



LEASE

1835 Tucker Street

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Rock Hill, SC 29730

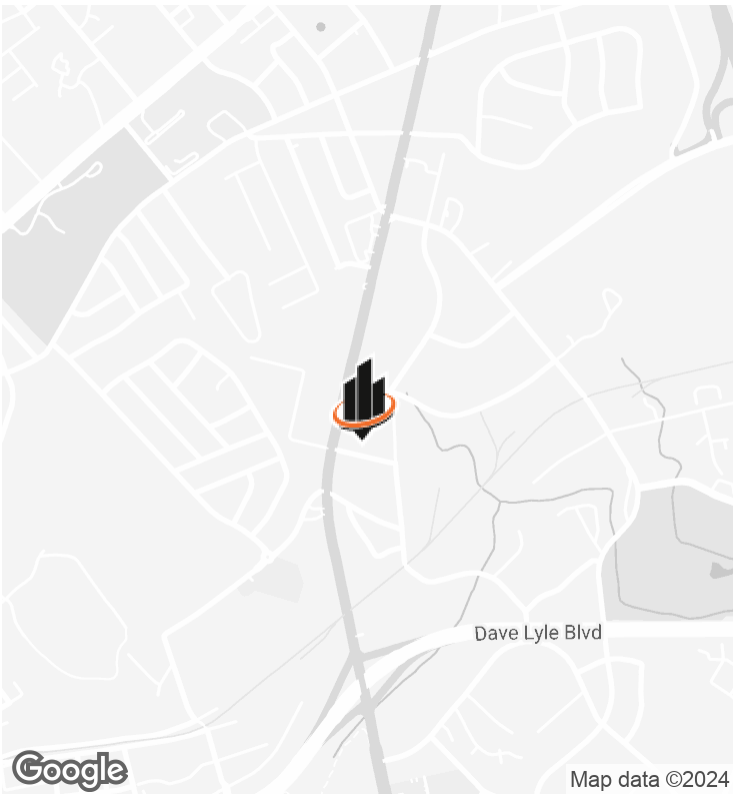
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10.00/SF MG
	(\$5,075/month)
BUILDING SIZE:	6,080 SF
YEAR BUILT:	1971
RENOVATED:	2024
ZONING:	Industrial
MARKET:	Charlotte Metro
SUBMARKET:	Rock Hill
APN:	666-00-00-006

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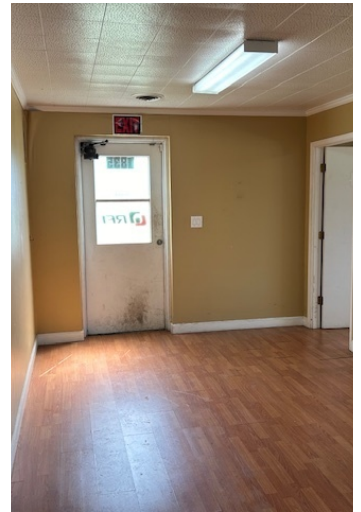
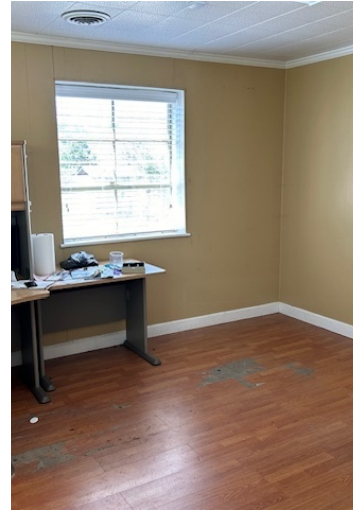
PROPERTY OVERVIEW

Subject is +/-6,080 SF Free-standing, pre-engineered metal building on +/-1.46 AC lot. Built in 1971 and just renovated with new flooring, painting and lighting in office area. Electrical is three-phase. Two dock high doors and one ground level door. Fenced and graveled rear yard. 12' Clear height in warehouse. Layout includes four offices with reception area, and two restrooms. Office area is 100% heated an cooled. Located approximately 2 miles from I-77.

PROPERTY HIGHLIGHTS

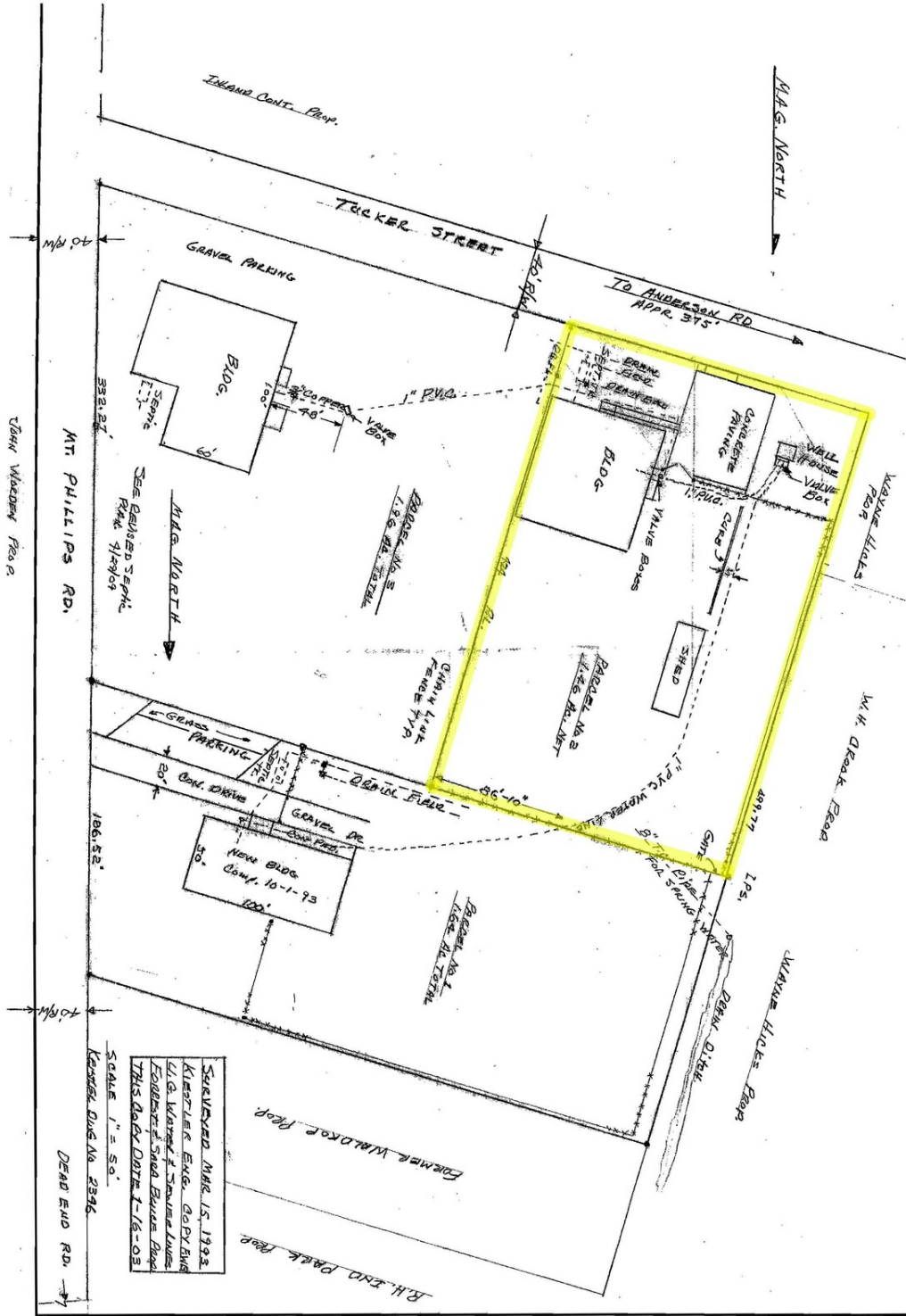
- Free Standing Office/Warehouse
- +/-6,080 SF Bldg on Large +/-1.46 AC Lot
- 2 Dock Doors With Back Yard Fenced & Graveled
- Less than 2 Miles From I-77

ADDITIONAL PHOTOS



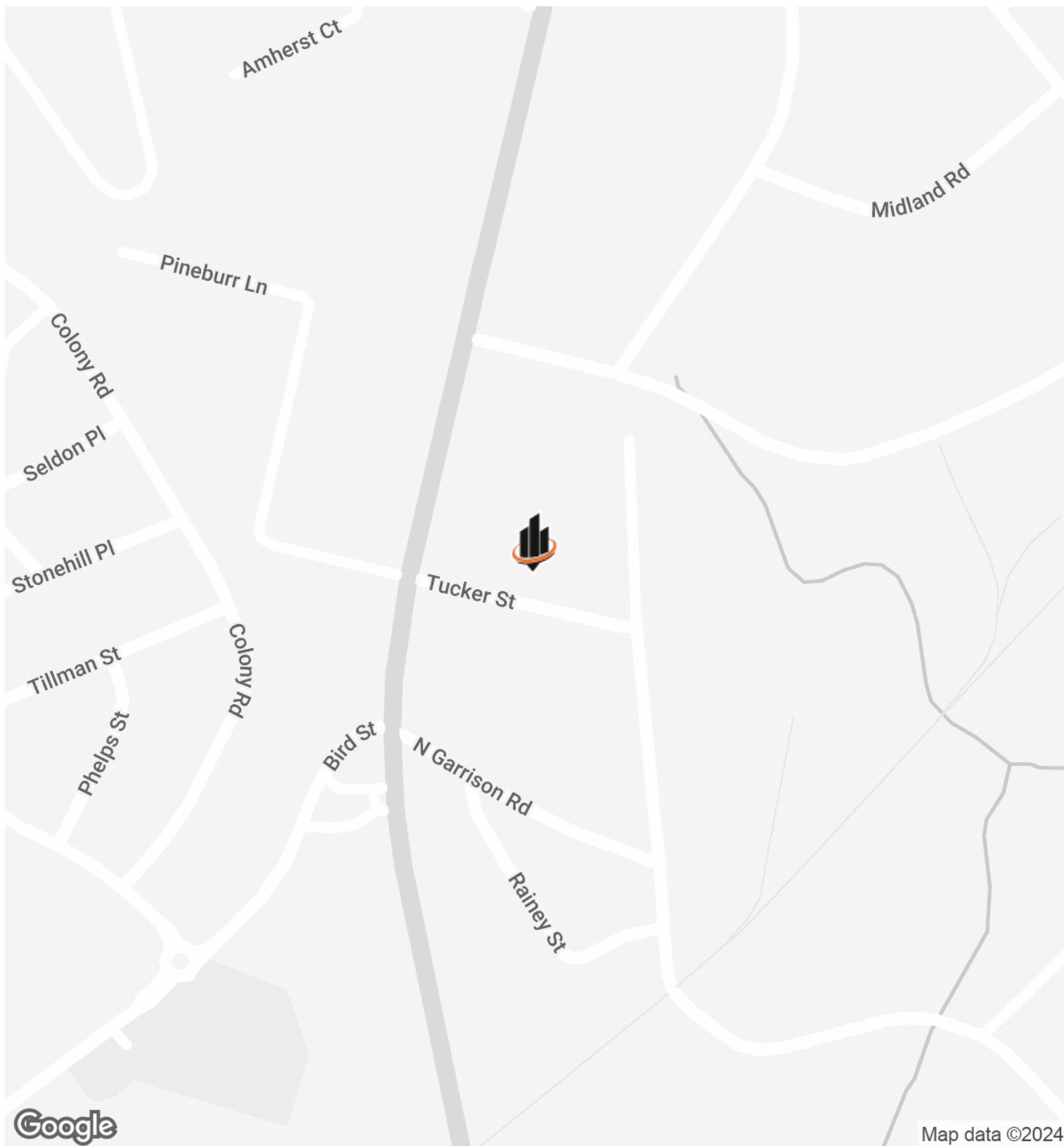
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SITE PLANS



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LOCATION MAP



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