



SALE / LEASE

Free-Standing Industrial or Retail Bldg & Land (up to 4 AC subject to rezoning)

5025 OLD YORK RD

Rock Hill, SC 29732

PRESENTED BY:

**MARK J. MAYFIELD, CCIM,
CPM, SEC**

O: 803.325.1000

mark.mayfield@svn.com

SC #18972

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LEASE RATE:	\$10.75 SF NNN
RE TAXES & INSURANCE:	\$1.56 SF
BUILDING SIZE:	16,100 SF
LOT SIZE:	+/- 1 Acre
YEAR BUILT:	1988
ZONING:	IB
UTILITIES:	Septic & Well (City Water Avail)
POWER:	3 phase electrical; 120-208 V; Two 200 Amp Panels & One 125 Amp Panel

MARK J. MAYFIELD, CCIM, CPM, SEC
O: 803.325.1000
mark.mayfield@svn.com
SC #18972

PROPERTY OVERVIEW

+/- 16,100 SF industrial building is comprised of +/- 3,500 SF office +/- 1,325 SF showroom area and +/- 11,300 SF warehouse. The building has 2 loading docks and 1 drive-in door. Located within 1/4 mile of Super Wal-Mart and other retail developments. This area is slated for significant commercial growth in the City's Long Term Master Plan.

PROPERTY HIGHLIGHTS

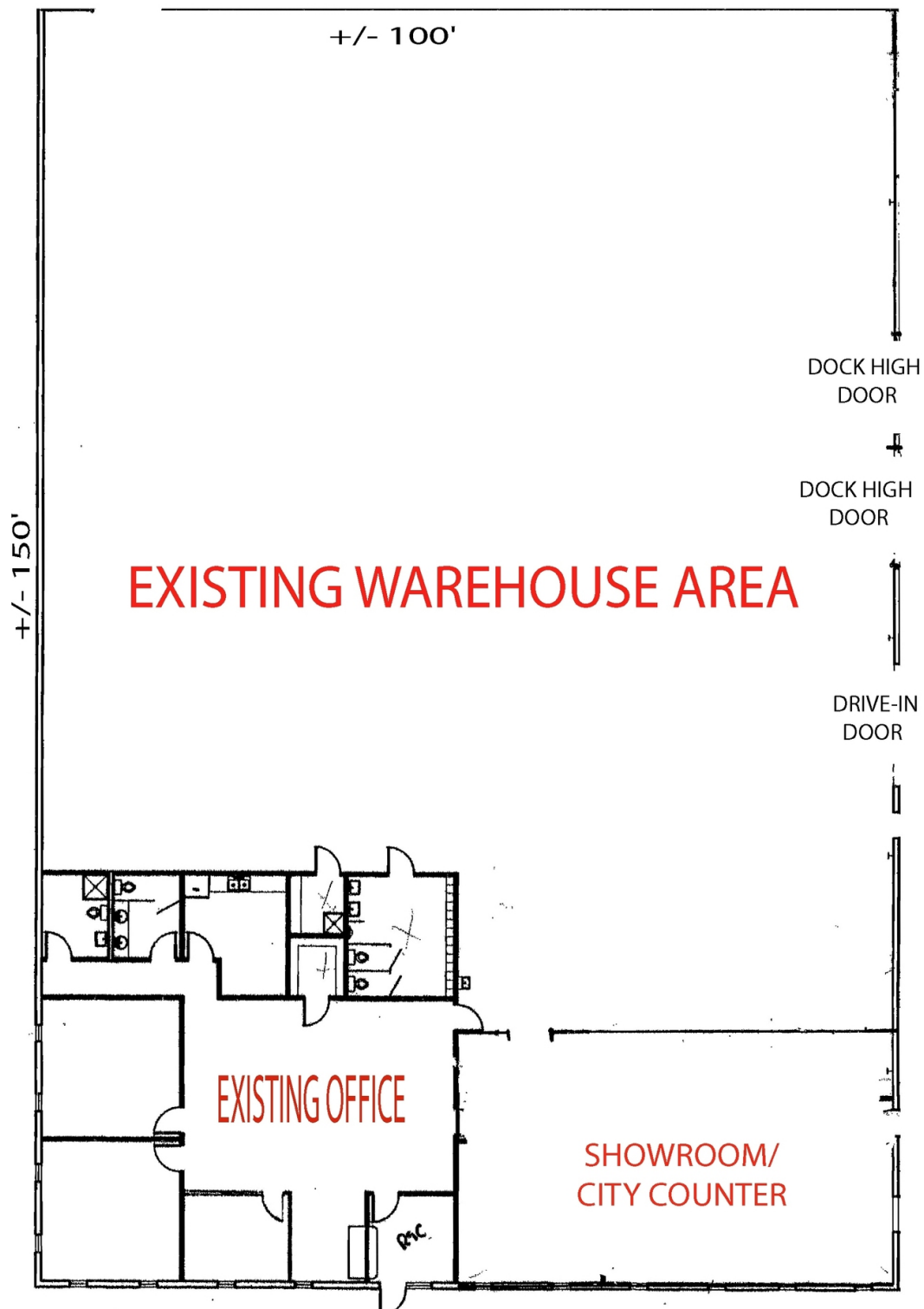
- Highly Visible Location, near Super Wal-Mart; Located on Rapidly Growing Hwy. 161 Corridor
- Includes Office Space and Showroom Area
- Clear Ceiling Heights 15' @ eaves & 18'4" @ center
- 2 8'x10' dock-high doors with levelers and 1 10'x14' drive-in door
- 25' x 50' Column Spacing

PHOTOS



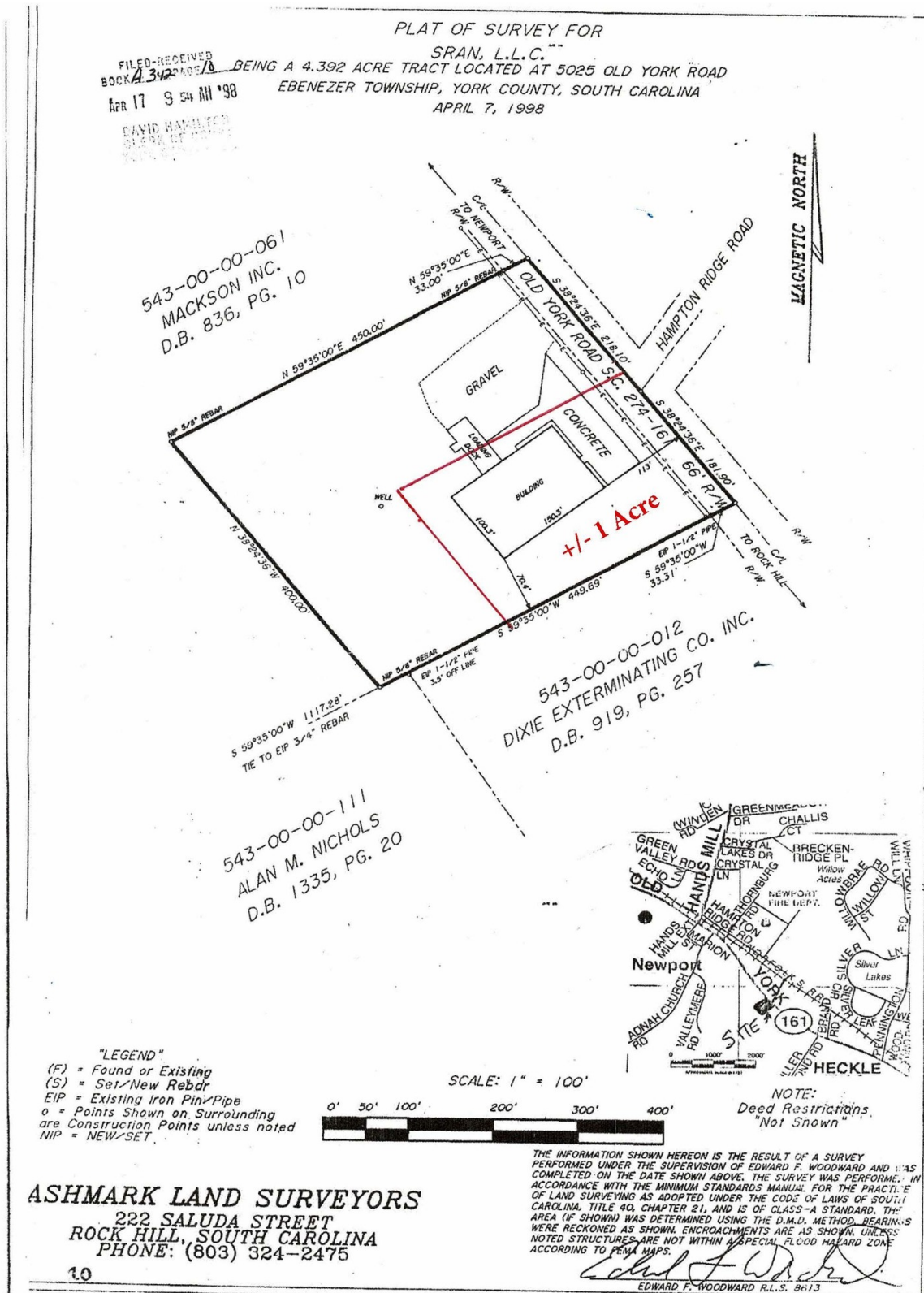
MARK J. MAYFIELD, CCIM, CPM, SEC
O: 803.325.1000
mark.mayfield@svn.com
SC #18972

FLOOR PLANS



MARK J. MAYFIELD, CCIM, CPM, SEC
O: 803.325.1000
mark.mayfield@svn.com
SC #18972

SITE PLANS



MARK J. MAYFIELD, CCIM, CPM, SEC
O: 803.325.1000
mark.mayfield@svn.com
SC #18972

AERIAL MAP



MARK J. MAYFIELD, CCIM, CPM, SEC
O: 803.325.1000
mark.mayfield@svn.com
SC #18972

A map of Rock Hill, South Carolina, and the surrounding region. The map shows a network of roads and highways. Major cities and towns labeled include Charlotte to the northeast, Gastonia to the northwest, and York to the west. Other nearby locations include Bessemer City, Kings Mountain, Grover, Smyrna, Hickory Grove, Sharon, Hopewell, McConnells, Lowrys, Armenia, Wilksburg, Chester, Sandy River, Leeds, Richburg, Fort Lawn, Springdale, Lancaster, Waxhaw, Indian Land, Weddington, Pineville, Matthews, Newell, Woodford Green, Belmont, Mt Holly, and Dallas. The Rock Hill area is highlighted with an orange square, and the text 'Rock Hill, SC' is overlaid on it. The Google logo is in the bottom left corner, and 'Map data ©2024 Google' is in the bottom right corner.

FREE-STANDING INDUSTRIAL OR RETAIL BLDG & LAND (UP TO 4 AC SUBJECT TO REZONING) | 5025 Old York Rd Rock Hill, SC 29732SVN |