

COMPOSITES ONE

FOR SALE OR LEASE, PRICE: \$3,543,000 OR \$5.00 PER SQFT



467 Lakeshore Parkway | Rock Hill, South Carolina 29730

Physical Details

Total Square Feet: 54500

Total with Expansion: Not Expandable

Site Size: 4.59 acres

Wall Material: Brick, Masonry

Slab Thickness: 6"

Tenancy: SingleTenant

Dimensions: Rectangular

Year Built: 1996

Comments: Warehouse/Office building in beautiful Tech Park in Rock Hill, SC. 54,500 total SF. Includes 4,000 SF of office. Renovated in 2012. Also includes 3 production floor offices and 2 climate-controlled storage rooms (520 SF can be kept to 50 degrees; 775 SF can be kept to 66 degrees).

Industrial Space

Available Square Feet: 54500

Office Square Feet: 4000

Air Conditioned Area: Office Only

Most Recent Use: Distribution/Warehouse

Clear Height: 22'0" - 24'0"

Lighting Type: Fluorescent

Fire Protection: Wet

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Number of Dock Doors: 6

Number of Drive In Doors: 1

Auto Parking: 32

Trailer Parking: 0

For more information, please contact:

York County Economic Development

1830 Second Baxter Crossing

Fort Mill, SC 29708

P 803-802-4300

F 803-802-4299

yorkcountyed.com

Location

Municipality: City

Tax Map ID: 6280401005

Zoning: Planned Development (PD)

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Utilities

Electric Provider: City of Rock Hill

Natural Gas Provider: York County Natural Gas Authority

Water Service Provider: City of Rock Hill

Wastewater Provider: City of Rock Hill

Telecommunications Providers: Comporium Communications

Transportation

Access Road Name: Lakeshore Parkway

Nearest Interstate: 77 (2 mi)

Nearest International Airport: Charlotte Douglas Intl Airport (22 mi)

Nearest Commercial Airport: Charlotte/Douglas International (22 mi)

Nearest Inland Port: Inland Port Greer (92 mi)

Nearest Sea Port: Georgetown (173 mi)

Railway Access: No

Nearest Intermodal Access: NS Charlotte (24 mi)

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