



FORMER XYLEM PUMPS

1362 CONSTITUTION BOULEVARD
ROCK HILL, SC 29730

Randy Graham
Managing Director
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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,100,000
Lease Rate: [NNN]	\$6.60/SF
Year Built:	1998
Building Size:	12,000 SF
Renovated:	2013
Ceiling Height:	14'-22'
Zoning:	Industry General
Market:	Charlotte Metro
Submarket:	York County
Price / SF:	\$91.67

PROPERTY OVERVIEW

12,000 SF [includes 1,560 SF overhang/dock area] Free-standing light industrial building on 2.62 acres. 3,000 SF office & city counter area with partially paved & fully graveled fenced storage yard. Lease in place until September 30, 2018.

Can be sold with building and 1.75 AC for \$1,050,000

Lease available for building with 2.62 AC @ \$6.60/SF NNN

PROPERTY HIGHLIGHTS

- 12,000 SF [includes 1,560 SF overhang/dock area] free-standing industrial building
- 2.62 acres - Fully Fenced
- 3 Phase Power
- 5 Overhead Doors [3 - 12'x14' Drive-in, 2 - 10'x10' - 1 Short Dock]
- 14' - 22' Ceiling Heights
- Clear Span Warehouse
- +/-3.5 miles to I-77

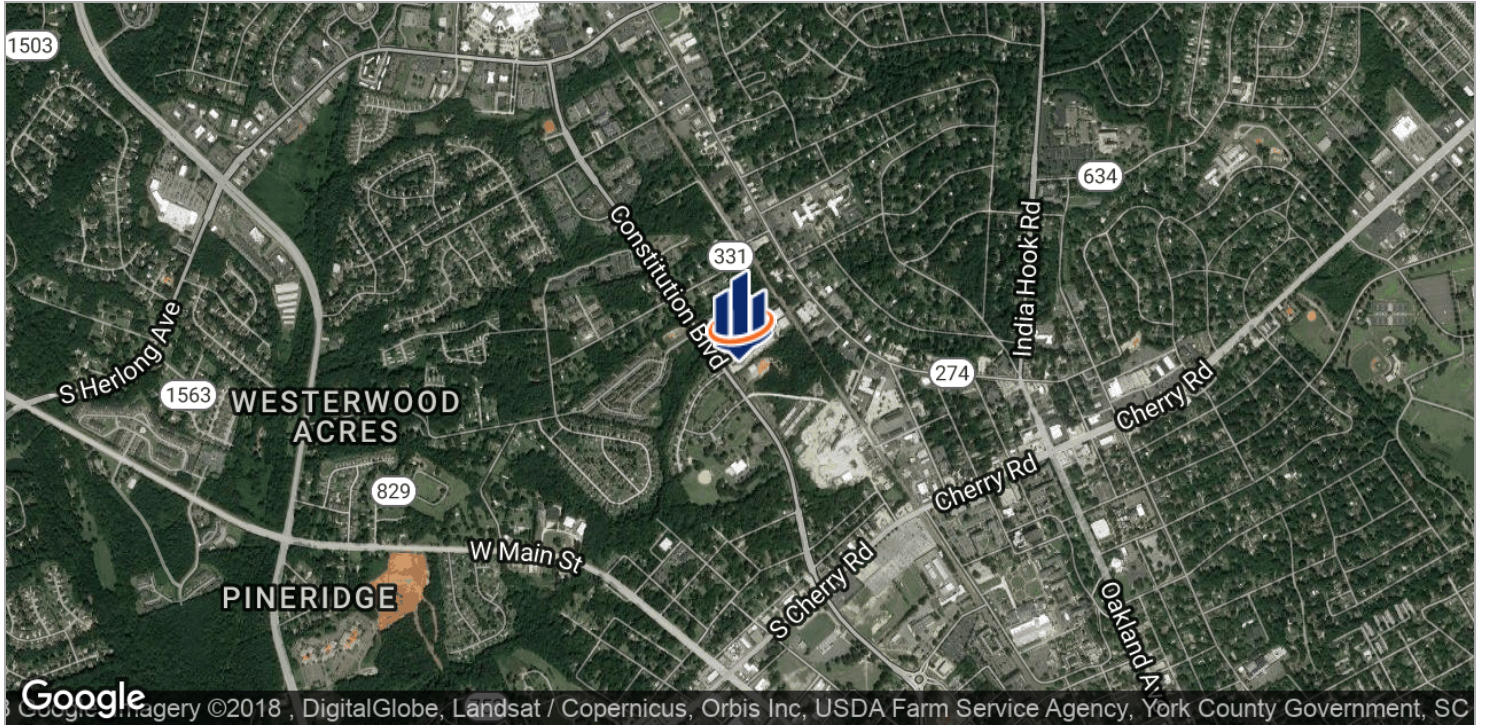
Additional Photos



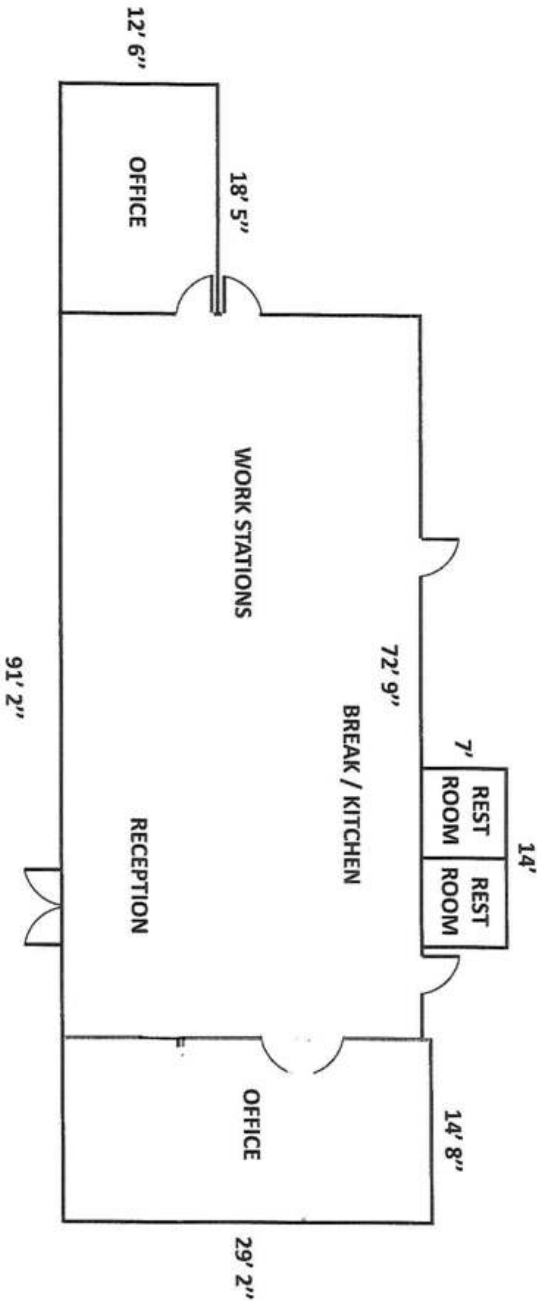
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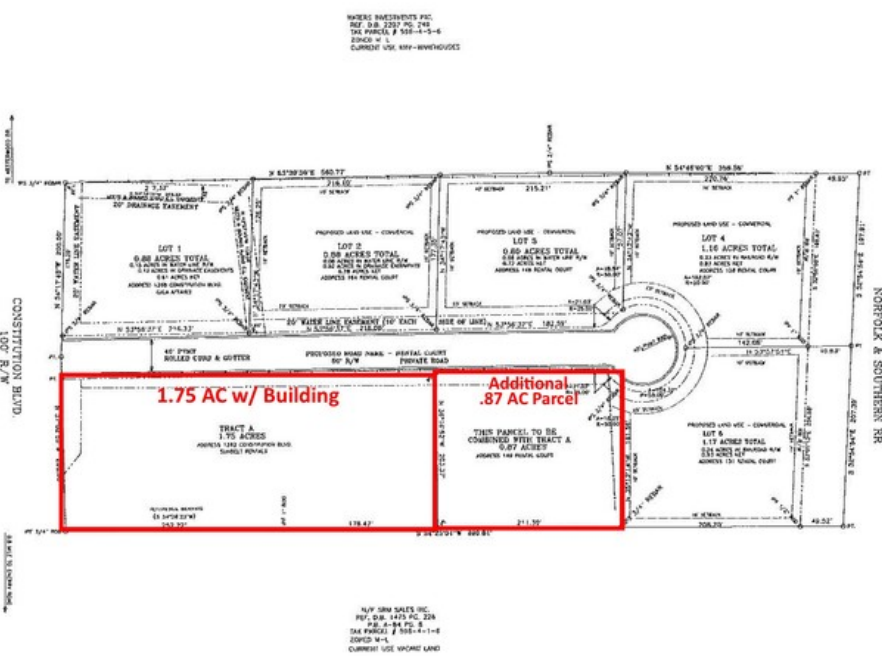
Location Maps



Office Floor Plan



Site Plan



FINAL APPROVAL
 ROCK HILL, SOUTH CAROLINA

CERTIFICATE OF APPROVAL OF RECORDING
 I hereby certify that the subdivision plat shown herein has been found to comply with the Rock Hill Local Ordinance Requirements except for such variations, if any, as noted in the minutes of the Planning Commission for recording in the office of the Rock County Clerk of Court.

1/23/2014
 Robert H. Sarn
 Director, Planning Commission

CERTIFICATION OF APPROVAL OF COMPLIANCE WITH THE STORMWATER MANAGED AND SEDIMENT CONTROL ACT OF 1991
 The developer certifies that the stormwater management system depicted and included for Record II, to comply with the requirements of the Act in Section 10-14 of the City of Rock Hill Local Ordinance Requirements, and that the minimum standards set forth in the South Carolina Department of Health and Environmental Control (SCDH&EC) Manual and are approved in accordance with the Act, by the following receipt:

NO. _____
 Submittal P.C. Number _____
 DATE _____

TOTAL NUMBER OF LOTS 6
 TOTAL ACRES TO BE SUBDIVIDED 6.47
 LARGEST LOT - 1.17 ACRES - LOT 5
 SMALLEST LOT - 0.80 ACRES - LOT 3

SETBACKS
 FRONT YARD - 25'
 SIDE & REAR YARD - 10'

MAXIMUM IMPERVIOUS SURFACE AREA NOT TO EXCEED 45% OF LOT AREA
 LANDSCAPING PLAN WILL BE REQUIRED WITH SITE PLAN FOR EACH LOT
 AN OPEN SPACE WILL BE REQUIRED FOR EACH LOT AND, AND SHOWED ON SITE PLAN FOR EACH STREET ADJACENT WILL BE SHOWN WHEN INTERMEDIATE FIELD SURVEY IS APPROVED AND THE NUMBER ARE ASSIGNED.

LENGTH OF STREET 875.00'
 THE STREET DESIGN AND CONSTRUCTION WAS MADE BY OTHERS.
 THE STREET IS PROPERLY GRADED AND MAINTAINED.

UTILITIES
 THE WATER AND SEWER FOR THIS PROJECT IS COORDINATED BY AN EXTENDED AGREEMENT.

ELECTRIC
 CALL PUPS AT 803-721-1877 TO LOCATE UNDERGROUND UTILITIES 24 HOURS BEFORE DIGGING.
 COORDINATE ELECTRIC DESIGN AND INSTALLATION WITH ROCK HILL AT 803-721-3325.

OWNERSHIP INFORMATION
 OWNER: ROBERT H. SARN
 ADDRESS: 3712 CONROCK BLVD
 ROCK HILL, SC 29726
 SUTHERLY PROPERTY #404-334-3113

REFERENCES: D.R. 1469 PG. 100 (LOT 4)
 D.R. 1469 PG. 101 (LOT 5)
 PLAT BLOCK A-78 PG. 4

TAX PARCELS: # 588-4-1-4 & 588-4-1-5
 ZONED R-1

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, BELIEF AND FAITH, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT I AM NOT PROVIDING ANY INFORMATION THAT IS FALSE OR MISLEADING AND THAT I AM NOT PROVIDING ANY INFORMATION THAT IS UNLAWFUL OR UNETHICAL AND THAT I AM NOT PROVIDING ANY INFORMATION THAT IS UNLAWFUL OR UNETHICAL AND THAT I AM NOT PROVIDING ANY INFORMATION THAT IS UNLAWFUL OR UNETHICAL.



2	08-08-04	REVISED PER CITY REVIEW 2-21-06
3	08-14-04	REVISED PER CITY REVIEW 1-12-06
4	08-20-04	REVISED PER CITY REVIEW 8-28-06
5	08-26-04	REVISED PER CITY REVIEW
6	08-30-04	REVISED PER CITY REVIEW
7	09-03-04	REVISED PER CITY REVIEW
8	09-07-04	REVISED PER CITY REVIEW
9	04-10-07	REVISION



KEISTLER ENGINEERING CO., INC.
 P.O. BOX 522 217 DICARDEN STREET
 GREAT FALLS, S.C. 29035
 PHONE 803-682-9900

SCALE: 1" = 50'
 DATE: JANUARY 23, 2014
 DRAWN BY: CAS
 CHECKED BY:
 APPROVED BY:

ROBERT H. SARN
 FINAL PLAT
 CONSTITUTION BLVD.
 ROCK HILL, SOUTH CAROLINA

SPANNING NO. 2932
 SHEET NO. 7/8