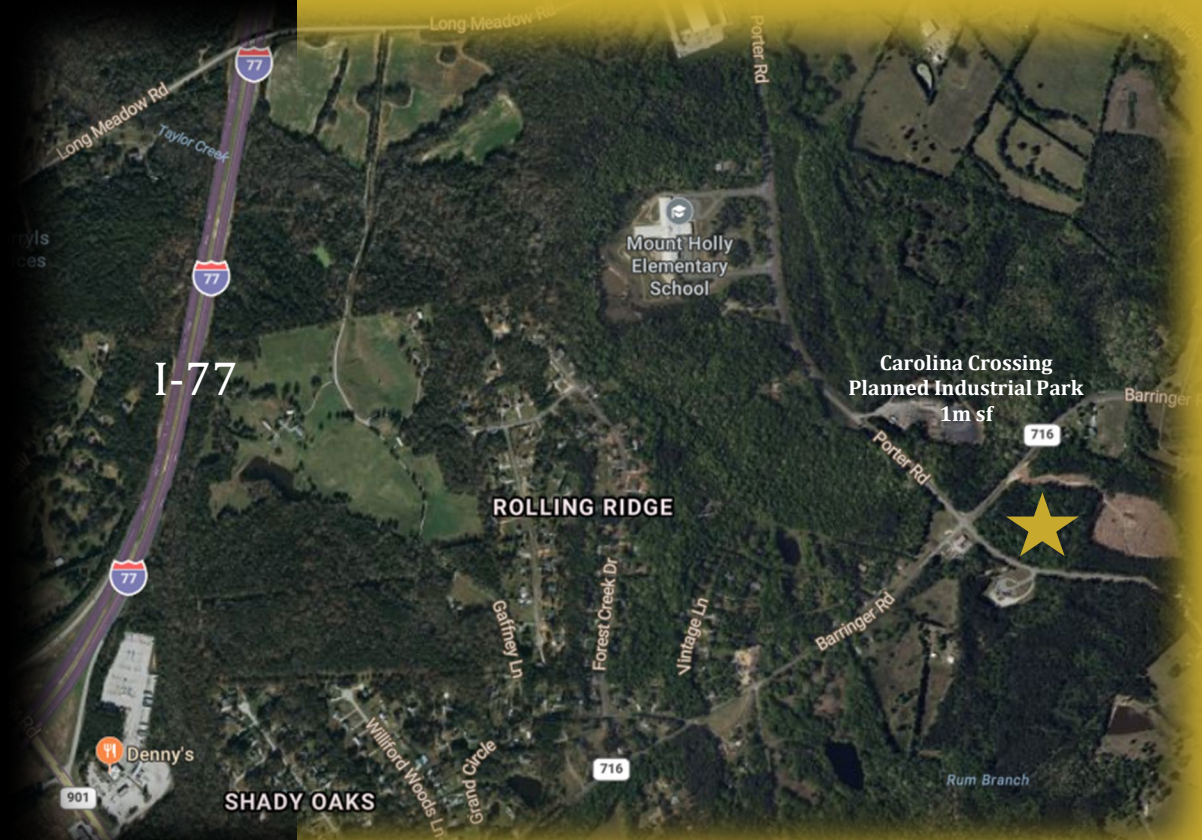


For Sale or Build-to-Suit

*Porter Rd
&
Barringer Rd
Rock Hill, SC*



*Industrial/Manufacturing
47.43 Acres*

Petroplus Lane, LLC

Rock Hill, SC
Morgantown, WV
803-448-0427

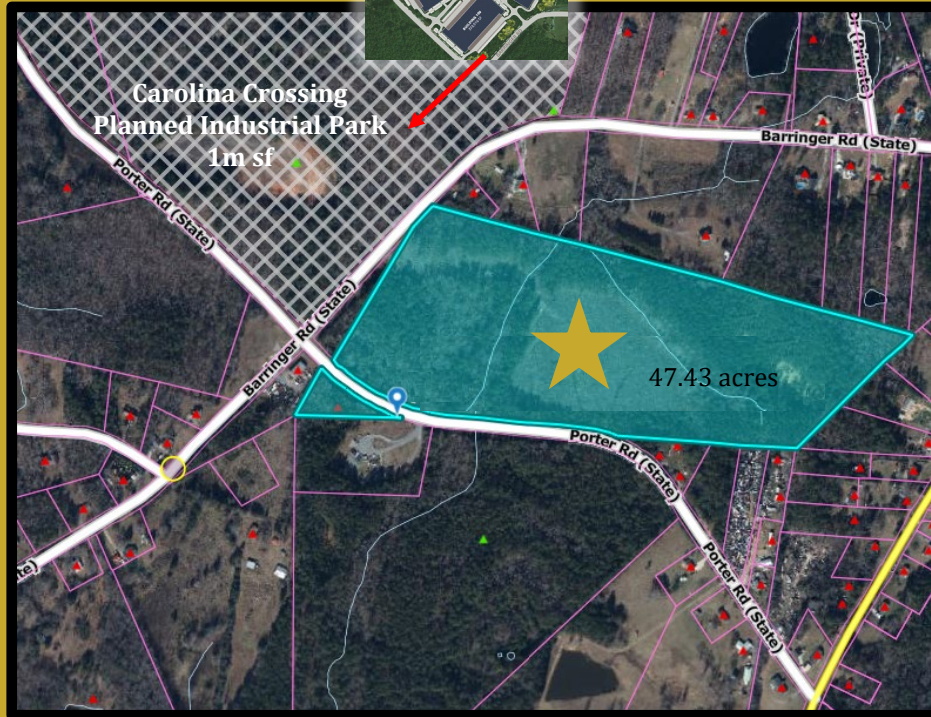
G. Richard Lane II - lane@petropluslane.com

Parry G. Petroplus - Broker



Porter Rd & Barringer Rd Rock Hill, SC

Carolina Crossroads –
offering space for
warehousing, manufacturing
and fulfillment



For Sale or Build to Suit

47.43 acres available

*Located in York County but will require rezoning to Industrial and annexation to City of Rock Hill for public utilities
“Water/Sewer/Electric”

- All utilities at Porter and Barringer Road
 - Minimum – 23 acres

Petroplus Lane, LLC

Rock Hill, SC
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- Not listed in 100 year flood plain in according to GIS

Porter Rd & Barringer Rd Rock Hill, SC

Workforce 1.2m

workers within a 45-
minute commute

Largest Employers in the Industrial Sector:

- * Ross Stores Distribution (3,996)
- * Schaeffler Group USA (967)
- * Stanley Black & Decker (930)
 - * Duke Energy (793)
 - * Shutterfly (642)
- * Atlas Copco USA (600)



Why Rock Hill?

Slightly more than 75,000 people Rock Hill has grown into a significant economic and competitive force as more enterprises establish themselves here. A forward-thinking and creative company environment, Rock Hill has advantageous tax legislation, inexpensive gas, top-notch training, educational option and enticing corporate incentives.

Manufacturing 2nd

largest industry
by employment
in York County

Interstate Access

< 2 Miles



Petroplus Lane, LLC

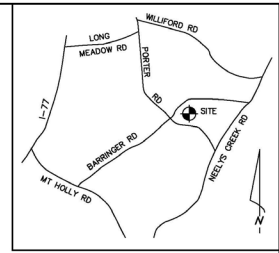
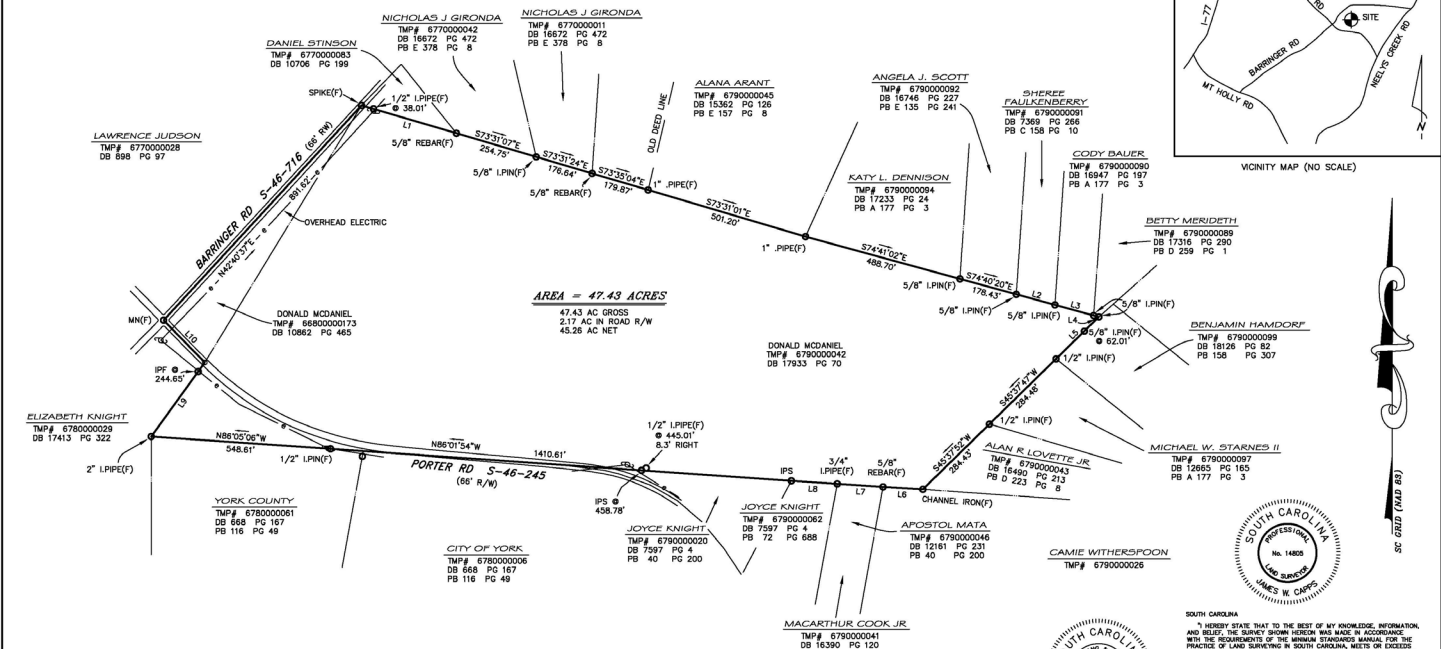
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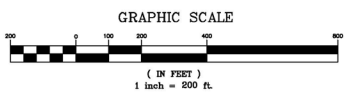
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LINE	BEARING	LENGTH
L1	S73°38'19"E	301.16'
L2	S74°43'37"E	122.41'
L3	S74°41'39"E	122.43'
L4	S74°25'38"E	16.54'
L5	S45°36'43"W	182.93'
L6	N86°11'11"W	121.81'
L7	N86°11'08"W	140.12'
L8	N86°10'20"W	140.39'
L9	N30°53'43"E	278.91'
L10	N44°20'36"W	150.00'

GENERAL NOTES
 *THIS IS AN EXISTING PARCEL OF LAND, NO NEW PROPERTY LINES OR ROADS WERE CREATED BY THIS SURVEY.
 THIS TRACT IS A RECOMBINATION OF TWP 6680000173 AND TWP 6780000042. CURRENT OWNER IS DONALD R. MCDANIEL, ETAL.
 THIS SURVEY & PLAT IS SUBJECT TO ALL RESTRICTIONS, SETBACK LINES, ZONING ORDINANCES, EASEMENTS, AND RIGHT OF WAYS, IF ANY, AS MAY APPEAR OF RECORD OR ON THE SUBJECT PROPERTY.



NOTES
 (D) DENOTES OBJECT SET
 (F) DENOTES OBJECT FOUND
 PROPERTY SUBJECT TO ANY VALID AND ENFORCEABLE EASEMENTS AND THESE SHOULD BE FULLY DISCLOSED TO ANY PURCHASER. NO TITLE OPINION HAS BEEN PROVIDED TO THE SURVEYOR.
 NAMES AND USED REFERENCE SHOWN ARE FOR DESCRIPTIVE PURPOSES ONLY, NOT TO BE USED FOR DETERMINING TITLE.
 BOUNDARY LOCATIONS ARE SUBJECT TO CHANGE BY NATURE, CAUSES AND MAY AFFECT AREA AND LIMIT OF TITLE.
 ALL RIGHT OF WAYS OR EASEMENTS SHOULD BE VERIFIED FOR ACCURACY BY THE COMPANY, AGENCY, OR PUBLIC DEPARTMENT RESPONSIBLE FOR ACQUIRING, MAINTAINING AND EXTENDING OF THE EASEMENTS SHOWN. THE NOTES SHOWN WERE ACQUIRED BY VARIOUS SOURCES AND ARE SUBJECT TO ERROR.
 LEGEND
 (CMT) - CONCRETE MONUMENT
 (F) - (M) - IRON
 (M) - MAGNETIC NAILS
 (MNT) - MAGNETIC NAILS
 (T) - TOP OF BANK
 (R) - RIGHT OF WAY
 (P) - PROPERTY LINE
 (C) - CENTRAL
 (U) - UTILITY POLE
 (D) - POINT NO MONUMENT
 (F) - (M) - IRON
 (F) - (M) - IRON
 (M) - METAL FENCE POST
 (M) - SURVEY NAIL



SOUTH CAROLINA
 I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, WITH OR WITHOUT THE REQUIREMENTS FOR A CLASS "S" SURVEY, AS SPECIFIED THEREIN, USED DESCRIPTION RECORDED IN BOOK # _____ PAGE # _____
 WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 11TH DAY OF NOVEMBER, 2021.

BOUNDARY SURVEY FOR:
PMHS HOLDINGS, LLC

TOWNSHIP: CATAMBA TAX I.D.: AS SHOWN
 COUNTY: YORK STATE: SOUTH CAROLINA
 DATE: NOVEMBER 11, 2021 JOB NO: 1121104
 REVISIONS

DATE	DESCRIPTION

CBS Surveying & Mapping, Inc.
 3610 UNION HIGHWAY PO BOX 578
 GAFFNEY, SC 29342
 (864) 459-5068
 EMAIL: CBS.SURVEYING@GMAIL.COM



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 803-448-0427

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