

330-344 Springhill Farm Rd
Fort Mill, SC 29715

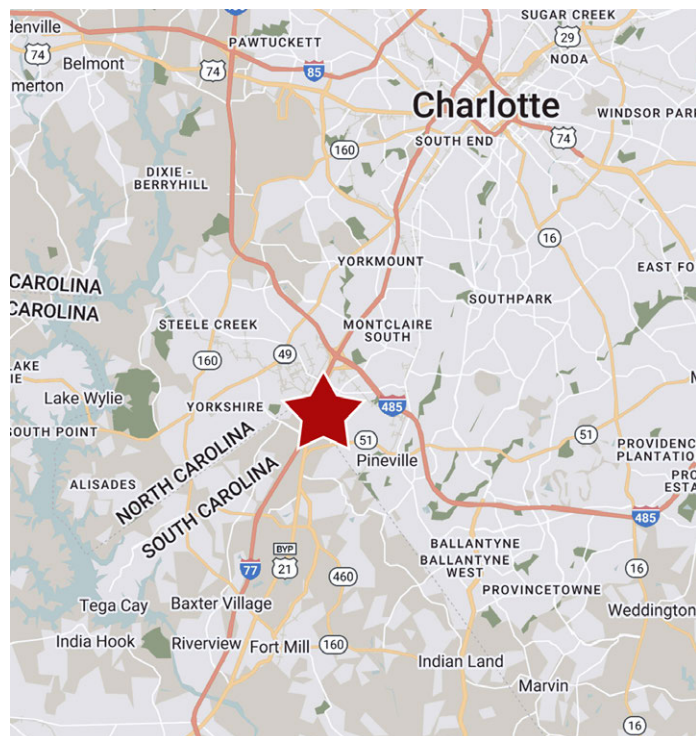
FOR SALE
Flex Building



High-Visibility Property in Rapid-Growth Corridor

Positioned in one of Fort Mill's fastest-growing corridors, 330-344 Springhill Road offers a rare opportunity to own a well-located commercial property with strong visibility and access. Surrounded by established residential and retail development, this site is ideal for users or investors seeking long-term upside in a high-demand market.

- 13,440 SF
- 1.59 Acres
- Built 1999
- Convenient Access to Major Transportation Routes that Include I-77, I-485, 21, 51



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PROPERTY SUMMARY

BUILDING SF	13,332 (80% Ind/20% Office)
LOT SIZE	1.59 Acres
YEAR BUILT	1996
CONSTRUCTION	Masonry
CLASS	B
CLEAR HEIGHT	18'
DRIVE IN DOORS	8
PARKING SPACES	42 Surface

FINANCIALS

2026 NOI	\$125,300
2027 NOI	\$174,600

HVAC REPLACEMENT - PAID FOR BY LL

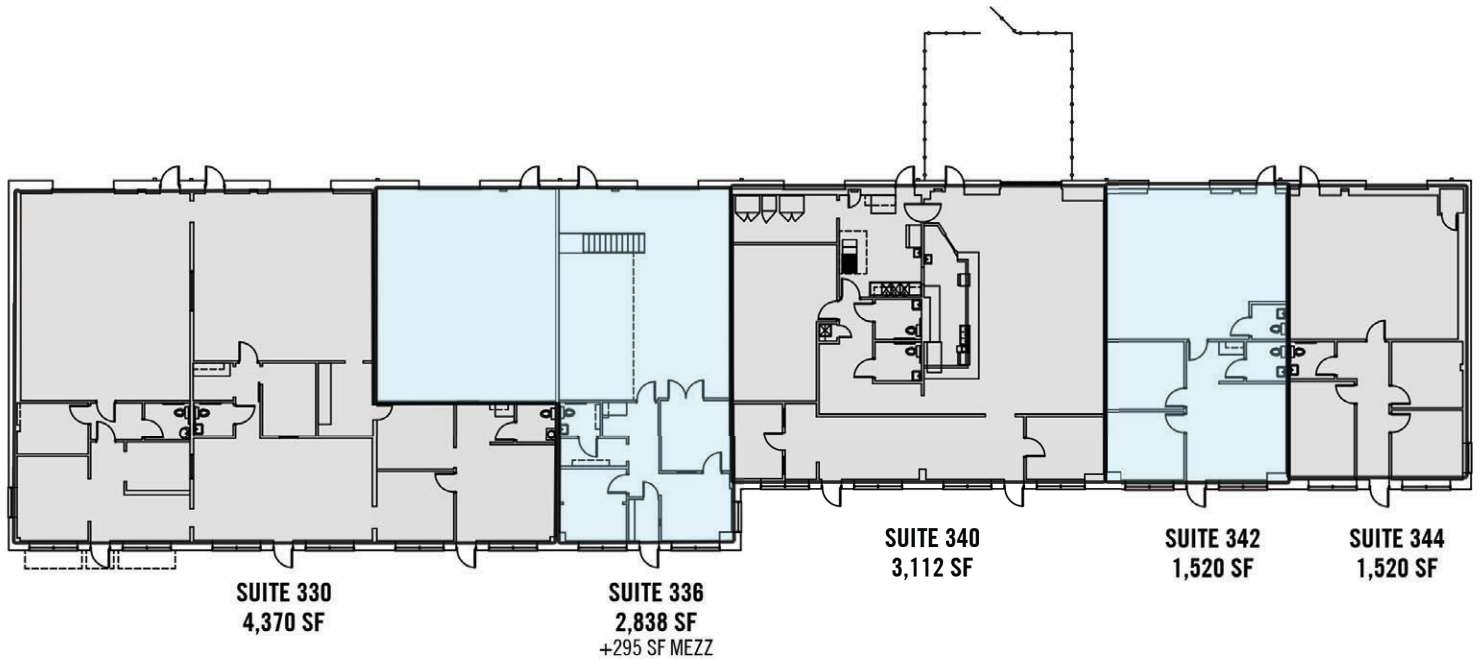
2019	\$12,162	Units #344 & #344
2021	\$15,908	Units #338 & #340
2022	\$7,973	Unit #330



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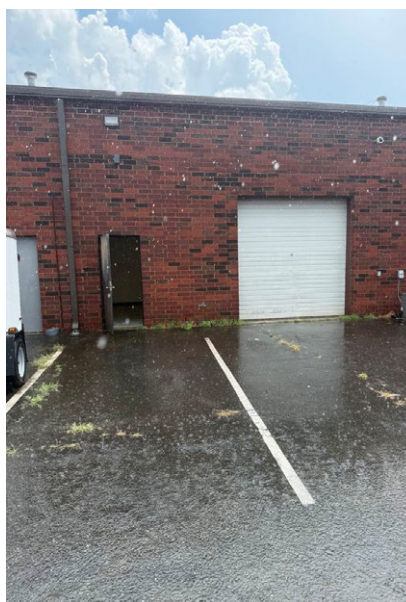
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