



**LEASE**

# Warehouse / Manufacturing Building w/Rail Siding

**911 WHITE ST E**

Rock Hill, SC 29730

**PRESENTED BY:**

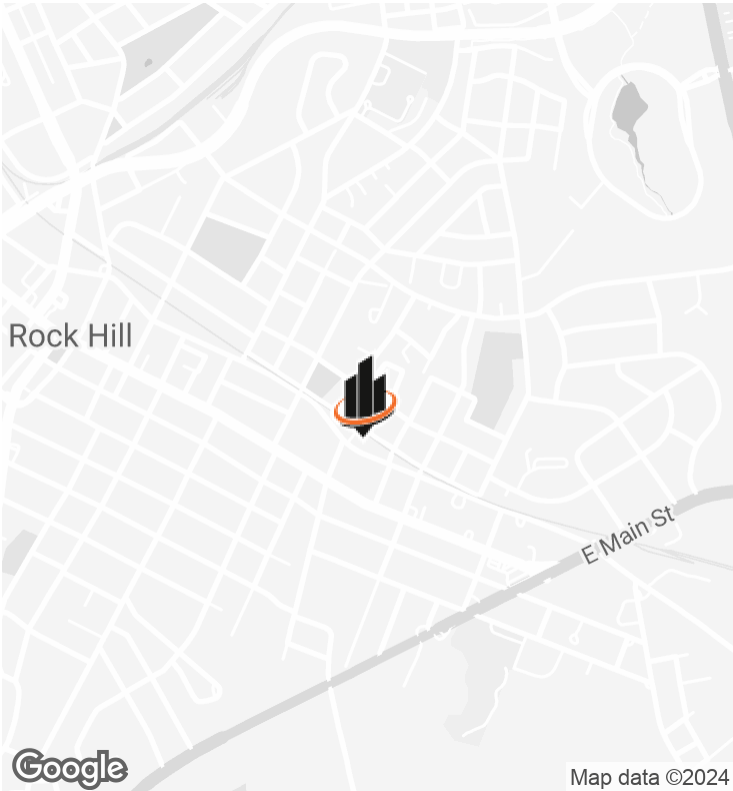
**MARK J. MAYFIELD, CCIM,  
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SC #18972

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$8.95 SF NNN
NNN EXPENSE:	\$2.25 SF
BUILDING SIZE:	52,518 SF
AVAILABLE SF:	28,845-34,845 SF
CEILING HEIGHTS:	14'- 28' clear @ eaves 18' - 31' clear @ center
LOT SIZE:	2.3 Acres
ZONING:	IH and IG in the City of Rock Hill
APN:	6281101007, 6281201003- 009

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PROPERTY OVERVIEW

Recently renovated warehouse/manufacturing facility in Rock Hill with heavy power, mostly conditioned, rack-integrated sprinkler system, 5 docks with levelers, 2 drive-in doors and rail siding. Property has 78 parking spaces including 3 handicapped spaces. Owner would consider a sale.

PROPERTY HIGHLIGHTS

- ±52,518 SF total building size with heavy power (25KW Transformer) and sprinkler system on ±2.3 acres
- Numerous CapEx items completed; HVAC replacements, roof work, parking lot, paint, etc.
- Fully conditioned building except for 10,000 SF warehouse area
- Zoned “IG” in the City of Rock Hill with Rail Siding
- ±1.5 miles to I-77, Exit 77 (US Hwy 21 Byp); ±2.7 miles to I-77, Exit 79 (Dave Lyle Blvd)

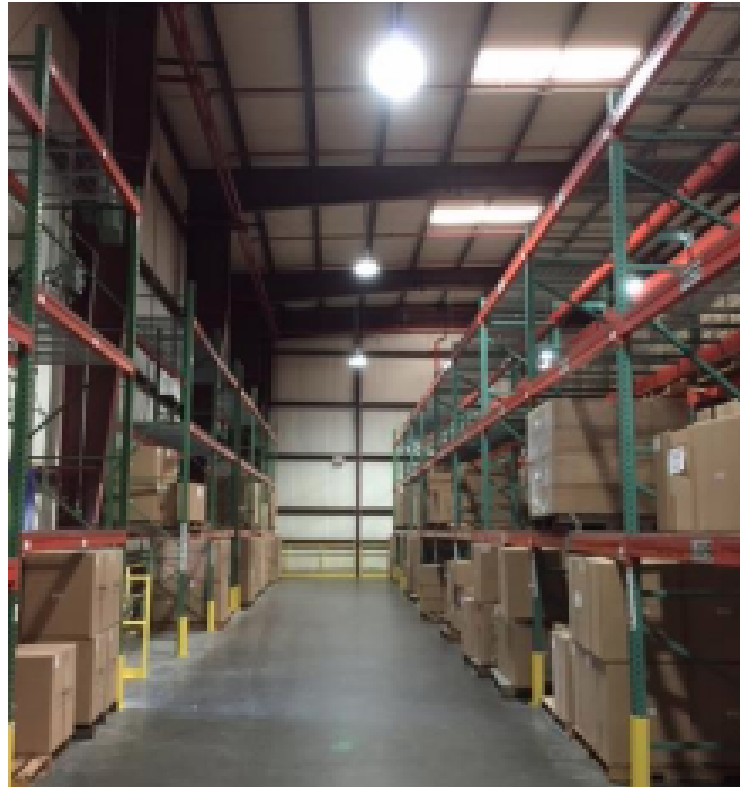
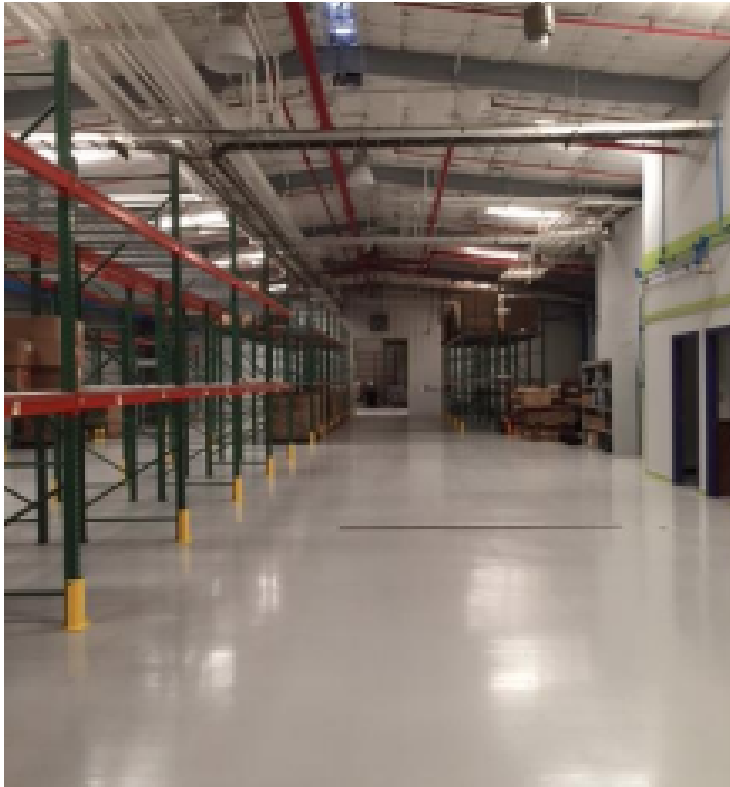


## ADDITIONAL PHOTOS



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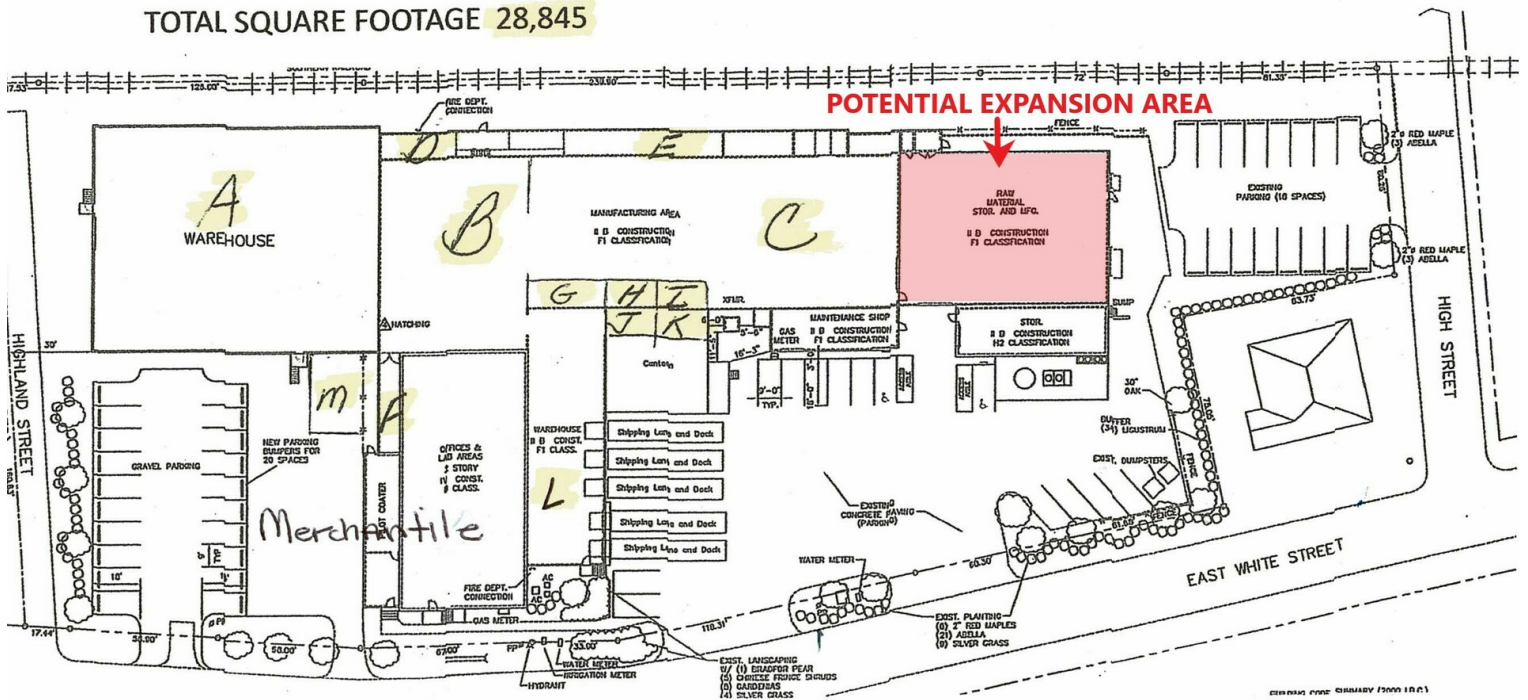


# FLOOR PLANS

- A) 100' X 100' WAREHOUSE
- B) 60' X 78' WAREHOUSE
- C) 126' X 60' WAREHOUSE
- D) 9' X 20' FIRE ROOM
- E) 9' X 168' STORAGE
- F) 9' X 39' RAMP
- M) 30' X 37' LOBBY

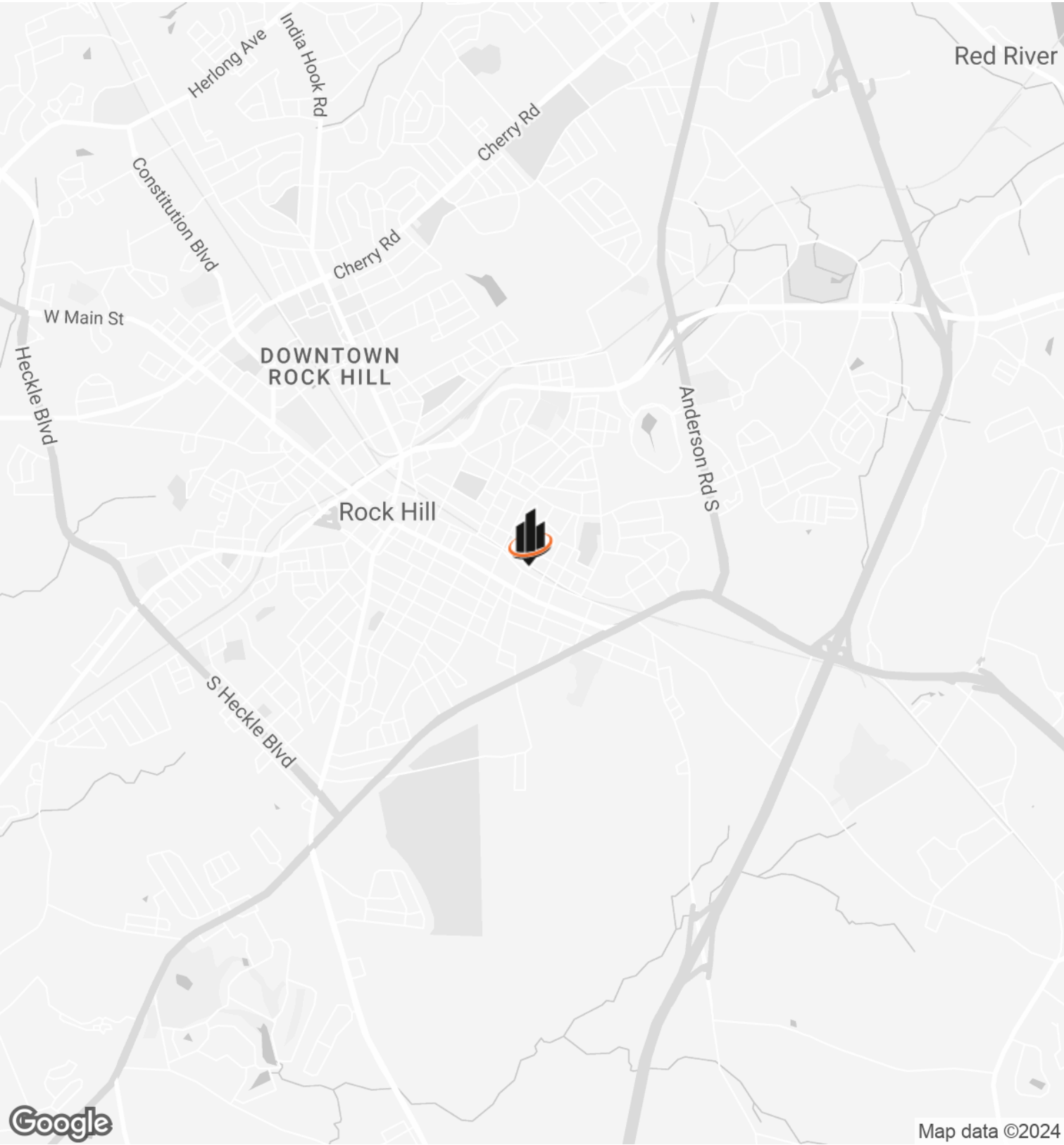
- G) 14' X 10' OFFICE
- H) 10' X 10' OFFICE
- I) 7' X 10' OFFICE
- J) 6' X 8' OFFICE
- K) 8' X 8' BATHROOM
- L) 30' X 101' SHIPPING & RECEIVING

TOTAL SQUARE FOOTAGE 28,845



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LOCATION MAP



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