



LEASE

32,500 SF Warehouse Sublease TechPark

467 LAKESHORE PKWY

Rock Hill, SC 29730

PRESENTED BY:

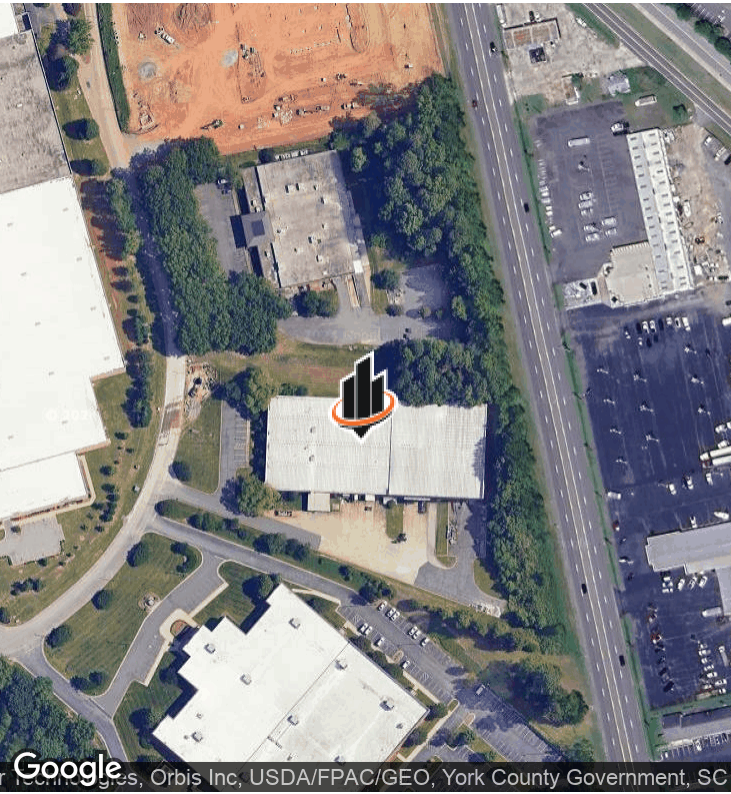
**MARK J. MAYFIELD, CCIM,
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SC #18972

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Available Upon Request
BUILDING SIZE:	54,500 SF
AVAILABLE SF:	32,500 SF
TICAM SF/YR:	\$2.98
LOT SIZE:	4.59 Acres
YEAR BUILT:	1989
ZONING:	PUD
CEILING HEIGHT:	21' - 24' clear

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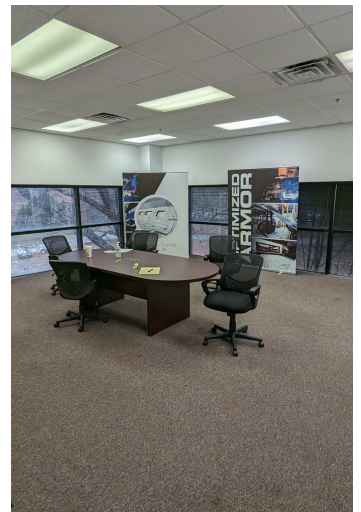
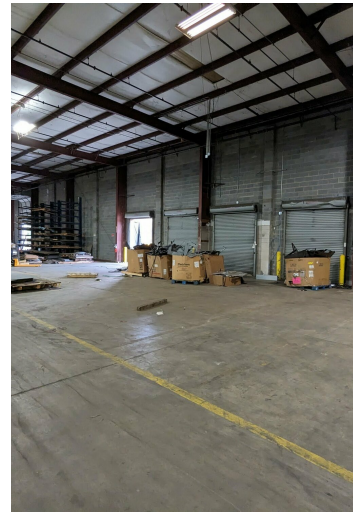
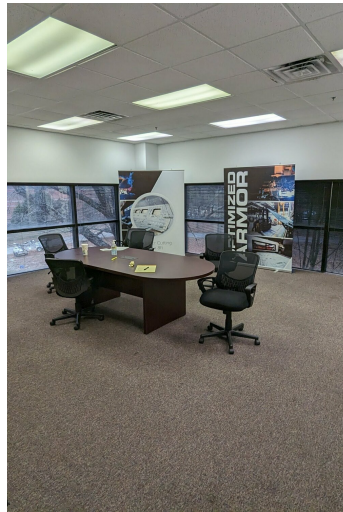
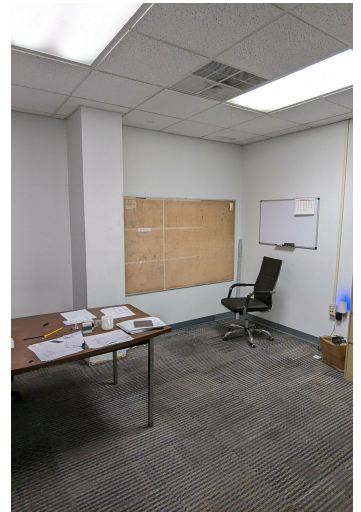
PROPERTY OVERVIEW

Warehouse sublease in TechPark Business Park in Rock Hill. Attractive masonry construction with high ceilings, heavy power, sprinkler with 4 dock-high (8' x 10' w/levelers & seals) and 1 grade-level drive-in (12' x 14'). Existing Lease expires 12/31/26 with option for two (2) successive three (3) year Lease extension options to the Initial Term.

PROPERTY HIGHLIGHTS

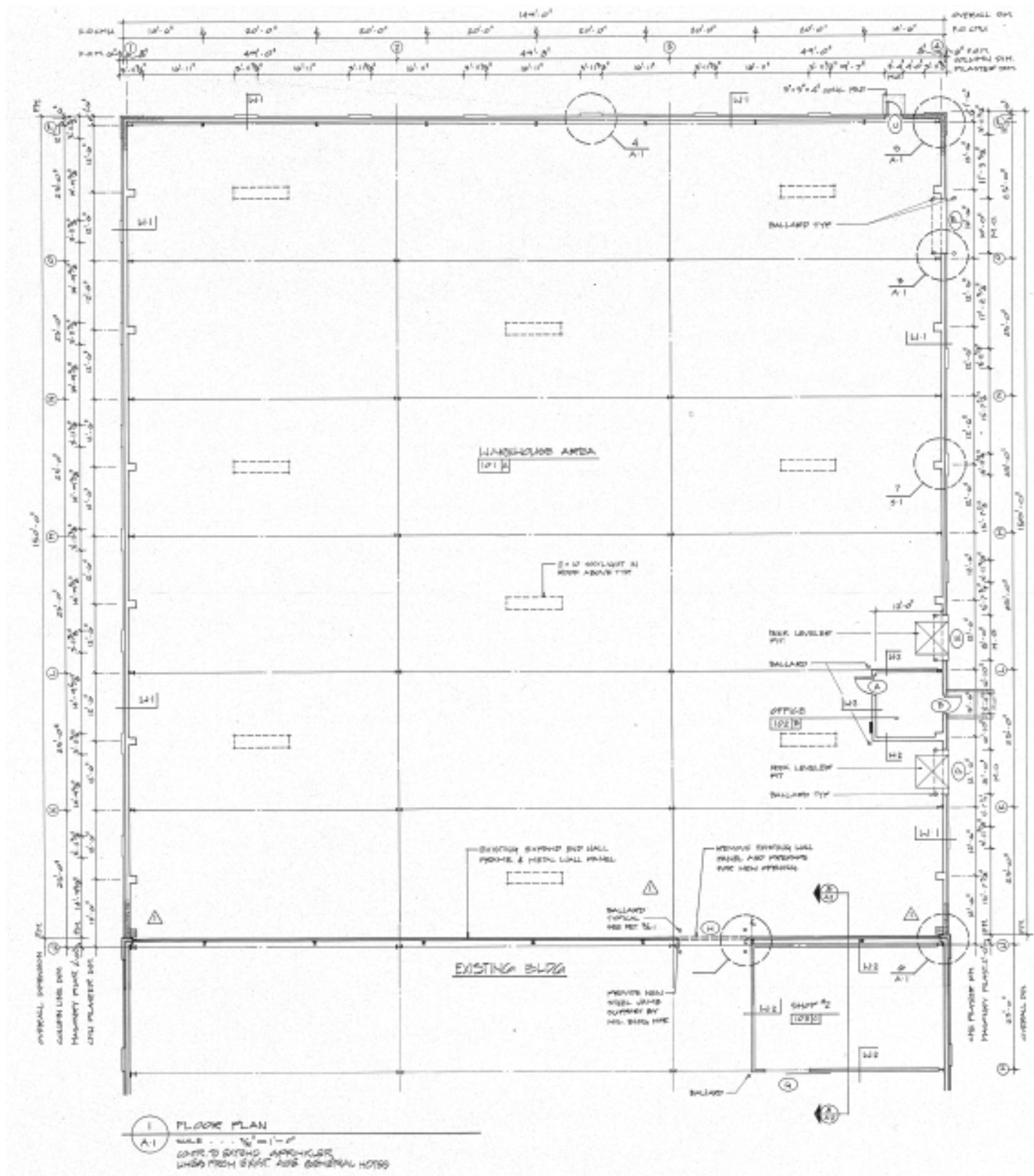
- Sublease +/- 30,000 SF warehouse space with potential 2,500 SF office, if needed
- Motion activated warehouse lighting
- 25' x 50' column spacing
- Heavy Power, Sprinkler system, Infrared warehouse heat
- 4 docks, 1 drive-in

ADDITIONAL PHOTOS



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FLOOR PLANS



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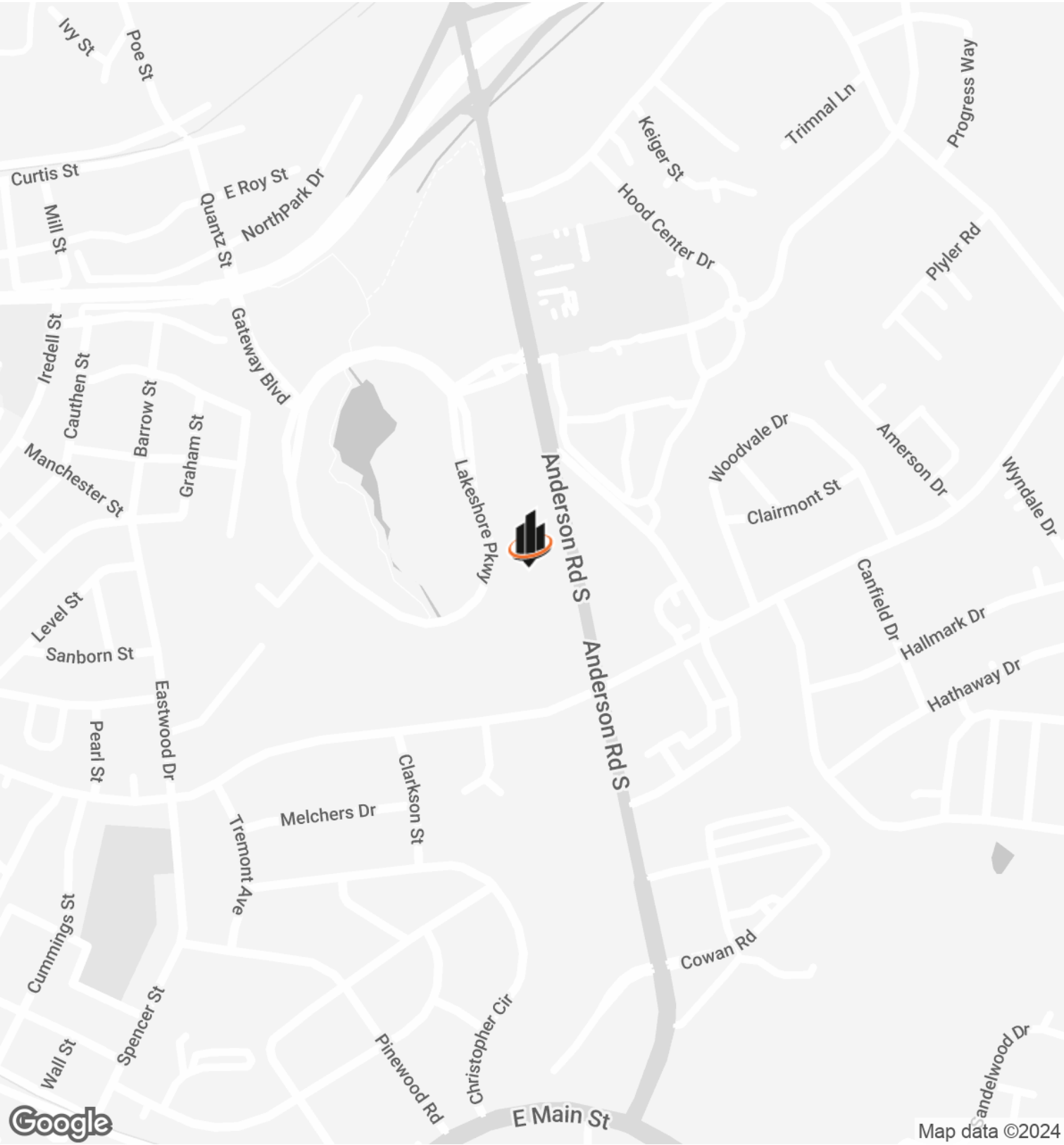
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LOCATION MAP



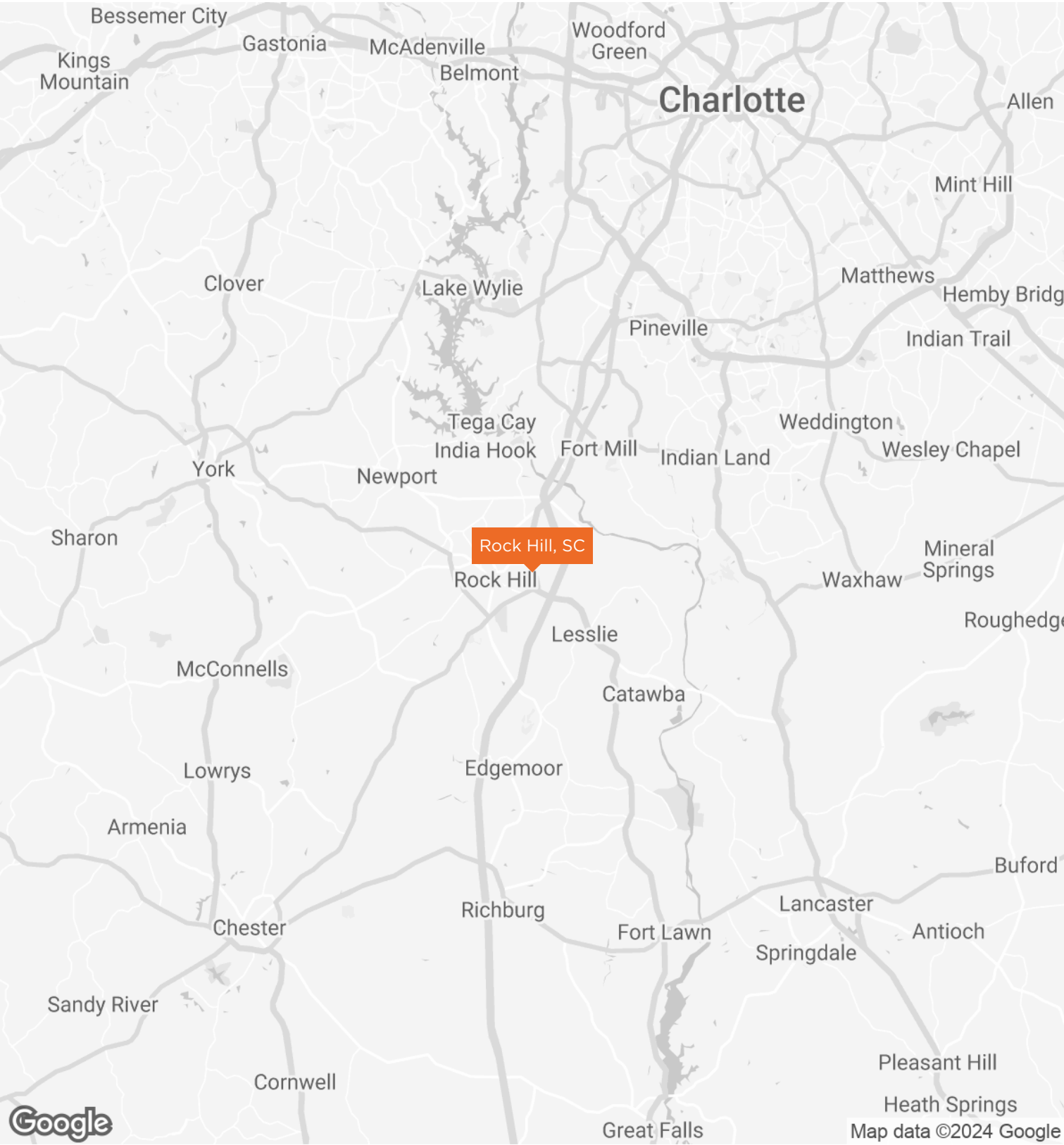
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AERIAL MAP



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REGIONAL MAP



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