

FOR SALE OR LEASE > INDUSTRIAL



# 420 Bryant Boulevard

420 BRYANT BLVD. ROCK HILL, SC 29732



## 420 Bryant Blvd. >

Excellent stand-alone industrial building available for sale or lease. This building is 35,000 SF with approximately 3,000 SF of office space and 4,000 SF mezzanine. The building is 75% air conditioned, has two dock doors and three drive-in doors.

Located in the Rock Hill Airport Industrial Park which is 4.5 miles from Interstate 77, and 20 miles south of Charlotte.

## Building Amenities >

- > 35,000 SF Available
- > ±3,000 SF Office Space
- > 2.67 Acres
- > Built in 1991
- > 75% Air Conditioned
- > Zoned IG
- > 15'-18' Clear Height
- > 2 Dock Doors  
(1) 10' x 10' | (1) 12' x 10'
- > 3 Drive-In Doors  
(2) 12' x 12' | (1) 12' x 14'
- > Sprinkler (Landlord will add)
- > Lease Rate: \$3.75 PSF NNN
- > Sales Price: \$1,750,000



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*\*Landlord has plans and a quote to add a normal hazard sprinkler system with the current quoted rate.*



## Contact Us

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