



LEASE

PRICED REDUCED: 32,500 SF Warehouse Sublease TechPark

467 LAKESHORE PKWY

Rock Hill, SC 29730

PRESENTED BY:

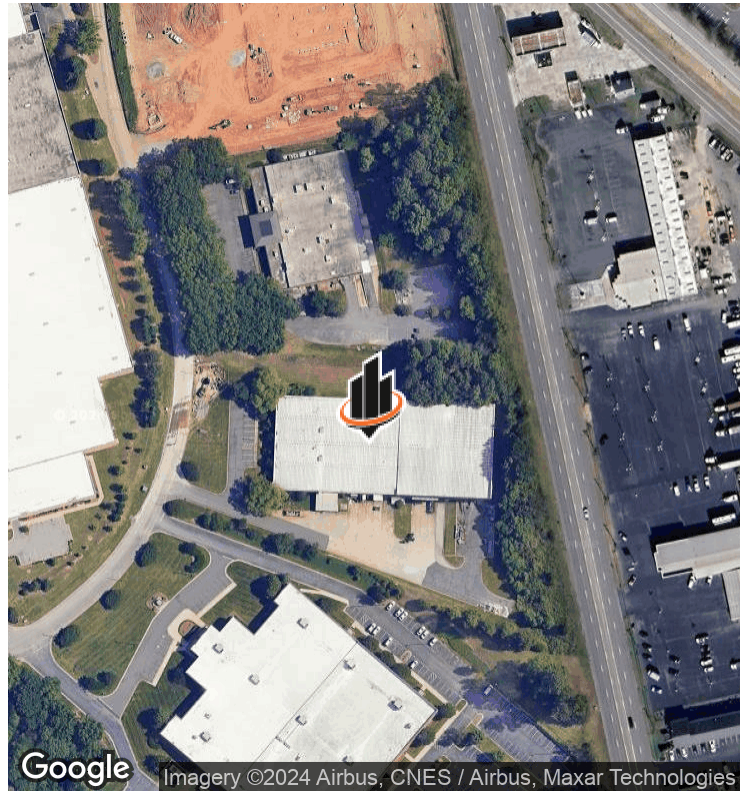
**MARK J. MAYFIELD, CCIM,
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SC #18972

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$8.95/SF NNN \$7.25/SF NNN
BUILDING SIZE:	54,500 SF
AVAILABLE SF:	32,500 SF
TICAM SF/YR:	\$2.98
LOT SIZE:	4.59 Acres
YEAR BUILT:	1989
ZONING:	PUD
CEILING HEIGHT:	21' - 24' clear

PROPERTY OVERVIEW

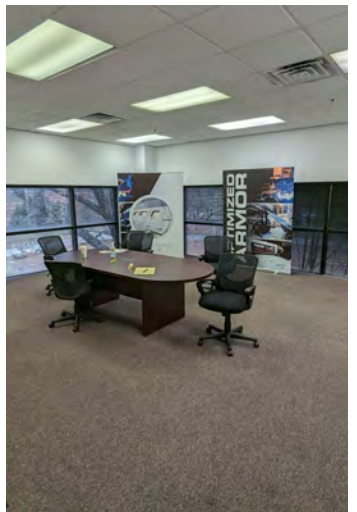
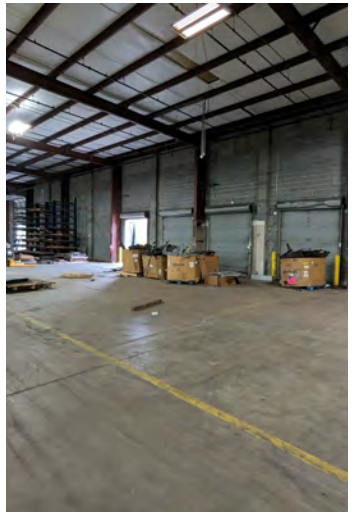
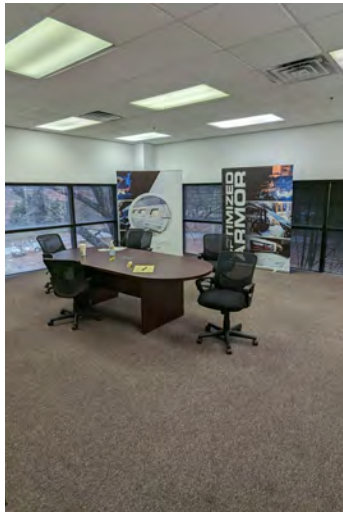
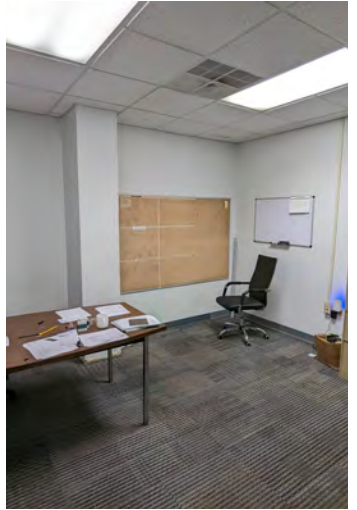
Warehouse sublease in TechPark Business Park in Rock Hill. Attractive masonry construction with high ceilings, heavy power, sprinkler with 4 dock-high (8' x 10' w/levelers & seals) and 1 grade-level drive-in (12' x 14'). Existing Lease expires 12/31/26 with option for two (2) successive three (3) year Lease extension options to the Initial Term.

PROPERTY HIGHLIGHTS

- Sublease +/- 30,000 SF warehouse space with potential 2,500 SF office, if needed
- Motion activated warehouse lighting
- 25' x 50' column spacing
- Heavy Power, Sprinkler system, Infrared warehouse heat
- 4 docks, 1 drive-in

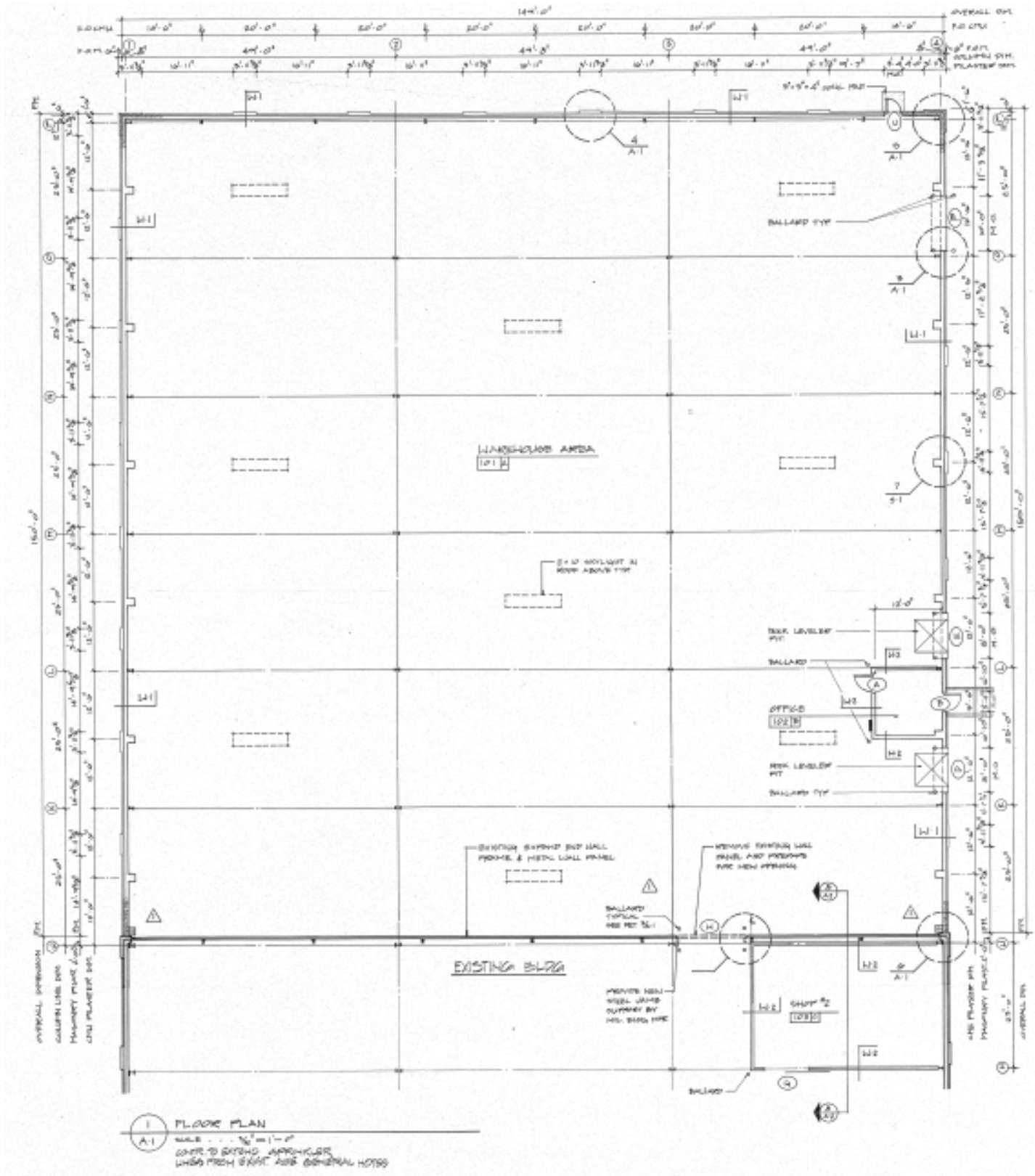
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ADDITIONAL PHOTOS



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FLOOR PLANS

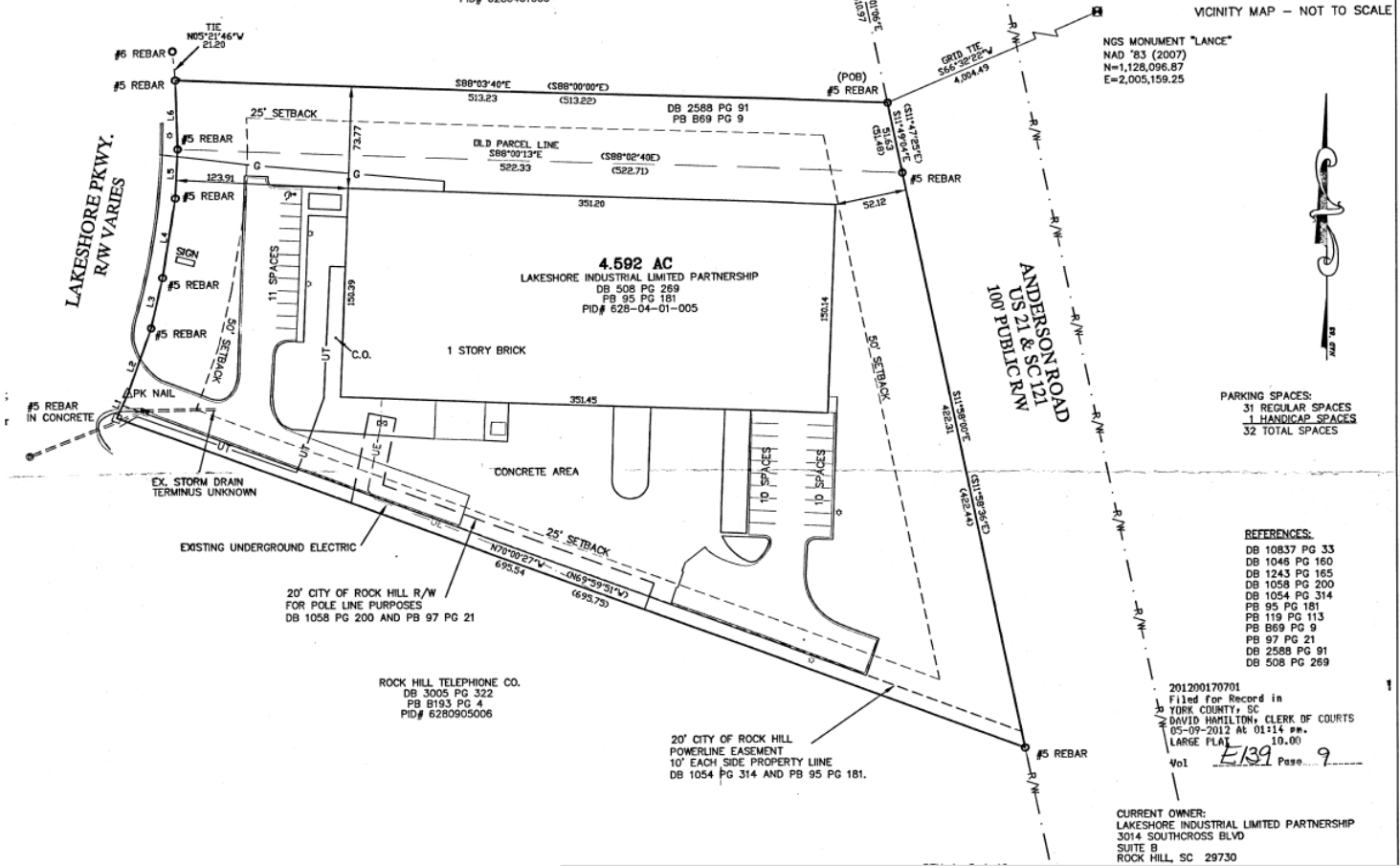
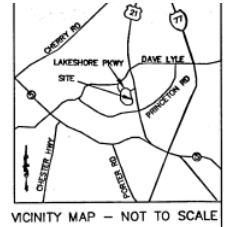


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SITE PLANS

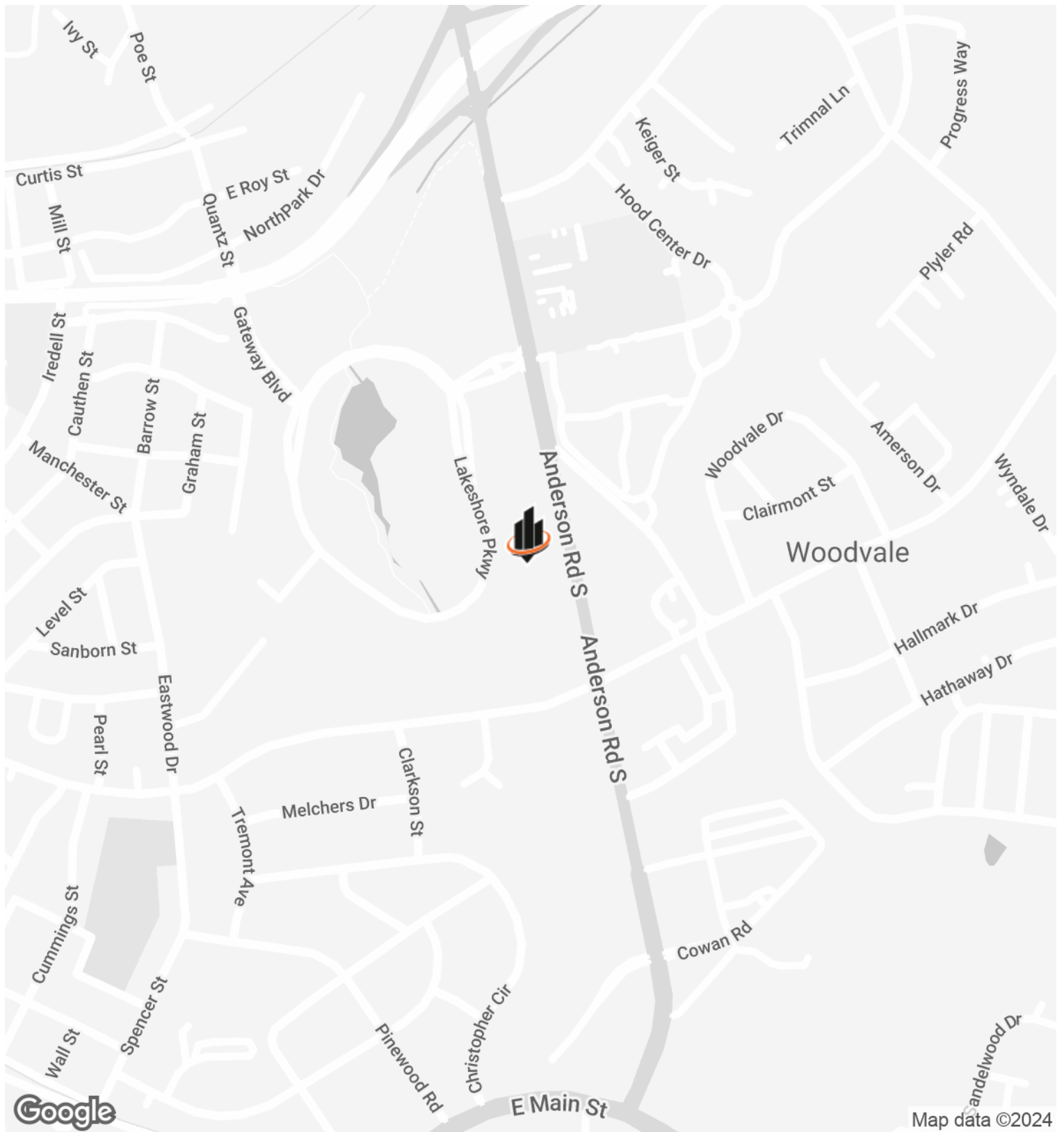
LINE	LENGTH	BEARING
L1	19.02 (38.99)	N24°41'45"E (N24°46'42"E)
L2	50.14 (50.15)	N19°42'07"E (N19°45'39"E)
L3	36.96 (36.93)	N13°01'17"E (N12°56'10"E)
L4	58.13 (58.17)	N09°06'49"E (N09°09'47"E)
L5	35.67 (35.24)	N02°41'22"E (N02°17'56"E)
L6	49.73 (50.08)	N01°43'50"E (N01°09'53"E)

BFP SOUTH CAROLINA LLC
 % STEPHEN BOWER
 DB 2134 PG 147
 PB 97 PG 166
 PID# 6280401006



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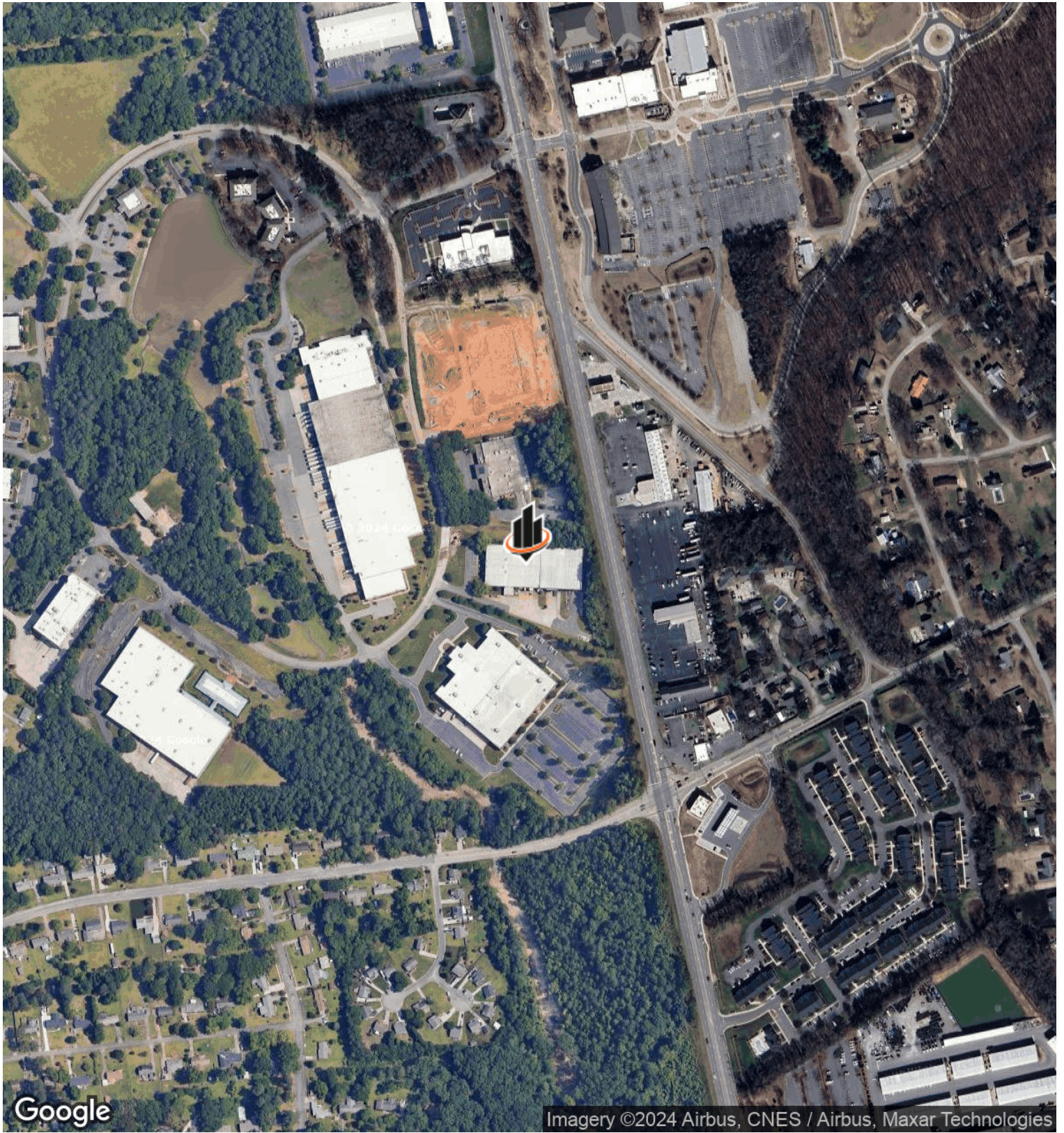
LOCATION MAP



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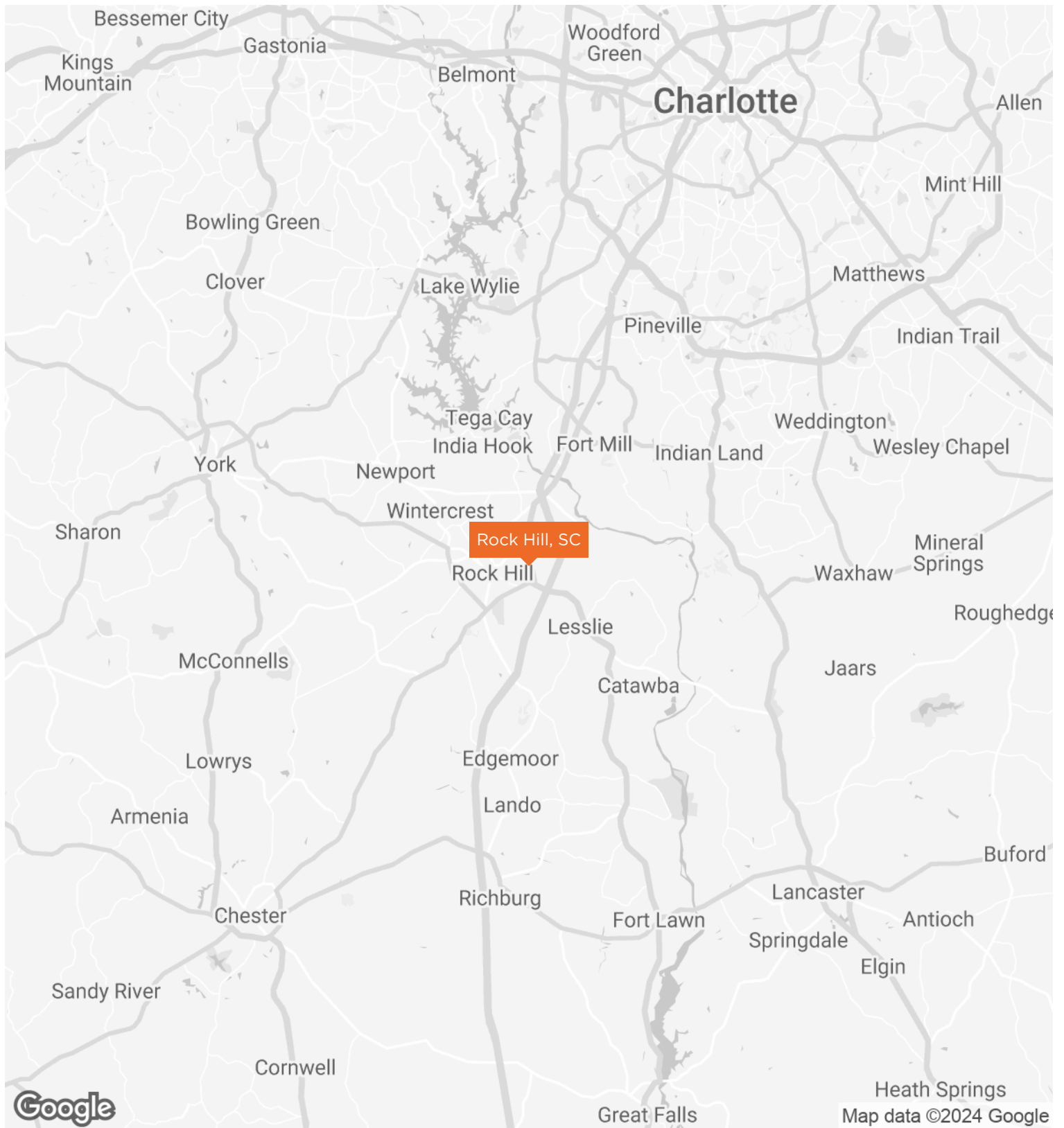
AERIAL MAP



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REGIONAL MAP



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