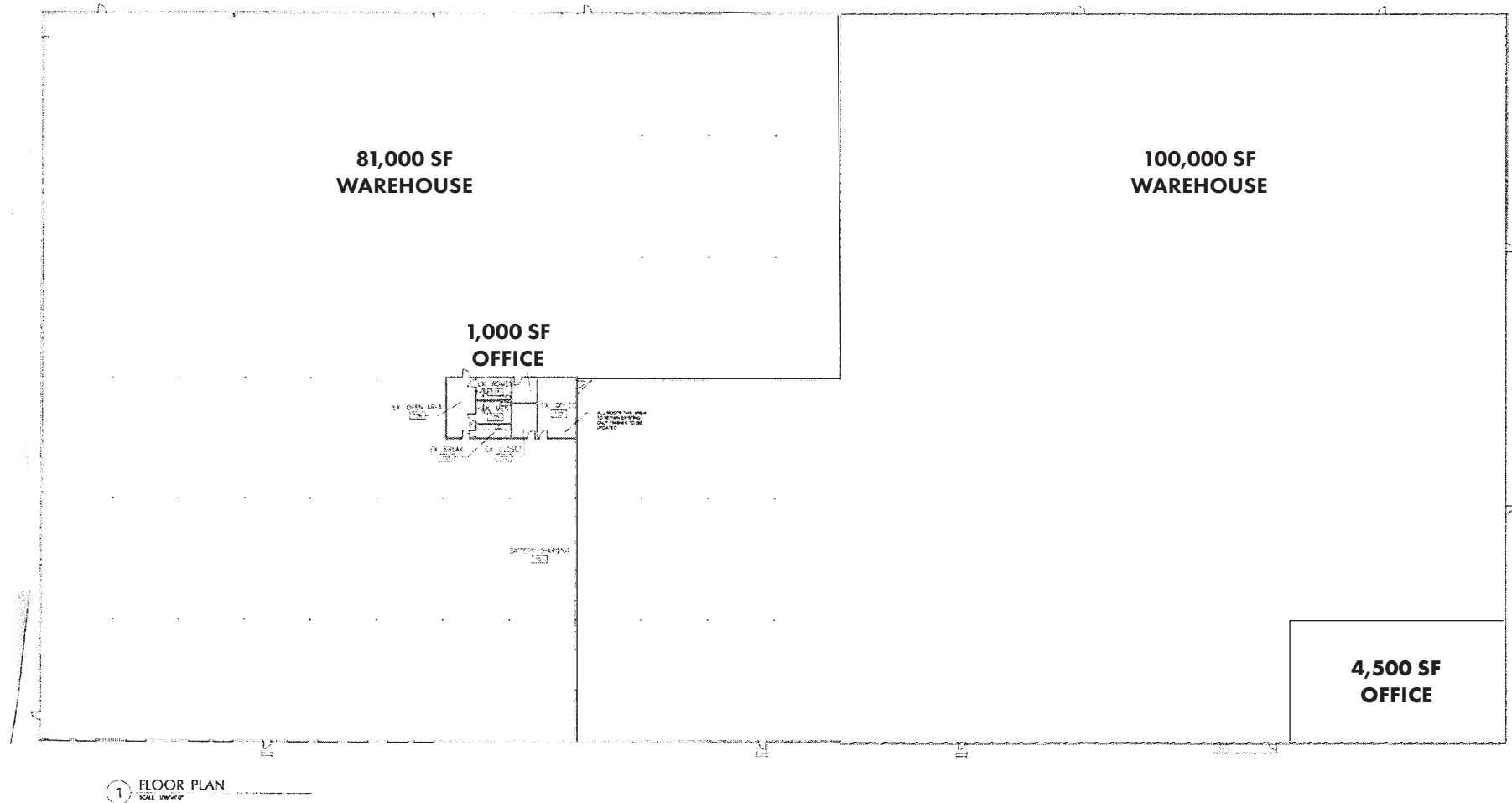
# PHOTOS

500 LINKWOOD RD | ROCK HILL, SC 29730



# FLOOR PLAN

500 LINKWOOD RD | ROCK HILL, SC 29730



# INTERSTATE ACCESS

500 LINKWOOD RD | ROCK HILL, SC 29730

