



SALE / LEASE

Recently Renovated Industrial Building for Sale; Partially Leased

911 E. WHITE ST

Rock Hill, SC 29730

PRESENTED BY:

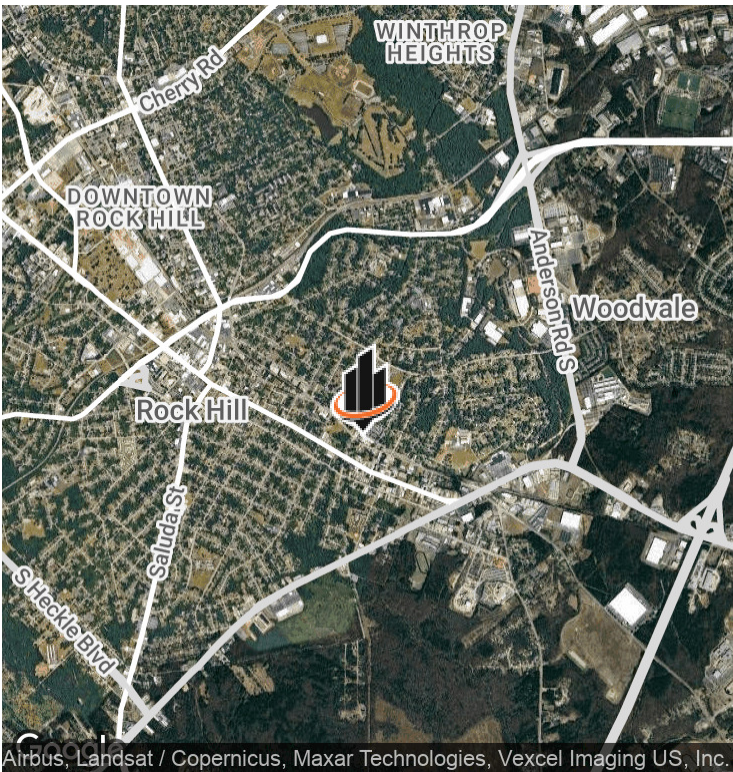
MARK MAYFIELD

O: 803.325.9030

mark.mayfield@svn.com

South Carolina #18972

PROPERTY SUMMARY



Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.

OFFERING SUMMARY

SALE PRICE:	\$4,750,000
LEASE RATE:	\$8.95 - \$14.00 SF NNN
TICAM EXPENSES:	\$1.46
BASE UTILIITIES:	\$1.09
AVAILABLE INDUSTRIAL SPACE:	6,000 -35,000 SF
BUILDING SIZE:	50,000 SF
CEILING HEIGHTS:	14'- 28' clear @ eaves 18' - 31' clear @ center
LOT SIZE:	2.3 Acres
ZONING:	IG (Industry General)

PROPERTY DESCRIPTION

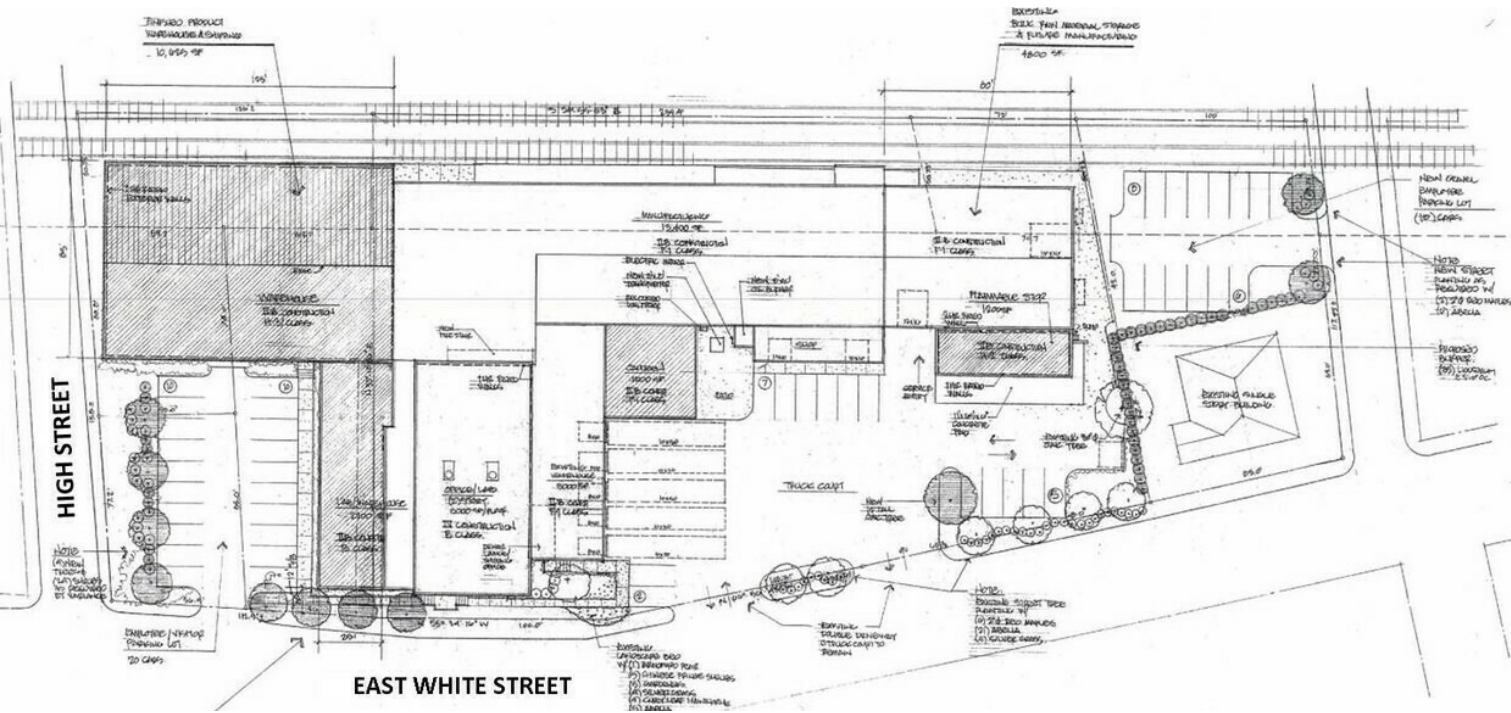
Recently renovated industrial/mixed use facility in Rock Hill near Downtown. Property has 78 parking spaces including 3 handicapped spaces.

PROPERTY HIGHLIGHTS

- ±50,000 SF with heavy power and sprinkler system on ±2.3 acres w/Rail Siding
- Owner/User or Investor Deal w/income from multiple tenants & 28,000 SF + space w/immediate occupancy
- Numerous CapEx items completed (\$1,136,950 w/detailed list); HVAC replacements, new roof, parking lot, paint, etc.
- Fully conditioned building except for 10,000 SF warehouse area w/rack integrated sprinkler
- ±1.5 miles to I-77, Exit 77 (US Hwy 21 Byp); ±2.7 miles to I-77, Exit 79 (Dave Lyle Blvd)
- Located in an Opportunity Zone near downtown Rock Hill, next to the Historic District.

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LEASE SPACES



LEASE INFORMATION

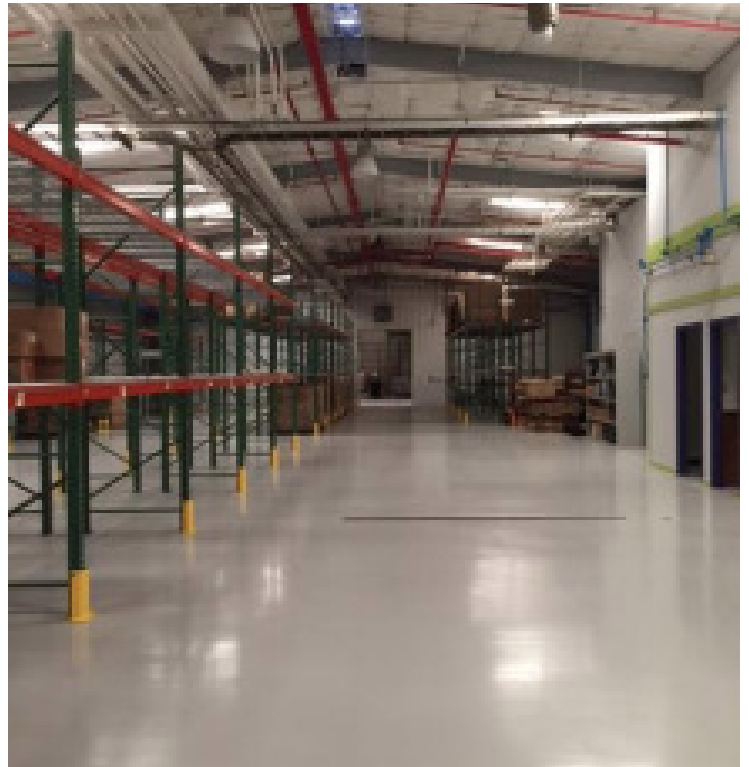
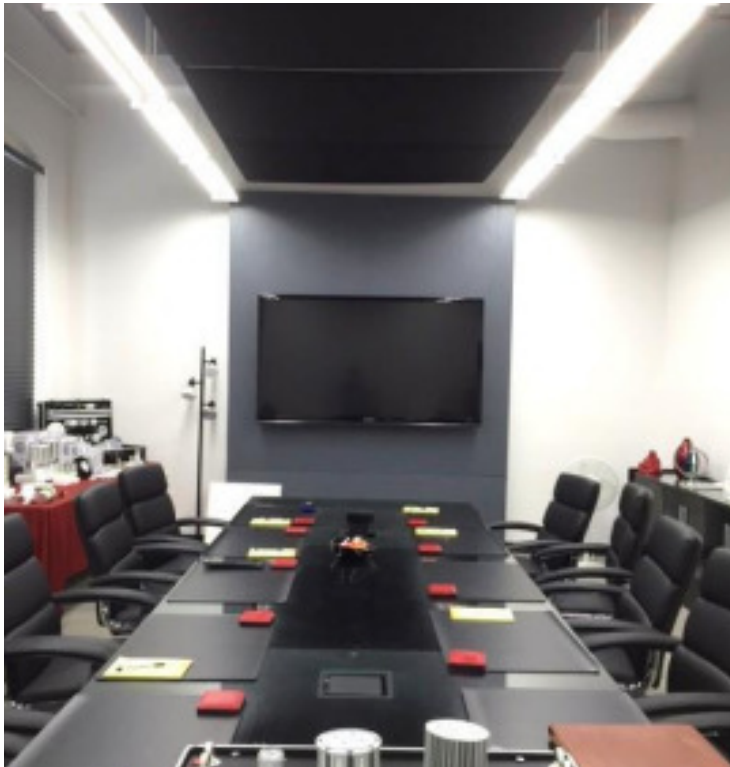
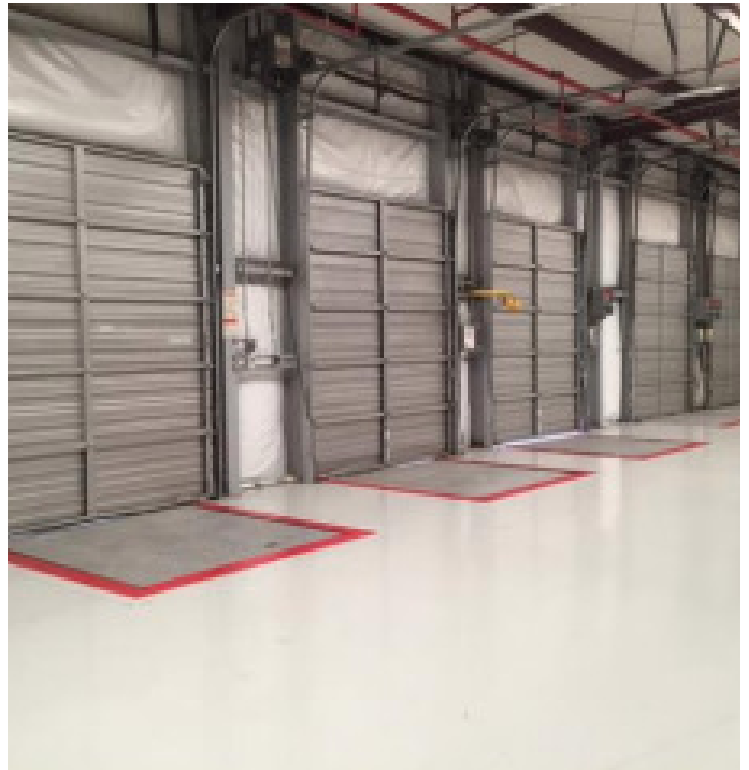
LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	1,900 - 34,845 SF	LEASE RATE:	\$8.95 - \$14.00 SF/yr

AVAILABLE SPACES
SUITE

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Second Floor (Office)	5,000 SF	NNN	\$12.50 SF/yr
Suite 101/102 (Retail)	1,900 SF	NNN	\$14.00 SF/yr
Industrial Space (Minimum)	6,000 SF	NNN	\$14.00 SF/yr
Industrial Space	10,000 SF	NNN	\$12.00 SF/yr
Industrial Space (Maximum)	34,845 SF	NNN	\$8.95 SF/yr

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ADDITIONAL PHOTOS



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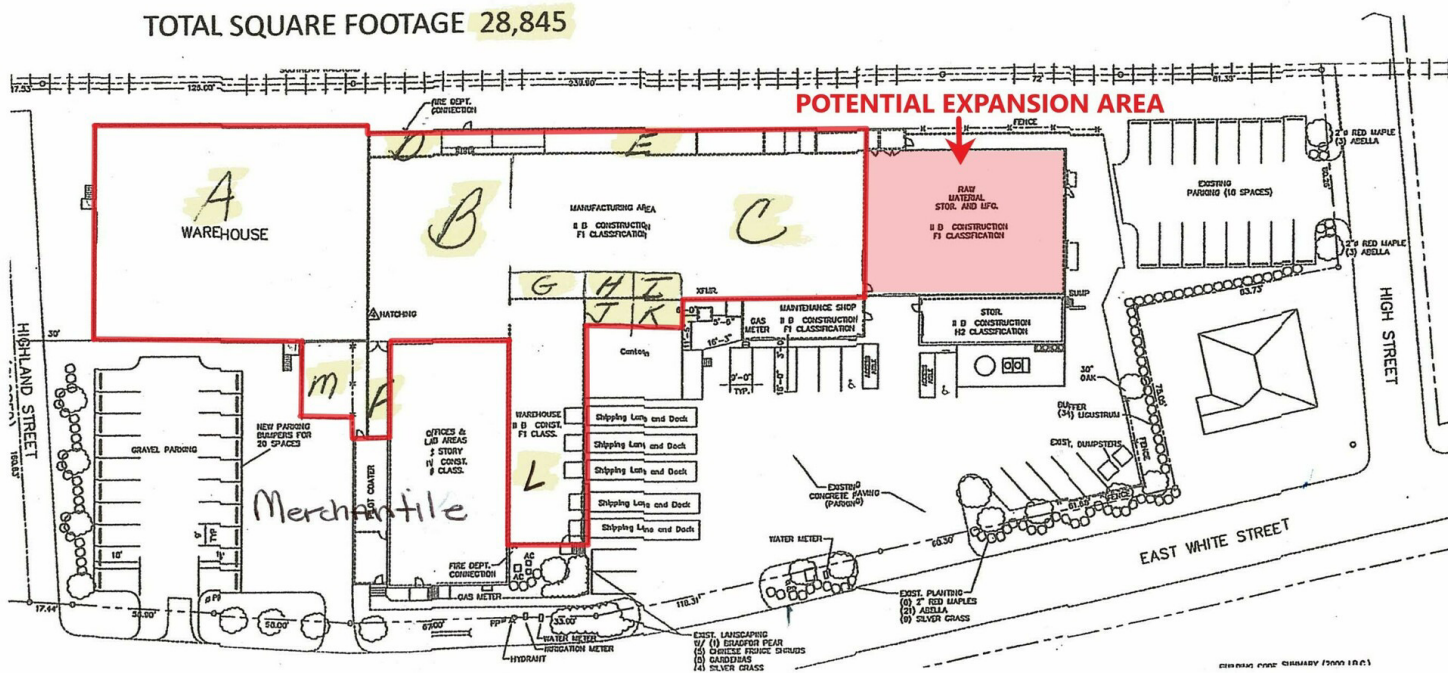


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INDUSTRIAL FLOOR PLANS

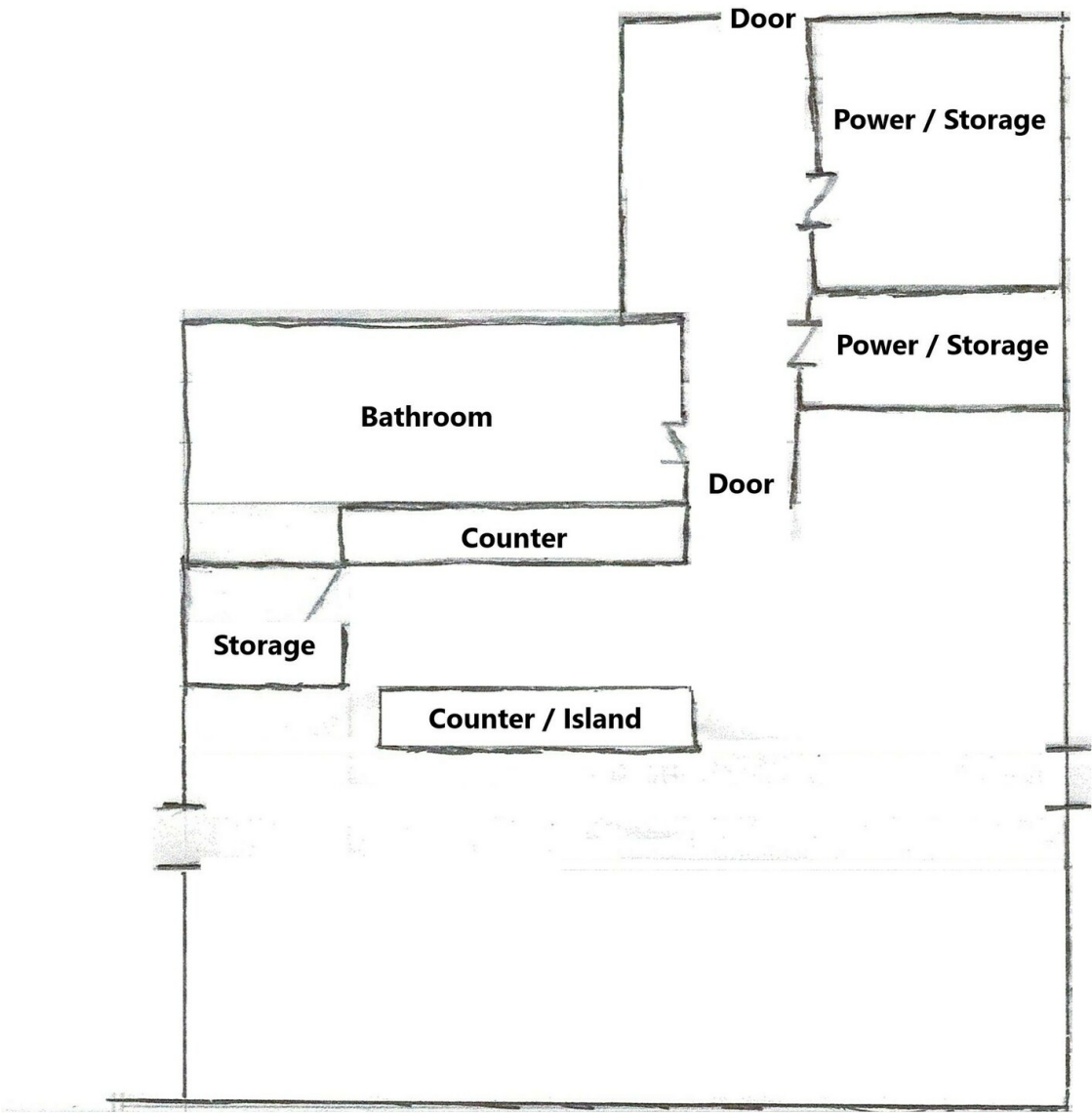
- | | | |
|----|------------|----------------------|
| G) | 14' X 10' | OFFICE |
| H) | 10' X 10' | OFFICE |
| I) | 7' X 10' | OFFICE |
| J) | 6' X 8' | OFFICE |
| K) | 8' X 8' | BATHROOM |
| L) | 30' X 101' | SHIPPING & RECEIVING |

TOTAL SQUARE FOOTAGE 28,845



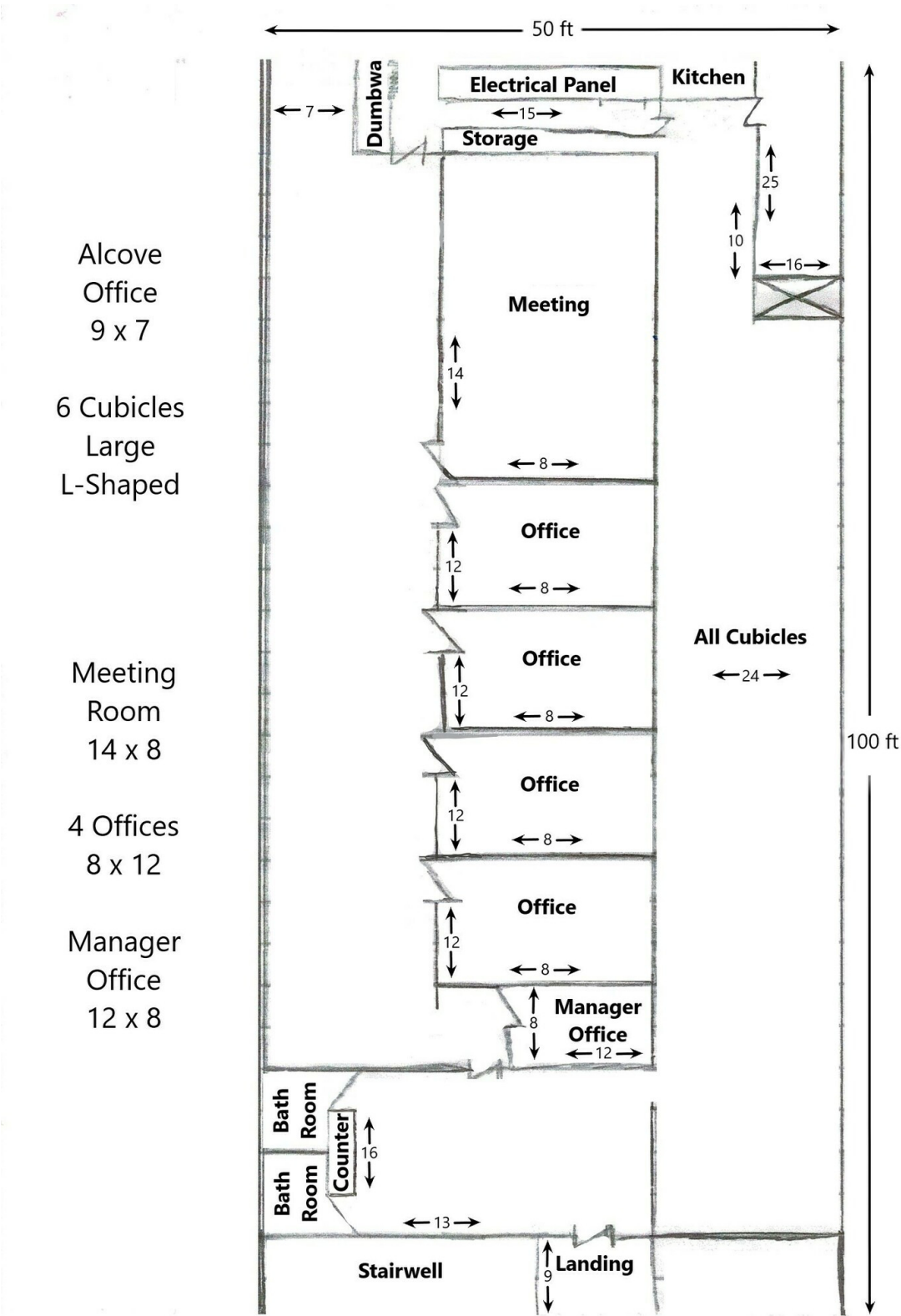
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Canteen
Suite 101/102 (Retail)



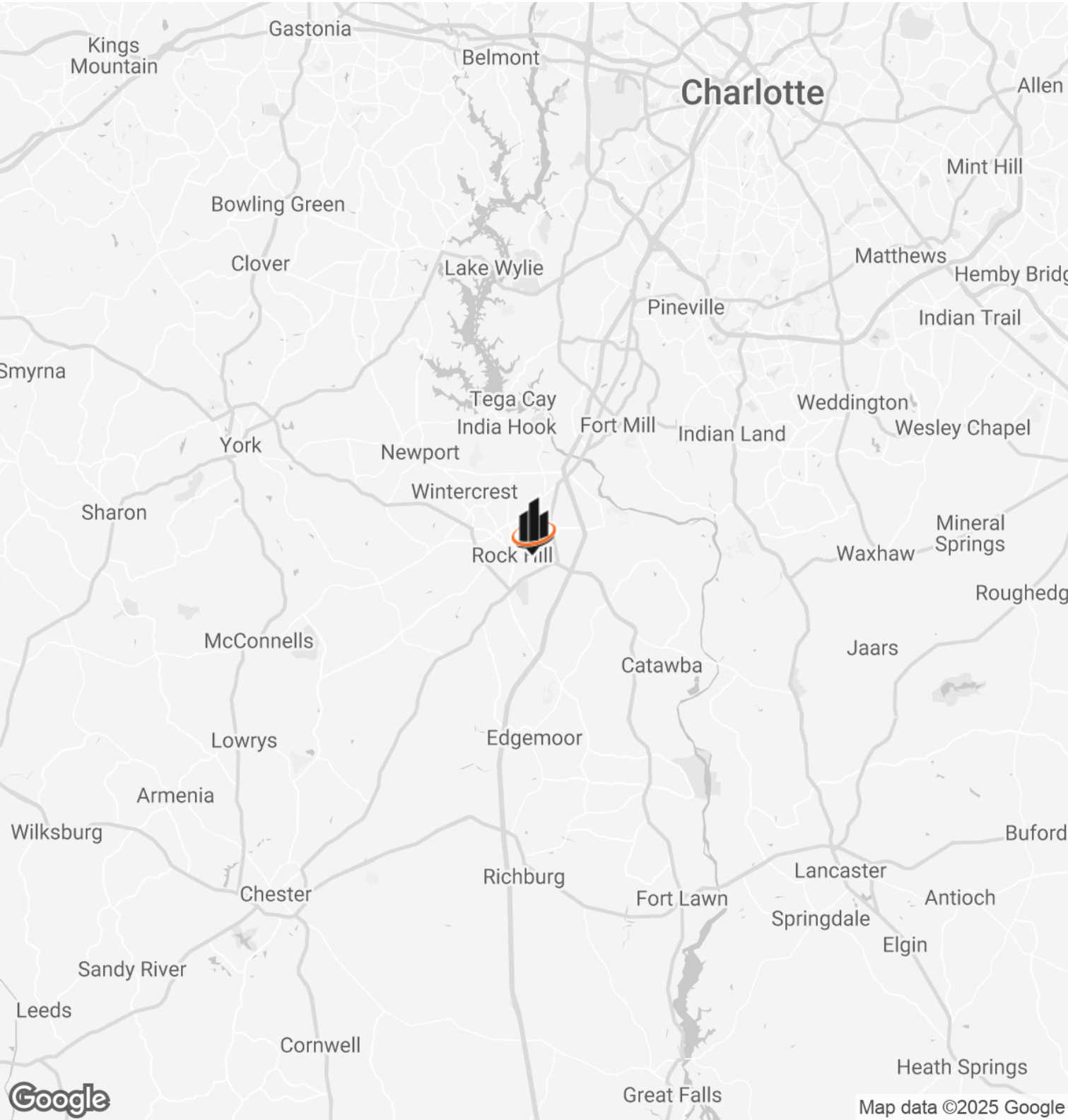
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SECOND FLOOR OFFICE FLOOR PLAN



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LOCATION MAP



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