

# Rock Hill Warehouse Sublease

1953 Langston St, Rock Hill SC 29730

*Prepared By:*

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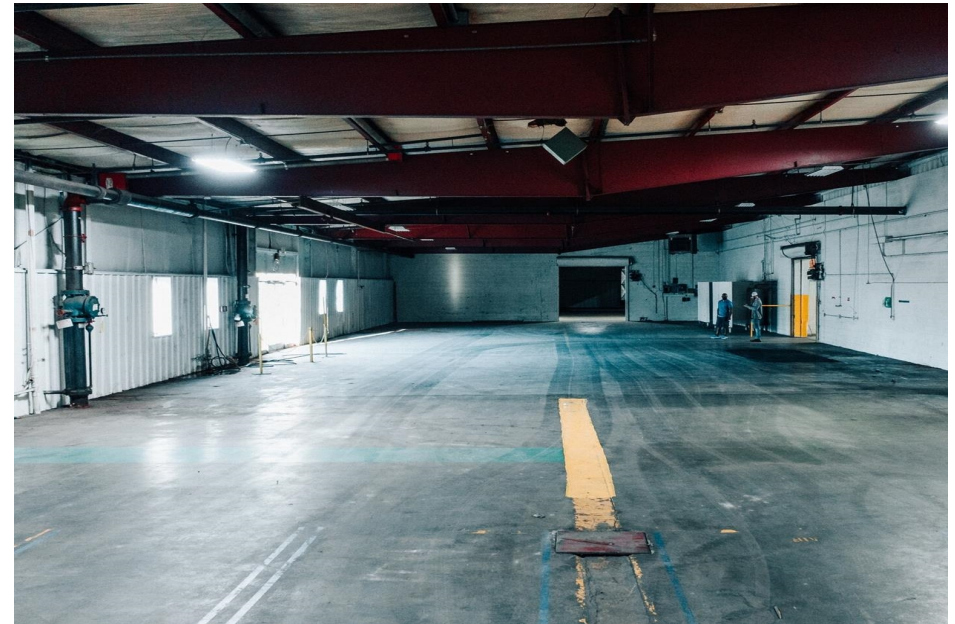
# THE PROPERTY

Location **1953 Langston St  
Rock Hill, SC 29730**

County **York**

## HIGHLIGHTS

- Fantastic opportunity for an Industrial Warehouse sublease priced below market. Located just minutes from I-77 in Rock Hill, SC off of Mt. Gallant Rd. near Anderson Rd. Perfect location for distribution, manufacturing or warehouse facility. Sublease available immediately through May 2025.
- ±13,000-70,000 SF Industrial Warehouse Space available.
- 1 dock door, 1 oversized grade level drive-in door, 200-degree water based fire protection system
- 120 V and 240 V, 3-phase power available. Approximately 1,000 amps available, to be confirmed.
- \$5-\$7/SF NNN



### POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	3,302	49,343	106,529

### AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$81,854	\$76,929	\$89,568

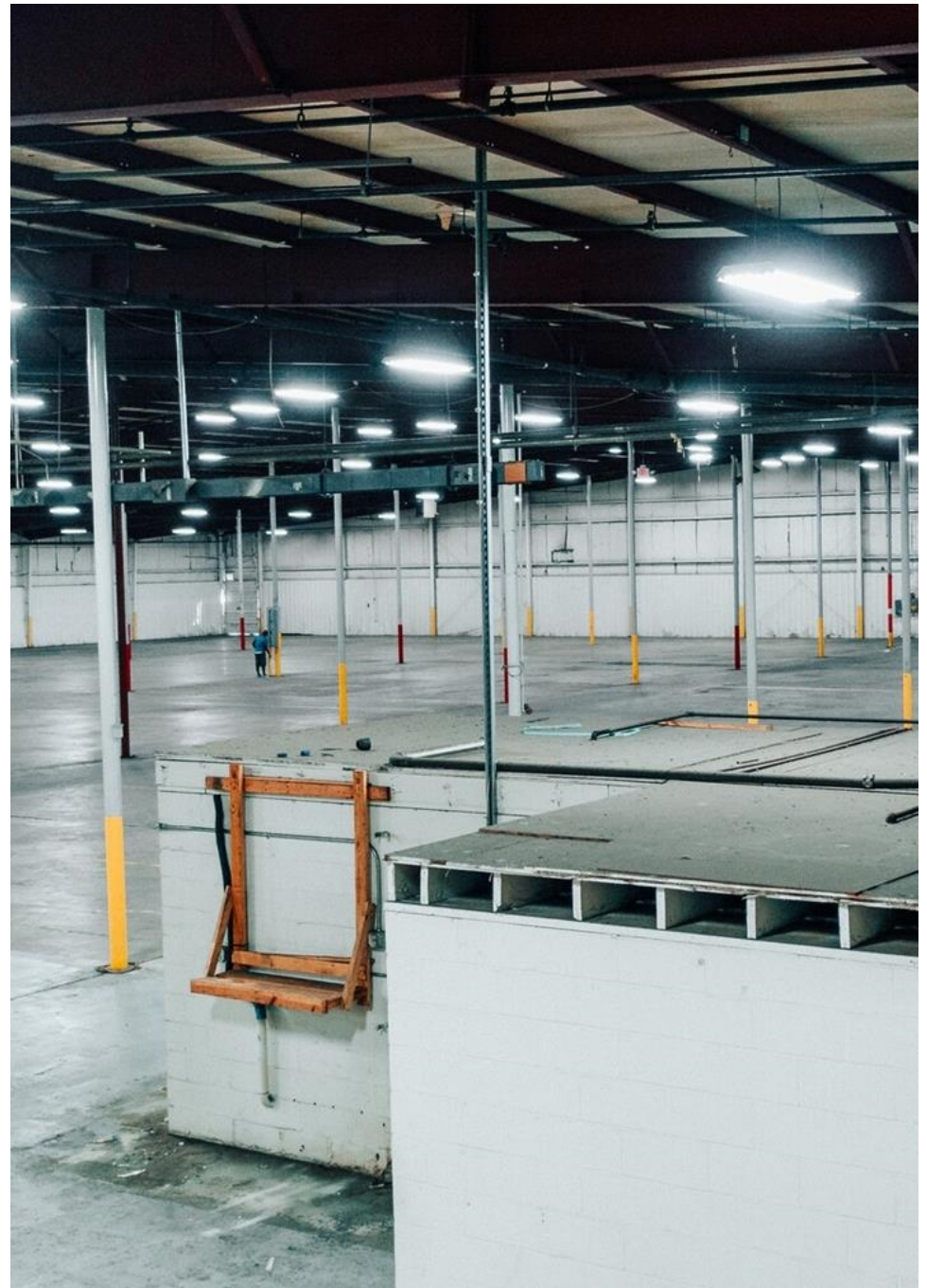
### NUMBER OF HOUSEHOLDS

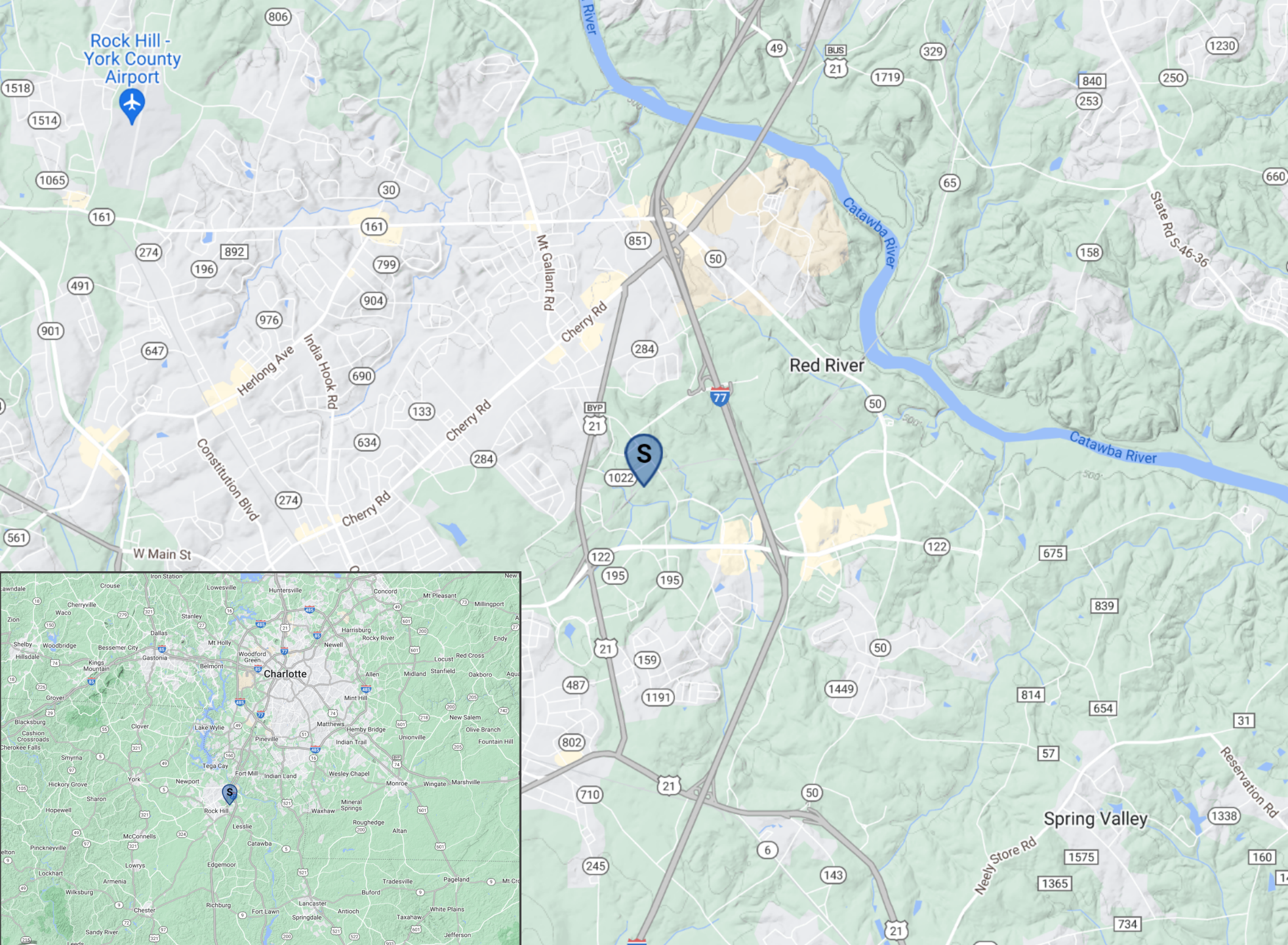
	1.00 MILE	3.00 MILE	5.00 MILE
	1,416	20,535	42,199

Suite Tenant	Square Feet	Rent Per SF (Annual)	Lease Type
1 Vacant	13,000-25,000	\$7	NNN
2 Vacant	26,000-50,000	\$6	NNN
3 Vacant	50,000-70,000	\$5	NNN

## PROPERTY FEATURES

BUILDING SF	275,000
MAX AVAILABLE SF	73,360
MIN AVAILABLE SF	13,000
LAND ACRES	13.84
YEAR BUILT	1967
ZONING TYPE	ID
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
DOCK DOOR	1
DRIVE-IN DOOR	1





Rock Hill -  
York County  
Airport

Red River

Spring Valley



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*Exclusively Marketed by:*

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