

## Industrial Building For Sale or Lease – 528 S. Cherry Road | Rock Hill, SC

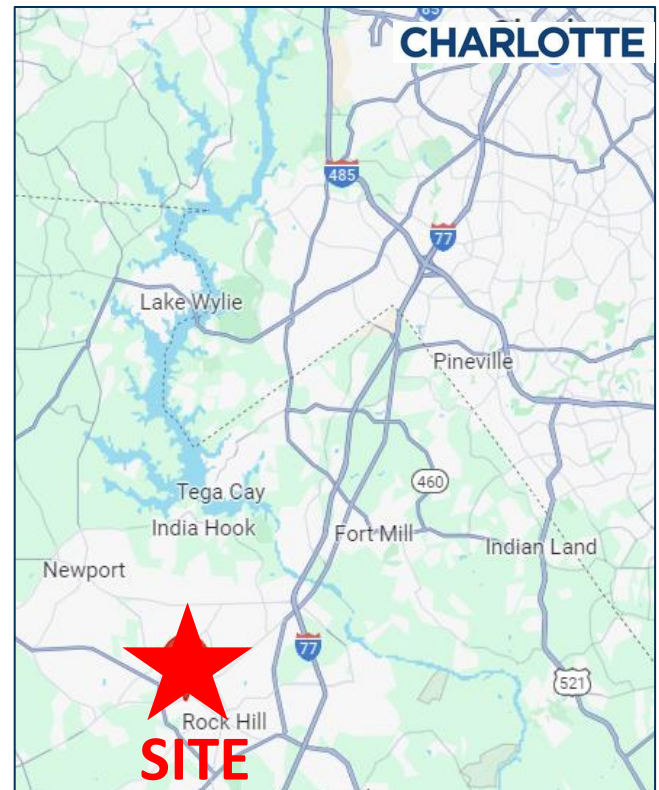


### Property Highlights

- Sale Price: \$2,350,000
- Lease Rate: \$7.75/SF, NNN
- Building Size (SF): 19,120
- Office (SF): 3,780
- Acreage: 0.92
- Loading:
  - Docks: Two (2) Dock Doors 8'x10' w/ Pit Leveler
  - Drive-Ins: One (1) 12'x16'
- Clear Height: 14'-16'
- Column Spacing: 15'x25' (majority)
- Sprinkler System: Wet

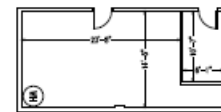
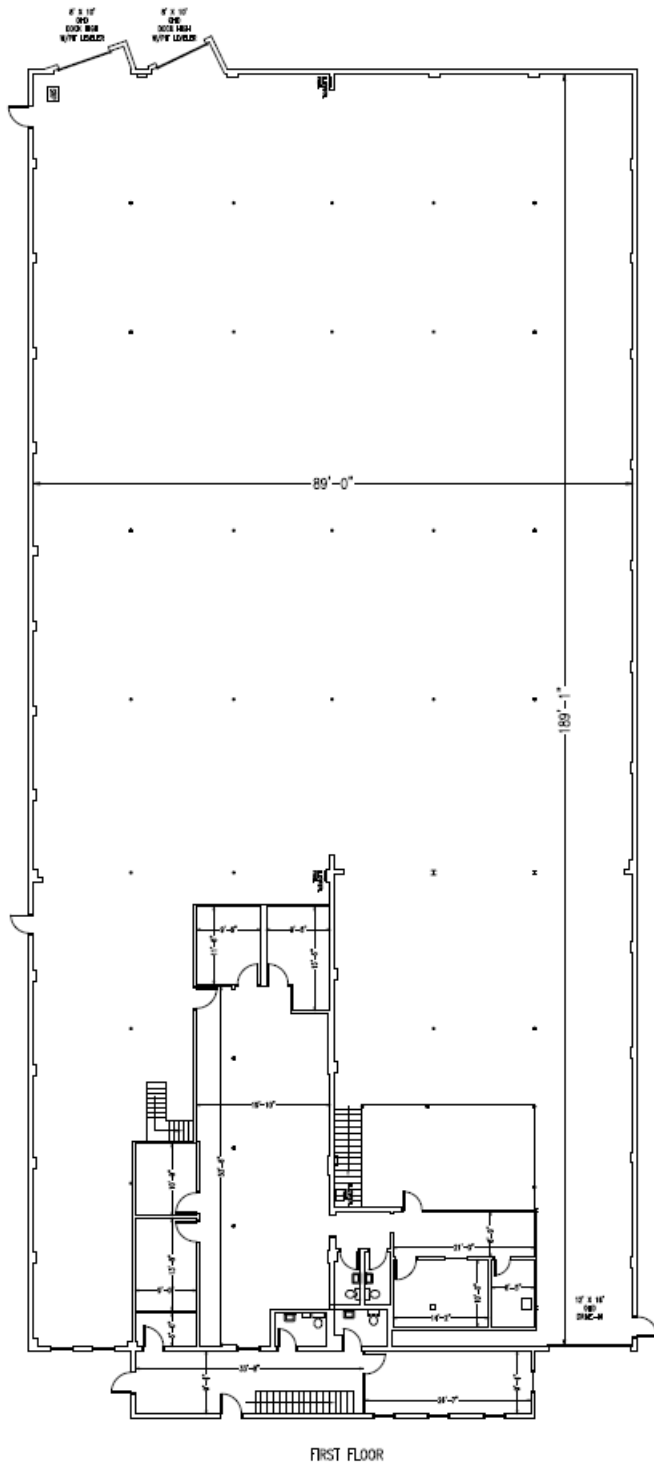
— Seller Financing Available —

Up to 85% LTV, 4.5% interest rate, 15-year amortization term with 3-year balloon (\*subject to review of buyer's financials)

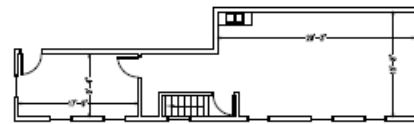


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SECOND FLOOR  
(MEZZANINE ADJACENT)  
484 SF

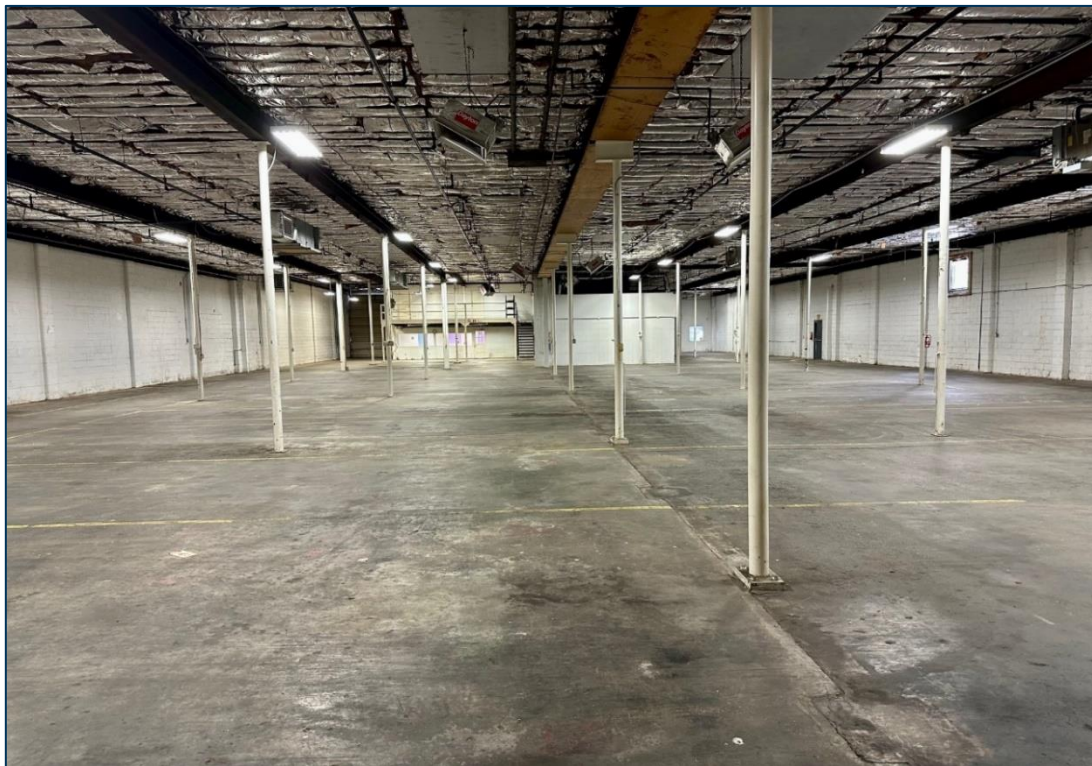


SECOND FLOOR  
835 SF



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