

# 2565 EDEN TERRACE EXT

Rock Hill, SC 29730

IOS For Lease  
Build to Suit  
Leasing Brochure



ZONED INDUSTRIAL  
IOS BUILD TO SUIT WITH TWO ACRES GRAVELED  
I-77 FRONTAGE

**MATTHEWS**™

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# INVESTMENT HIGHLIGHTS

Located just off Interstate 77 in Rock Hill, this ±8.39-acre commercial parcel presents a prime opportunity for Industrial Outdoor Storage (IOS) development. Zoned IG (General Industrial), the site is well-positioned for uses including contractor yards, equipment storage, fleet parking, trailer storage, container storage, and other IOS-related operations that require strong transportation access and outdoor laydown capacity. With approximately ±365,468 square feet of developable land area, the property offers flexibility for both owner-users and institutional IOS investors. Strategically located in York County within the greater Charlotte metropolitan area, the property benefits from immediate access to I-77, providing efficient connectivity throughout the Southeast logistics corridor.

The site is approximately 20 miles from Charlotte Douglas International Airport and serves a rapidly growing regional population with a strong labor base and expanding industrial demand. Rock Hill continues to attract industrial and logistics users due to its business-friendly environment, expanding infrastructure, and proximity to major distribution networks. As IOS assets remain one of the most sought-after industrial product types among private equity groups and institutional aggregators, this property represents a compelling opportunity for a developer to create a stabilized IOS facility or for an owner to capitalize on strong market demand through a sale to an established IOS platform or aggregator.

## Property Highlights

- ±8.39-acre industrial parcel located just off I-77 in Rock Hill
- Zoned IG (General Industrial) allowing for Industrial Outdoor Storage (IOS) development
- Approximately 20 miles from Charlotte Douglas International Airport
- Attractive opportunity for IOS developers, owner-users, and institutional investors
- Ideal for contractor yards, fleet parking, trailer/container storage, equipment storage, and outdoor laydown uses



Charlotte, NC  
±20 Miles Away

Winbro

US. FOODS Warehouse

NORTHERN TOOL + EQUIPMENT  
Distribution Center  
±200 Employees



Celanese Rd ± 40,900 VPD

Cherry Rd ± 27,900 VPD

Subject Property



± 88,300 VPD

Distribution Centers  
T.J. MAXX  
DHL  
LA Z BOY  
Continental  
Atlas Copco  
Elite Logistix  
NFI

TEREX UTILITIES  
Oldcastle BuildingEnvelope  
bedgear  
CHEMICALS  
CHEMSOLV  
SOLVENTS  
AN FPG COMPANY

3D SYSTEMS

Dave Lyle Blvd ± 20,800 VPD

FRESENIUS MEDICAL CARE  
Manufacturer

York Technical College  
±6,600 Students

Walmart Supercenter  
Top 16% of National Locations  
Source: AlphaMap

MSI  
MSI-Forks

PADDOCK  
POOL EQUIPMENT COMPANY  
100% EMPLOYEE OWNED

ROSS  
DRESS FOR LESS  
Distribution Center  
±1,800 Employees

E Main St ± 23,500 VPD

COMPOSITES ONE

scentsy  
FILL YOUR LIFE WITH FRAGRANCE

West Marine

**2565 EDEN TERRACE EXT**  
Rock Hill, SC 29730

**±8.39 AC**

GLA

**I-77**

Frontage

**±88,300 VPD**

Vehicles Per Day

**\$35,000/month**

Lease Rate

**Industrial**

Zoning



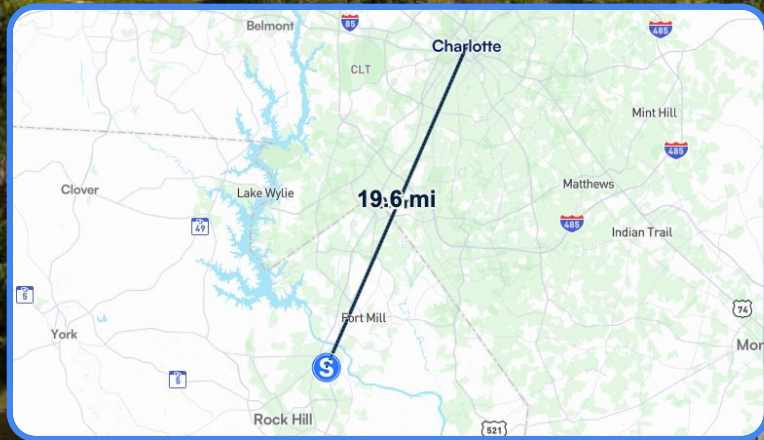
# ROCK HILL, SC

## Market Demographics

**75,900**  
Total Population

**\$68,771**  
Median HH Income

**31,307**  
Number of Households



### Local Market Overview

Rock Hill serves as one of the Charlotte region's most strategically positioned industrial and logistics markets. Located along the Interstate 77 corridor approximately 30 miles south of Uptown Charlotte, the city benefits from direct access to one of the Southeast's largest population and distribution hubs while offering a lower-cost operating environment than neighboring North Carolina markets. Continued population growth, expanding household incomes, and a growing labor force have supported sustained demand for industrial facilities, distribution centers, and advanced manufacturing operations throughout York County.

The market has emerged as a preferred destination for companies seeking access to the Charlotte metropolitan area, Charlotte Douglas International Airport, and the broader Southeast logistics network. Industrial users benefit from South Carolina's business-friendly tax structure, competitive labor costs, and proximity to major transportation infrastructure. Corporate investment throughout York County continues to drive employment growth, while ongoing residential development supports workforce expansion. This combination of accessibility, affordability, and economic momentum has positioned Rock Hill as one of the most attractive industrial submarkets in the Carolinas for warehouse, distribution, manufacturing, and flex-industrial users.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,986	49,449	121,369
Current Year Estimate	5,561	47,274	115,969
2020 Census	4,712	42,663	107,267
Growth Current Year-Five-Year	7.64%	4.60%	4.66%
Growth 2020-Current Year	18.01%	10.81%	8.11%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,770	20,843	49,687
Current Year Estimate	2,559	19,913	47,305
2020 Census	2,019	17,798	42,445
Growth Current Year-Five-Year	8.24%	4.67%	5.04%
Growth 2020-Current Year	26.76%	11.88%	11.45%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$115,202	\$113,201	\$116,068

# CHARLOTTE, NC MSA

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## Market Overview

Charlotte is the county seat and the largest city in Mecklenburg County, North Carolina. With a population of over 879,000 people, Charlotte is the largest city in North Carolina and the 16th largest city in the United States. It is also the third-largest Banking Center in the country. It is home to several headquarters of prosperous companies such as Bank of America and Truist Financial. Charlotte is known for being a world-class city through a variety of art, science, and historical attractions, all while retaining its small-town charm.

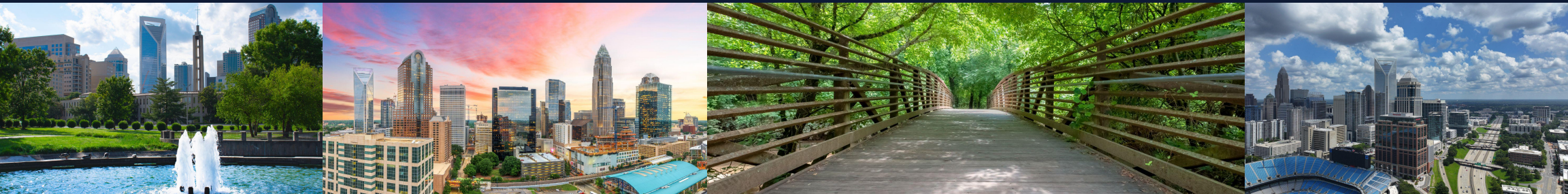
Referred to as the Queen City, Charlotte is home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the NASCAR Hall of Fame, and the U.S. National Whitewater Center. The quality of life enjoyed by residents of Metropolitan Charlotte is an important factor in the tremendous growth of the city and surrounding rural acreage. An undisputed hub for entertainment and culture, the city draws regional audiences to performances and events at the North Carolina Blumenthal Performing Arts Center and other venues.

**Total Population**  
2.83 Million+

**Median HH Income**  
\$80,201

**Annual Visitors**  
30 Million+

**GDP**  
\$255.7 Billion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 2565 EDEN TERRACE EXT, Rock Hill, SC, 29730 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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