

BANKRUPTCY SALE

46,055+/- Total Sq. Ft. Warehouse Facility on 6.5+/- Acres 1205 Galleria Boulevard, ROCK HILL, SOUTH CAROLINA

OFFERING OVERVIEW

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Great Neck Realty Co. and Iron Horse Commercial Properties are pleased to offer a prime industrial property in the heart of Rock Hill, South Carolina, just 28 miles from Charlotte. Located at 1205 Galleria Boulevard, this expansive facility sprawls across 6.57+/- acres and boasts a total of 46,055+/- sq. ft. across four distinct buildings. The buildings consist of a 28,697+/- sq. ft. main warehouse building which includes 5,033+/- sq. ft. office space, a 15,000+/- sq. ft. warehouse space providing additional storage capacity, and two dedicated paint booths, each spanning 1,162+/- and 1,196+/- sq. ft.

Situated along a prominent commercial corridor within Rock Hill and just a single turn away from Interstate 77, the property is strategically located providing seamless connectivity to regional and national markets.

OFFERING HIGHLIGHTS:

- Abundant & flexible space situated on expansive lot.
- Versatile spaces can accommodate a range of operational needs.
- Modern infrastructure with warehouse buildings constructed in 2005 2009.
- Convenient location with swift access to Interstate 77.
- Warehouses include 19 drive-in doors, 22' clear ceilings, 9 overhead cranes.

PROPERTY DESCRIPTION



1205 Galleria Boulevard Rock Hill, SC 29730
York County
6690401063
Industrial warehouse, flex
 46,055+/- Total sq. ft. across 4 buildings Main Building: 23,664+/- sq. ft. warehouse and 5,033+/- office space Service Building: 15,000+/- sq. ft. 1,196+/- sq. ft. paint booth 1,162+/- sq. ft. paint booth
6.57+ Acres
IG – General Industrial
2005, 2006 & 2009
19 Total; 10 in Main Building, 9 Service Building
22'
Surface parking, 48 spaces
\$127,022.01 (2022)

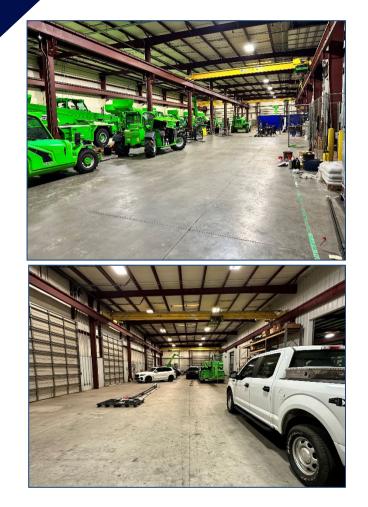
MAIN BUILDING



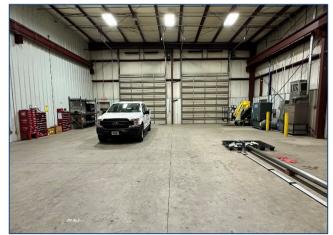




MAIN BUILDING

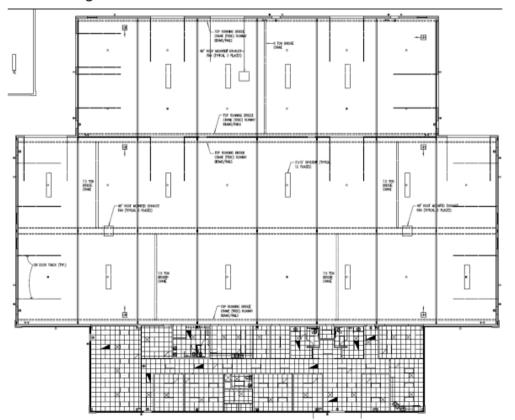






MAIN BUILDING

Floor Plan – Main Building



SERVICE BUILDING









SERVICE BUILDING



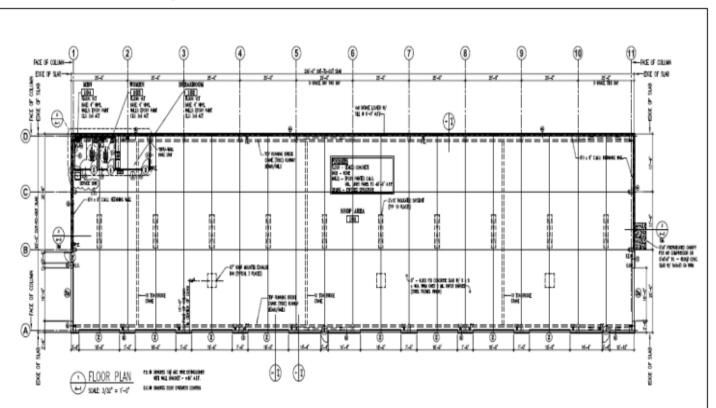






SERVICE BUILDING

Floor Plan - Service Building



PAINT BOOTHS

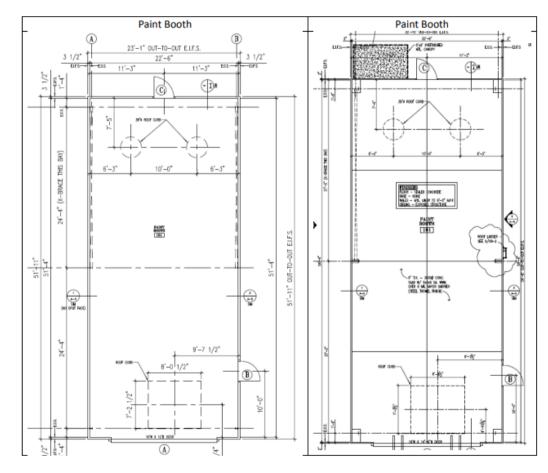




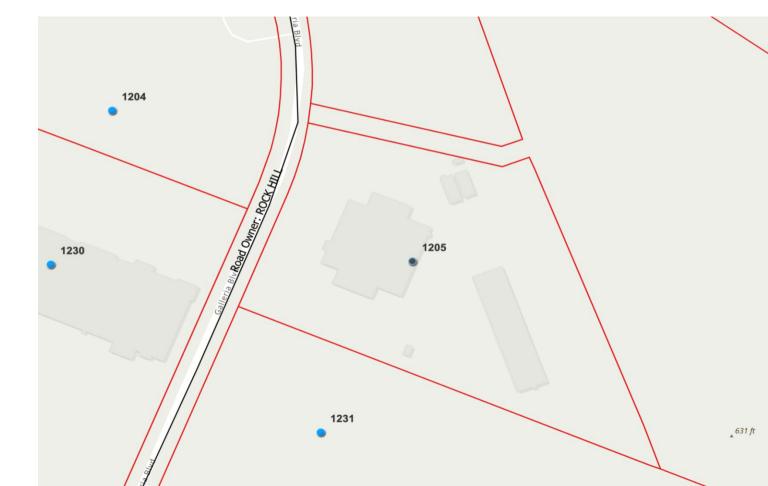




PAINT BOOTHS







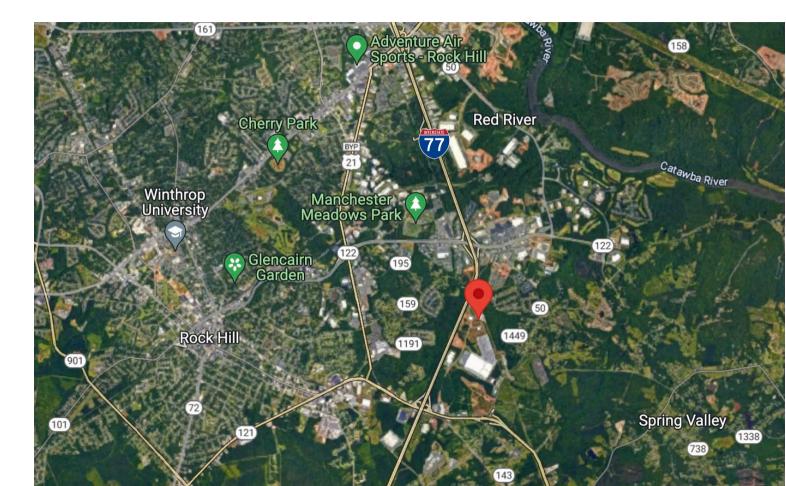
AERIAL MAP



LOCATION MAP



LOCATION MAP



MARKET OVERVIEW

The Charlotte industrial market has emerged as a dynamic and significant player in the southeastern U.S. Known for its strategic location, excellent transportation infrastructure, and a diverse economic base, Charlotte has become a hub for industrial activity. The city's proximity to major interstates, including I-77, I-85, and I-485, along with its well-connected rail and air networks, positions it as a prime distribution and logistics center.

Over the years, Charlotte's industrial market has experienced steady growth. Industrial space remains in demand, and vacancy rates are well below pre-pandemic trends.

Charlotte's long-term potential as a growing industrial market remains clear. Its proximity to major markets and recent investments in infrastructure have led to more than a 15% expansion in industrial real estate inventory since 2010, priming the market for further growth.

Charlotte's position along Interstate 85 corridor and within a half-day's trucking distance from the Port of Charleston has led to spillover demand for distribution and warehousing space for retailers as well as suppliers for the many manufacturing operations along I-85 in the Carolinas and Georgia.

Vacancy in the York County industrial submarket is 3.9% and has decreased by 1.0% over the past 12 months. During this period, 1.8 million sq. ft. has been absorbed, and 1.5 million sq. ft. has delivered. Total availability, which includes sublease space, is approximately 8.3% of all inventory.

Within this submarket, logistics space is by far the largest subtype with 26.0 million sq. ft. in this category, followed by 7.4 million sq. ft. of specialized space and 2.0 million sq. ft. of flex space.

Market rents are approximately \$9.00 per sq. ft., which is a 17.5% increase from where they were a year ago. In the past three years, rents have increased cumulatively by approximately 49.3%. This submarket is slightly more affordable than Charlotte as a whole, where average rents are approximately \$9.20 per sq. ft.

About 1.9 million sq. ft. is under construction, representing a 5.3% expansion of inventory. Moreover, total inventory has expanded by 2.6 million sq. ft. over the past three years.

Over the past three years there have been 78 sales, which have traded for approximately \$520 million. During this time, the market cap rate for York County has edged up to 6.9%, marginally higher than its trailing three-year average of 6.8%.

CONTACT & DISCLAIMER



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