



WAREHOUSE FOR LEASE

583 LINKWOOD RD | ROCK HILL, SC 29730

13,500 SF INDUSTRIAL AVAILABLE FOR LEASE

**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
CHARLOTTE

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FOR LEASE 13,500 SF INDUSTRIAL WAREHOUSE

583 Linkwood Rd | Rock Hill, SC 29730

PROPERTY INFORMATION

PID: 6660103009
Address: 583 Linkwood Rd
Rock Hill, SC 29730
Year Built: 2008 / 2018
Zoning: UD - Urban Development
Land Area (AC): ±1.66 AC
RBA: ±13,500 SF
Power: 400 Amps, 277/480v
Lighting: Fluorescent

SPACE DETAILS

Building Size (SF): 13,500 SF
Warehouse 1: 7,050 SF
Warehouse 2: 3,600 SF
Office: 2,850 SF
Mezzanine: 1,650 SF (Not included in building SF)
Clear Height: *Warehouse 1:* 16' (Eaves) / 20' (Center)
Warehouse 2: 20' (Eaves) / 24' (Center)
Dock Highs: (2)
Drive-Ins: (1)

TERMS

Lease Rate: Contact for Pricing
Availability: Immediate

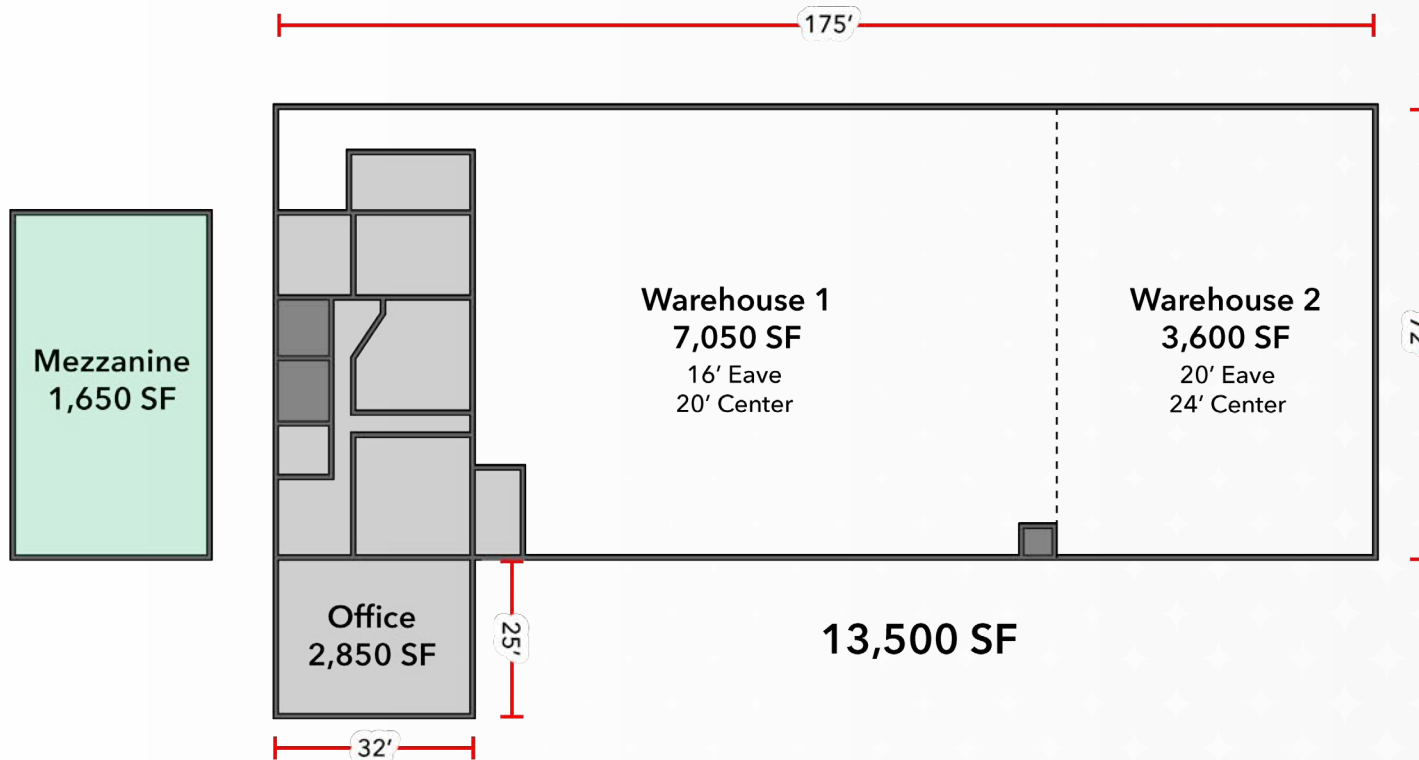
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FLOOR PLAN



SPACE INFORMATION

Size 13,500 SF

Office Space 2,850 SF

Power 400 Amps,
277/480v

Lighting Fluorescent

Ceiling Ht 16' - 24'

Column Spacing No Columns

Dock Highs (DH) (2)

Drive Ins (GL) (1)

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DRIVE-TIME & DISTANCE

LOCATION	DRIVE TIME	DRIVE DISTANCE
I-77 (Exit 81) via Palmetto Pkwy	3 min	1.4 mi
I-77 (Exit 79) via Dave Lyle Blvd	4 min	1.5 mi
Charlotte-Douglas International Airport	26-40 min	25.6 mi
Uptown Charlotte, NC	28-50 min	23.9 mi

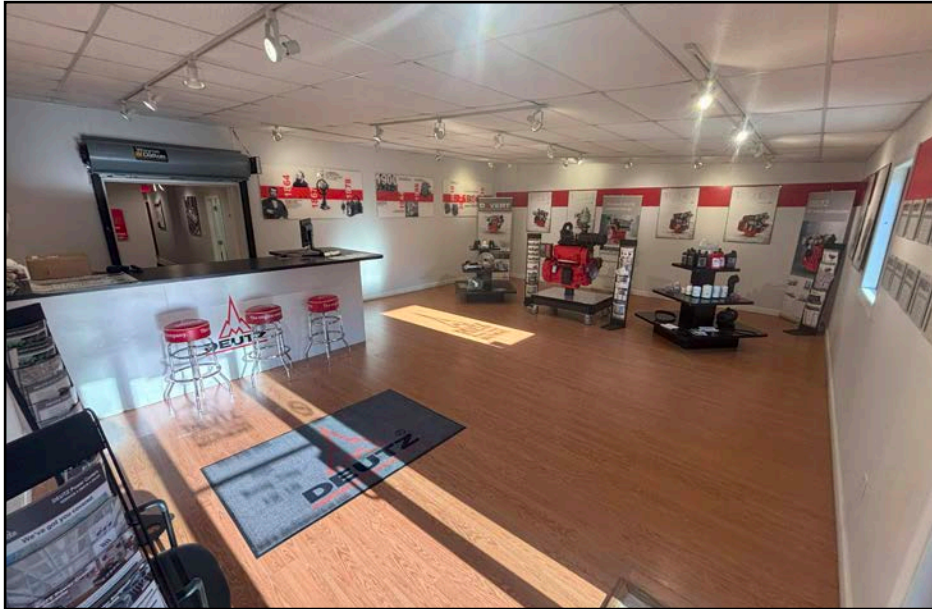
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