



COMMERCIAL/ FLEX BUILDING

333 S. CHERRY ROAD
ROCK HILL, SC 29732

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A white sign with blue and yellow text and graphics. The text reads 'Hardin Services' in a serif font and '1-800-PEST-CONTROL' in a bold sans-serif font below it. There are two small yellow and black insect icons on either side of the text. The sign is mounted on a red brick building.

Hardin Services
1-800-PEST-CONTROL

Executive Summary



OFFERING SUMMARY

Available SF:	5,000 SF
Lease Rate:	\$5.00 SF/yr (NNN)
NNN Expenses:	\$1.00/SF
Building Size:	5,000
Zoning:	LC
Market:	Charlotte Metro
Submarket:	Rock Hill

PROPERTY OVERVIEW

Office/Showroom/Warehouse space located on Cherry Road. Approximately 2,500 SF Office/Showroom and +/-2,500 SF Warehouse with one dock high door.

New TPO membrane roof in 2017.

Permitted uses to include - Community youth center, museum, art gallery, government facility, medical offices, religious institution, agricultural supply/nursery, animal grooming, restaurant, conference center, business offices, liquor store, retail sales.

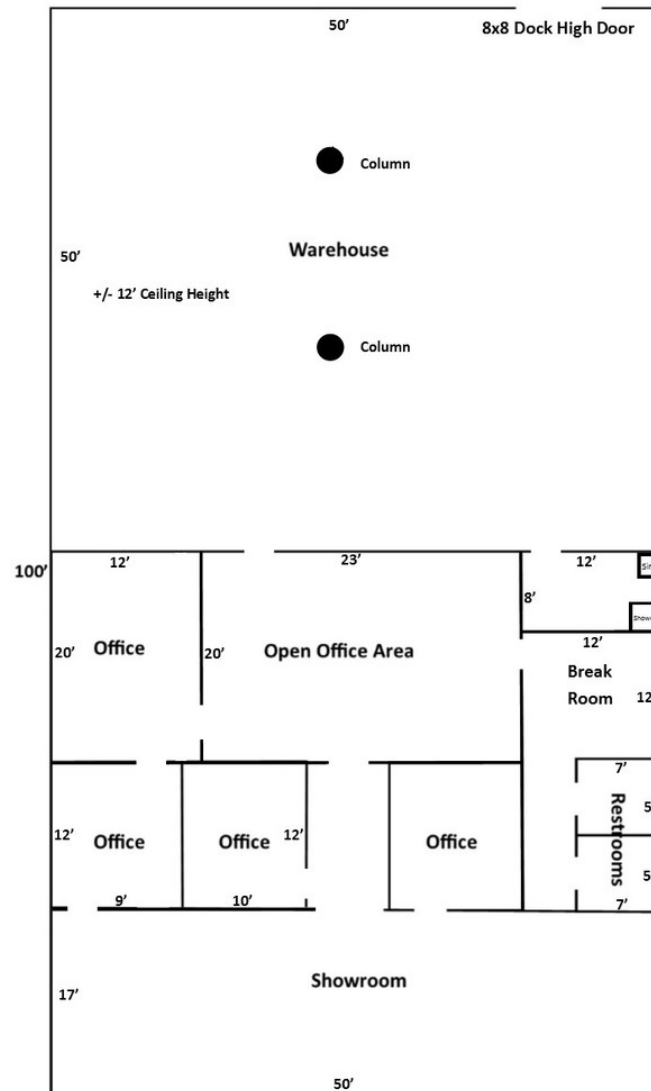
LOCATION OVERVIEW

Rock Hill is in York county, which was recently named one of the fastest growing counties in SC. Rock Hill is just 20 minutes south of Charlotte, NC and only 45 minutes north of Columbia, SC.

Additional Photos



Floor Plans



Location Maps

