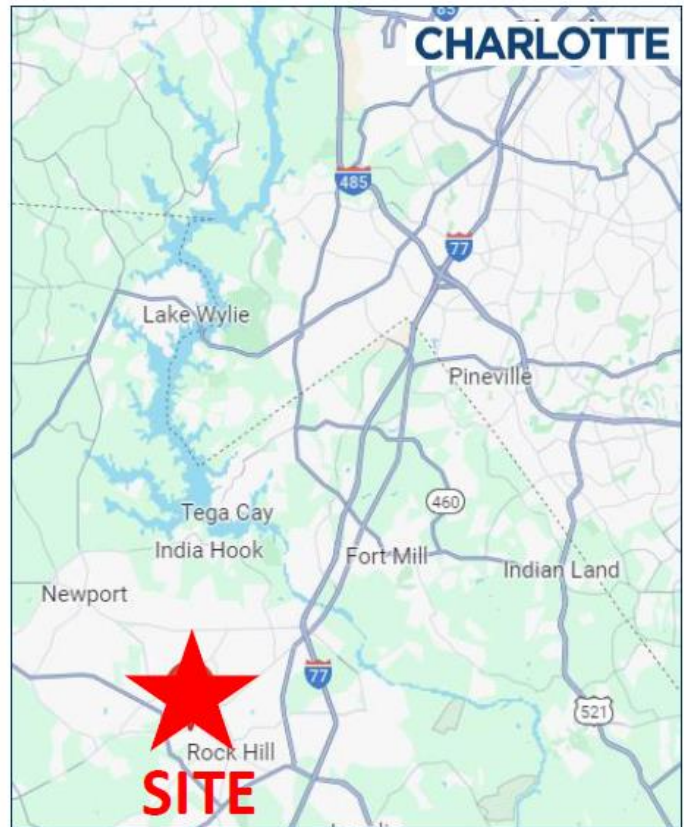


Industrial Building For Sale or Lease – 528 S. Cherry Road, Rock Hill, SC



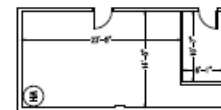
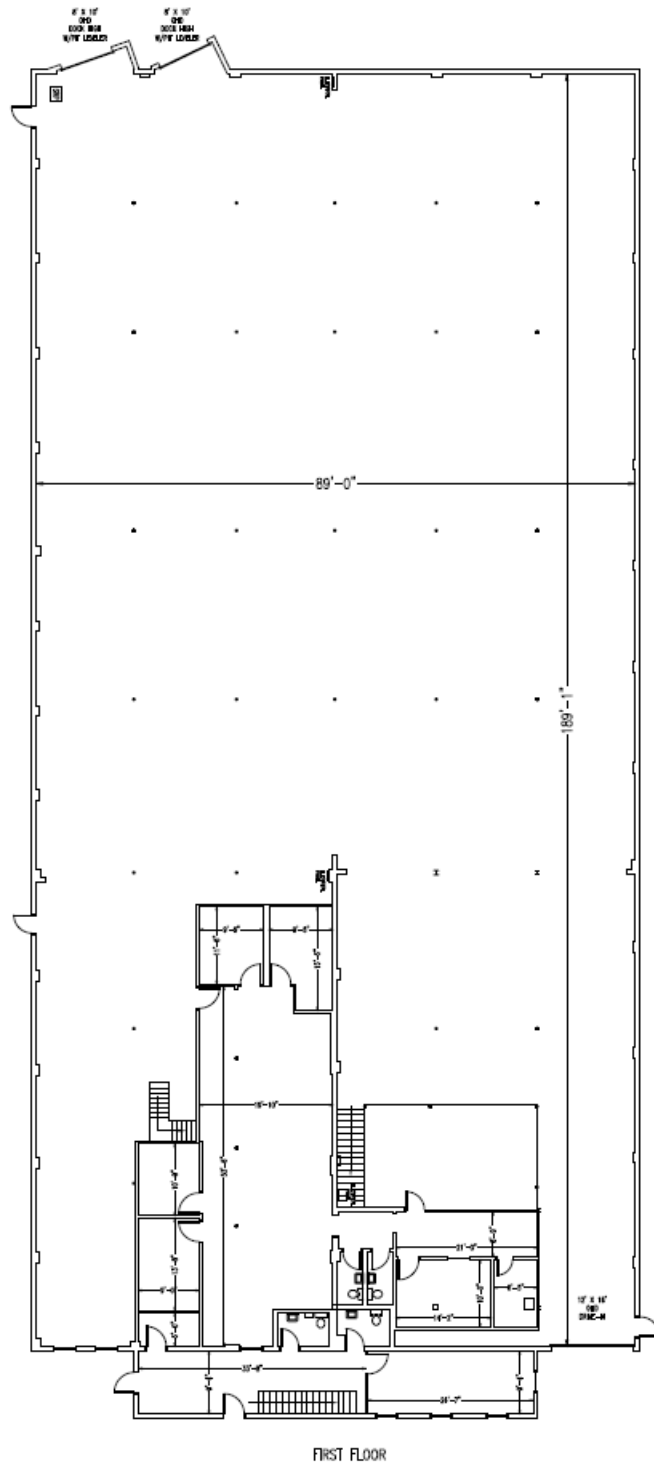
Property Highlights

- **Sales Price:** \$2,350,000
- **Lease Rate:** \$7.75/SF, NNN
- **Building Size (SF):** 19,120 SF
- **Available SF:** 5,000 – 19,120 SF
- **Loading:**
 - Docks: Two (2) Dock Doors 8' x 10' w/ Pit Leveler
 - Drive-Ins: One (1) 12' x 16'
- **Office (SF):** 3,780 SF
- **Acreage:** 0.92
- **Clear Height:** 14' – 16'
- **Column Spacing:** 15' x 25' (majority)
- **Sprinkler System:** Wet
- [Click here for link to drone video](#)
- **Seller Financing Available:** Up to 85% LTV, 4.5% interest rate, 15- year amortization term with 3-year balloon (*subject to review of buyer's financials)

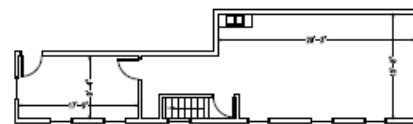


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Industrial Building For Sale or Lease – 528 S. Cherry Road, Rock Hill, SC



SECOND FLOOR
(MEZZANINE ADJACENT)
484 SF

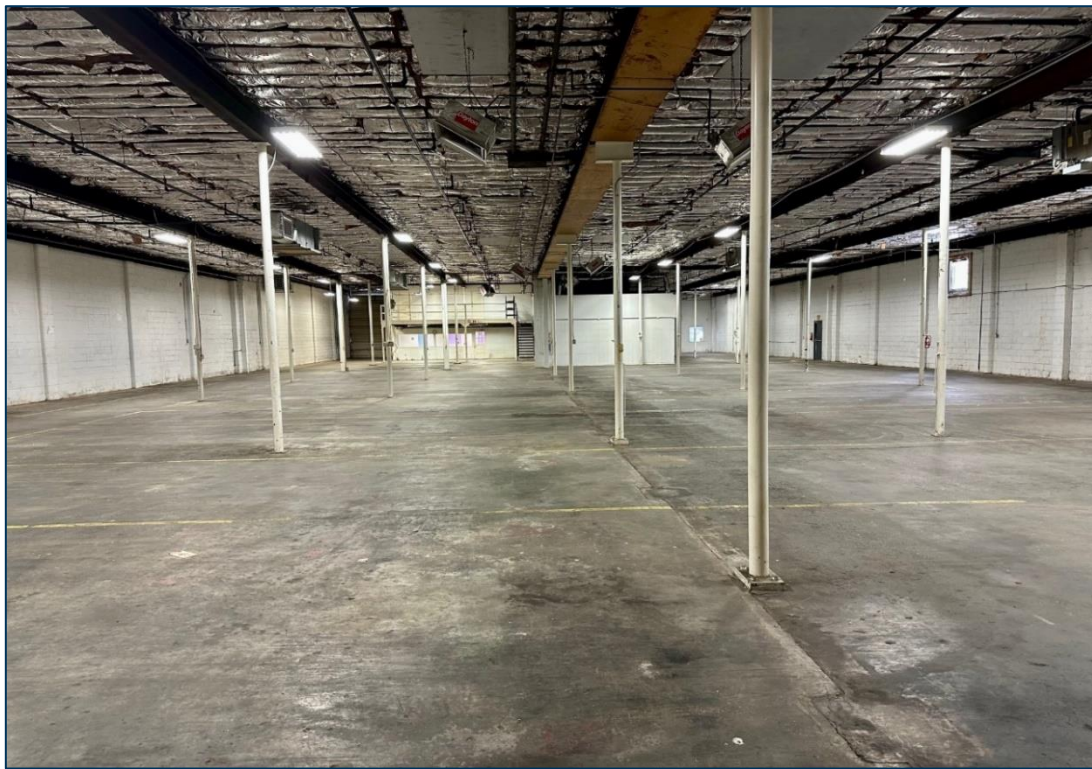


SECOND FLOOR
835 SF



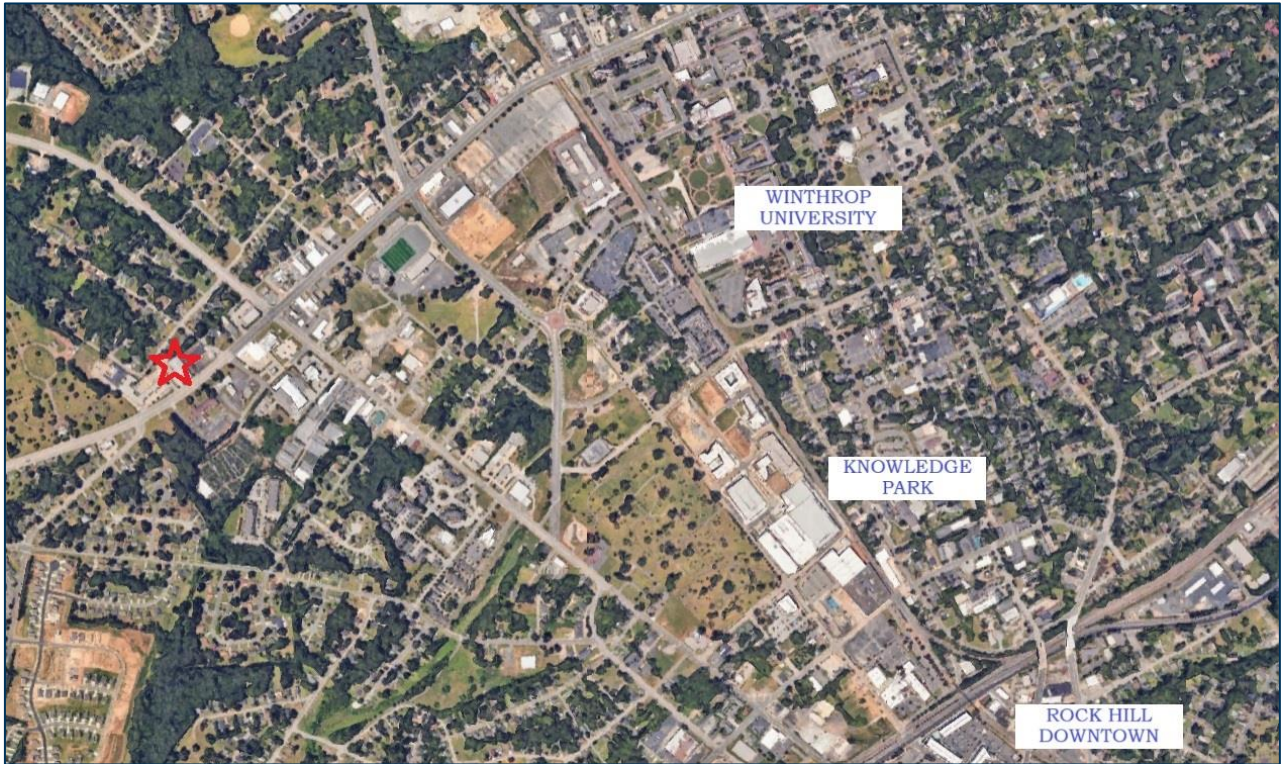
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