



1010 E WHITE ST | ROCK HILL, SC 29730

BUILDING

±5,436 SF metal building on ±0.278 acres
Individual offices, reception/showroom, & warehouse
3 dock high doors & 1 grade level door

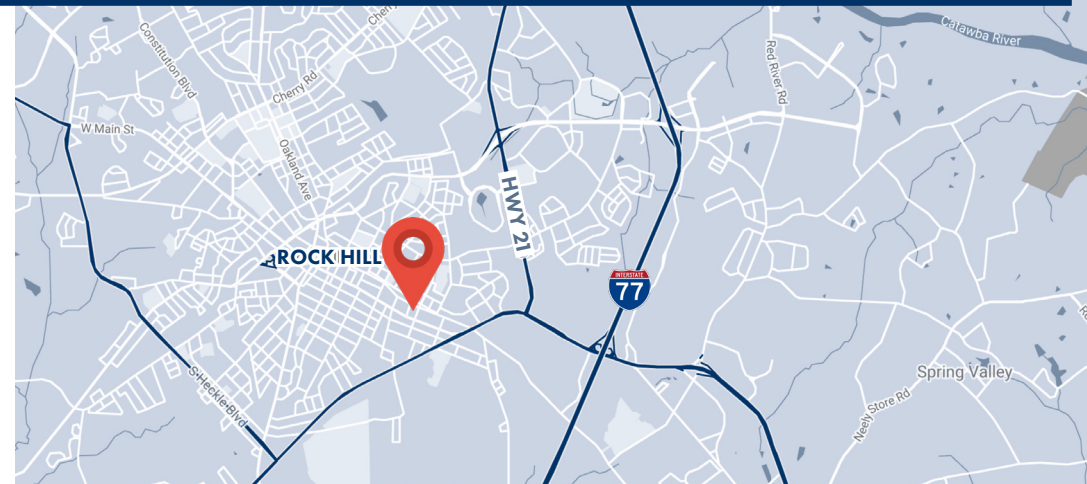
TENANT

Current Tenant: STR Mechanical (Tenant since 2021)
Leased through Nov 2027 with two 2-year options
5% annual escalations

ZONING

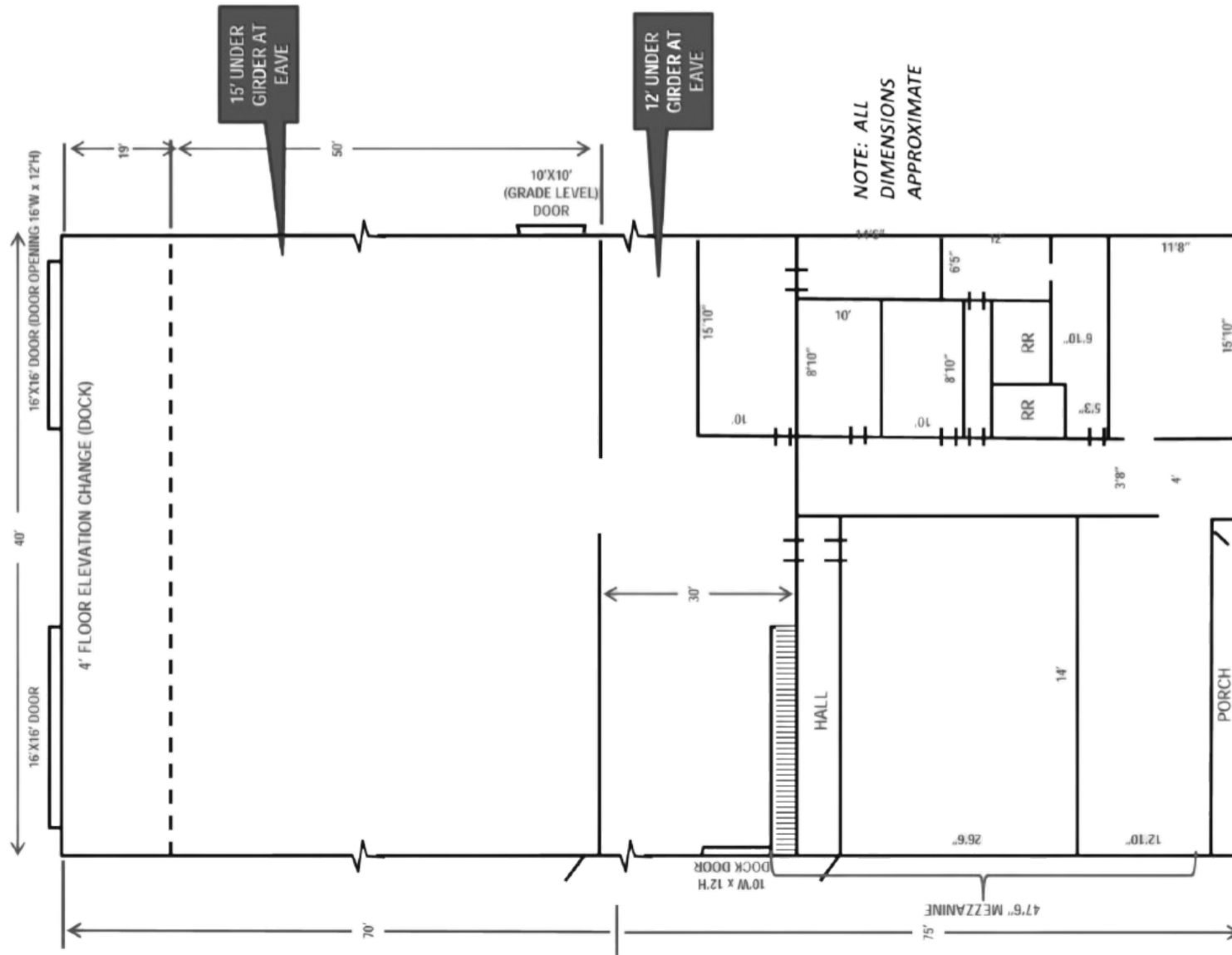
Zoned IG (City of Rock Hill)

FOR SALE: \$755,000 (7.2% CAP RATE)



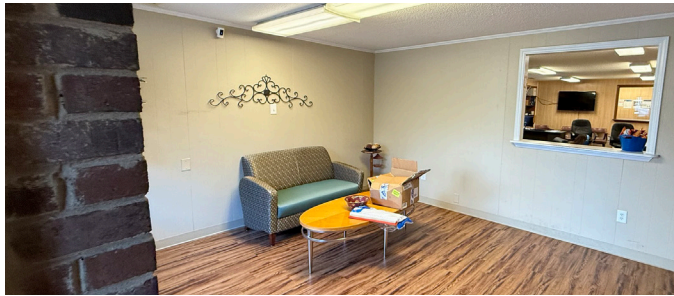
FLOOR PLAN

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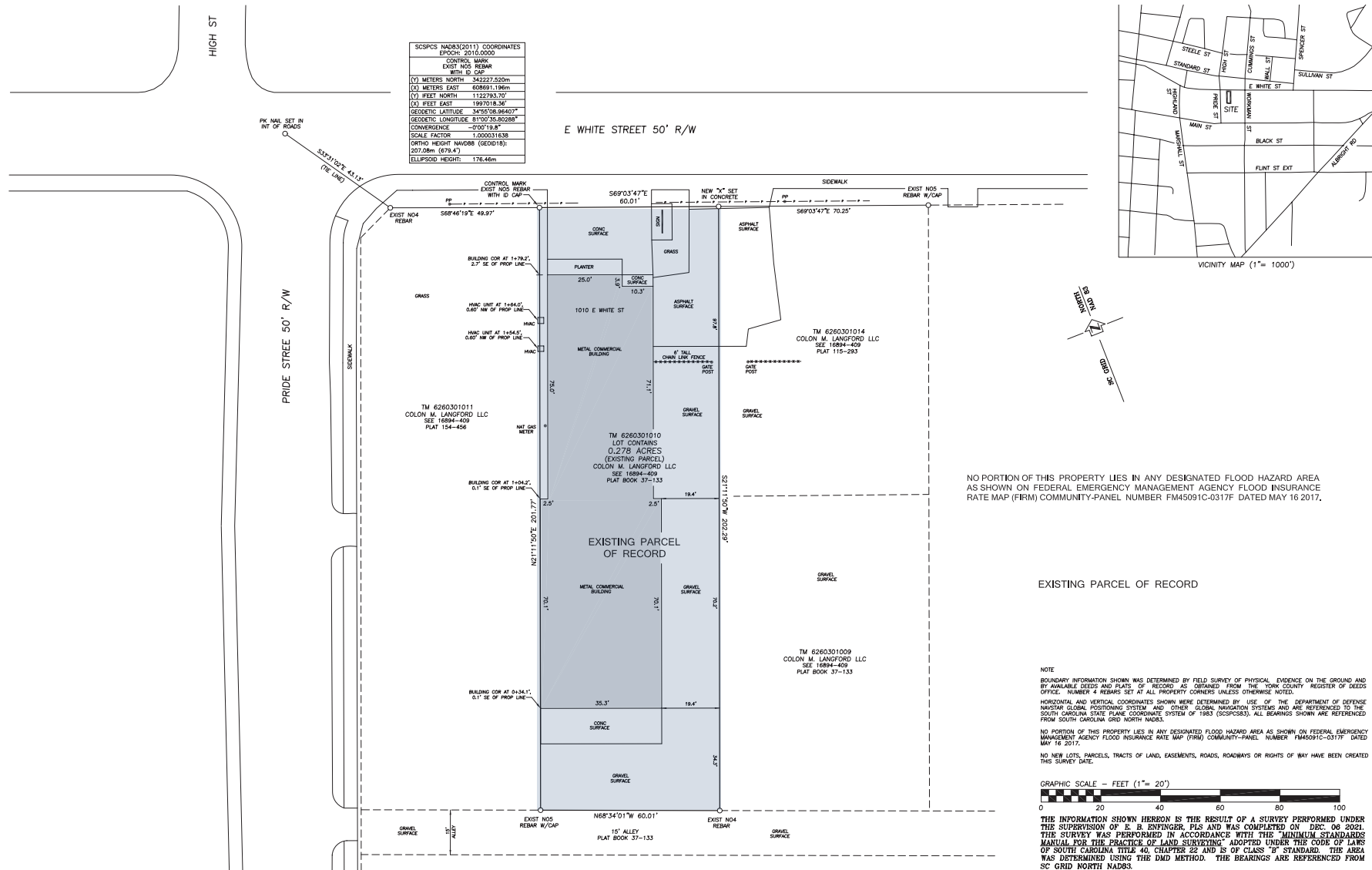
PHOTOS

1010 E WHITE ST | ROCK HILL, SC 29730



SURVEY

1010 E WHITE ST | ROCK HILL, SC 29730



NO PORTION OF THIS PROPERTY LIES IN ANY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER FM45091C-0317F DATED MAY 16 2017.

EXISTING PARCEL OF RECORD

NOTE
BOUNDARY INFORMATION SHOWN WAS DETERMINED BY FIELD SURVEY OF PHYSICAL EVIDENCE ON THE GROUND AND BY AVAILABLE RECORDS AND PLATS OF RECORD AS OBTAINED FROM THE YORK COUNTY REGISTER OF DEEDS OFFICE. NUMBER 4 REBARS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
HORIZONTAL AND VERTICAL COORDINATES SHOWN WERE DETERMINED BY USE OF THE DEPARTMENT OF DEFENSE NAD83 GLOBAL POSITIONING SYSTEM AND OTHER GLOBAL NAVIGATION SYSTEMS AND ARE REFERENCED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM OF 1983 (SCSPCS83). ALL BEARINGS SHOWN ARE REFERENCED FROM SOUTH CAROLINA GRID NORTH MAPS.

NO PORTION OF THIS PROPERTY LIES IN ANY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER FM45091C-0317F DATED MAY 16 2017.

NO NEW LOTS, PARCELS, TRACTS OF LAND, EASEMENTS, ROADS, ROADWAYS OR RIGHTS OF WAY HAVE BEEN CREATED THIS SURVEY DATE.



THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED UNDER THE SUPERVISION OF E. B. ENFINGER, PLS AND WAS COMPLETED ON DEC. 06 2021. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE "MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING" ADOPTED UNDER THE CODE OF LAWS OF SOUTH CAROLINA TITLE 40, CHAPTER 22 AND IS OF CLASS "B" STANDARD. THE AREA WAS DETERMINED USING THE DMD METHOD. THE BEARINGS ARE REFERENCED FROM SC GRID NORTH MAPS.

LOCATION

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