

BANKRUPTCY SALE

(All transactions subject to court approval)

46,055+/- Total Sq. Ft. Warehouse Facility on 6.5+/- Acres
ROCK HILL, SOUTH CAROLINA / 28+/- Miles from Charlotte



1205 Galleria Boulevard, Rock Hill, South Carolina

INCREDIBLE OPPORTUNITY FOR FLEX / STORAGE / WAREHOUSE USE

OFFERING OVERVIEW

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 three distinct buildings. The buildings consist of a 28,697+/- sq. ft. warehouse with an integrated 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.
- All transactions are subject to U.S. Bankruptcy Court approval (Case No. 23-30454 U.S. Bankruptcy Court for the Western District of North Carolina Charlotte Division).



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