

FOR SALE: ±78,246 RSF HEAVY INDUSTRIAL ON ±25 ACRES WITH
POWER SUBSTATION, TRANSMISSION LINES, AND OUTSIDE STORAGE

6427 CAMPBELL RD | YORK, SC



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Property offers significant outside storage capability, crane infrastructure, heavy utility presence, and multiple avenues for additional income generation.

- » ±25 Acres
- » IOS / outside storage component
- » Ability to deliver both buildings vacant shortly after closing
- » All tenants are currently month-to-month or rolling to MTM
- » Heavy industrial
- » Proximity to Charlotte market
- » Adjacent to the QTS Data Center campus, a transformative multi-phase technology development representing an estimated \$8 billion investment in York County. Construction is currently underway, with additional phases planned for future development, positioning the property within one of the region's most significant emerging technology and infrastructure corridors.

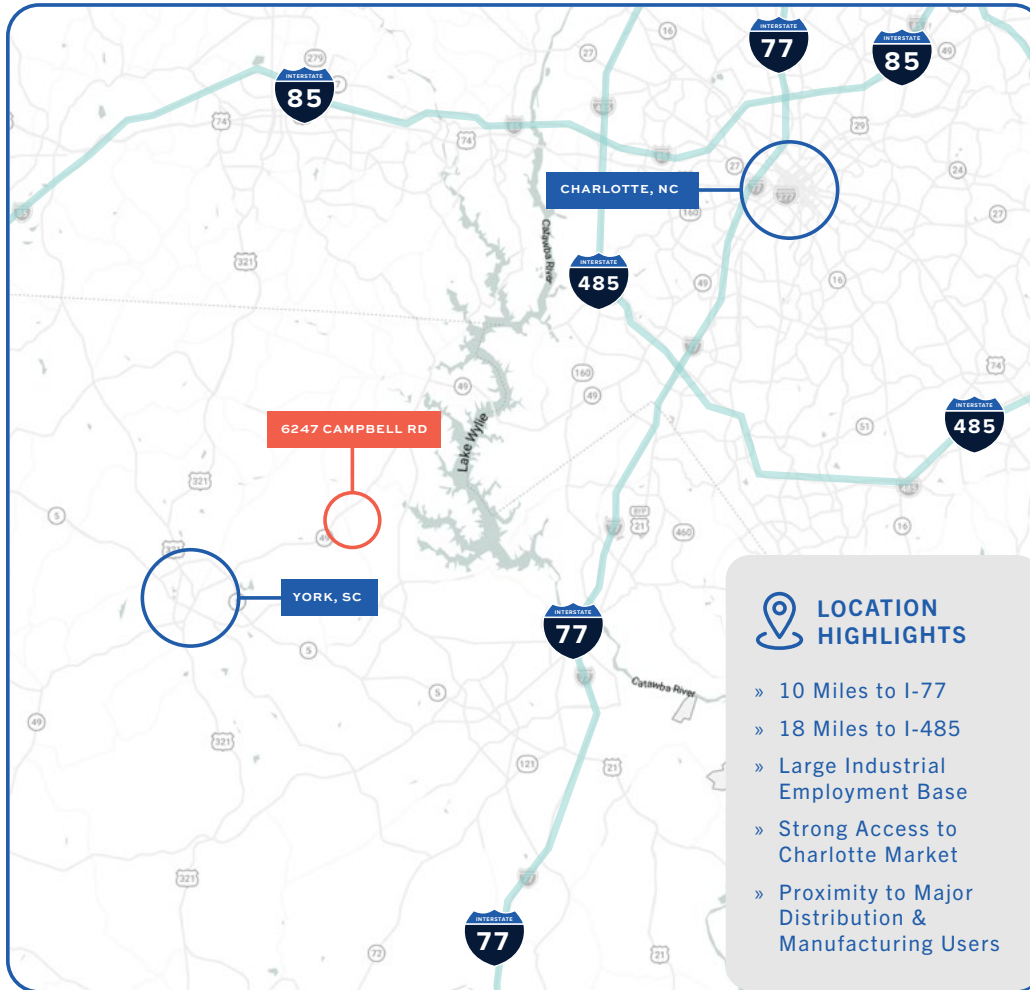
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I-77	10 miles
I-485	18 miles
Uptown Charlotte	28 miles
Charlotte Douglas International Airport	24 miles
Rock Hill, SC	11 miles
Gastonia, NC	21 miles

Strategically positioned in the Charlotte region’s growing industrial corridor, the property offers convenient access to I-77 (10 miles) and I-485 (18 miles), providing connectivity to major regional and national transportation networks. Located just 11 miles from Rock Hill, 28 miles from Uptown Charlotte, and 24 miles from Charlotte Douglas International Airport, the site is well-suited for manufacturing, distribution, logistics, and technology-oriented users. The property is immediately adjacent to the new QTS Data Center campus currently under construction, highlighting the area’s continued growth and investment in advanced manufacturing, technology, and mission-critical infrastructure.

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Building 1 | Main Warehouse Facility

- » **± 74,454 SF front-load industrial warehouse w/±2,270 SF office**
- » Varied clear heights
- » 4 dock-high doors
- » 3 drive-in doors
- » Large truck court/outside storage area
- » Large portion of roof replaced in 2025
- » Existing crane runway infrastructure
- » Large on-site substation/heavy utility infrastructure

Building 1 | Occupancy Breakdown

- » **±45,000 SF currently leased to single tenant through July 2026**
- » Lease converts to month-to-month beginning August 2026
- » **±30,000 SF currently owner occupied**
- » Currently used for storage
- » Known vacancy upon sale

Building 2: IOS/Brickyard Building

- » **±3,792 SF Industrial Shop with 3-ton crane**
- » Occupied by brick/materials user on a month-to-month basis
- » Includes approximately ±4.5 usable acres of laydown/storage
- » Additional ±1–2 acres of excess yard area that could potentially be monetized
- » 1 office
- » 1 drive-in door

Additional Income

- » Utility company paying approximately \$2,000/month

*FOR DETAILS ON IN-PLACE RENTS, PLEASE CONTACT BROKERS

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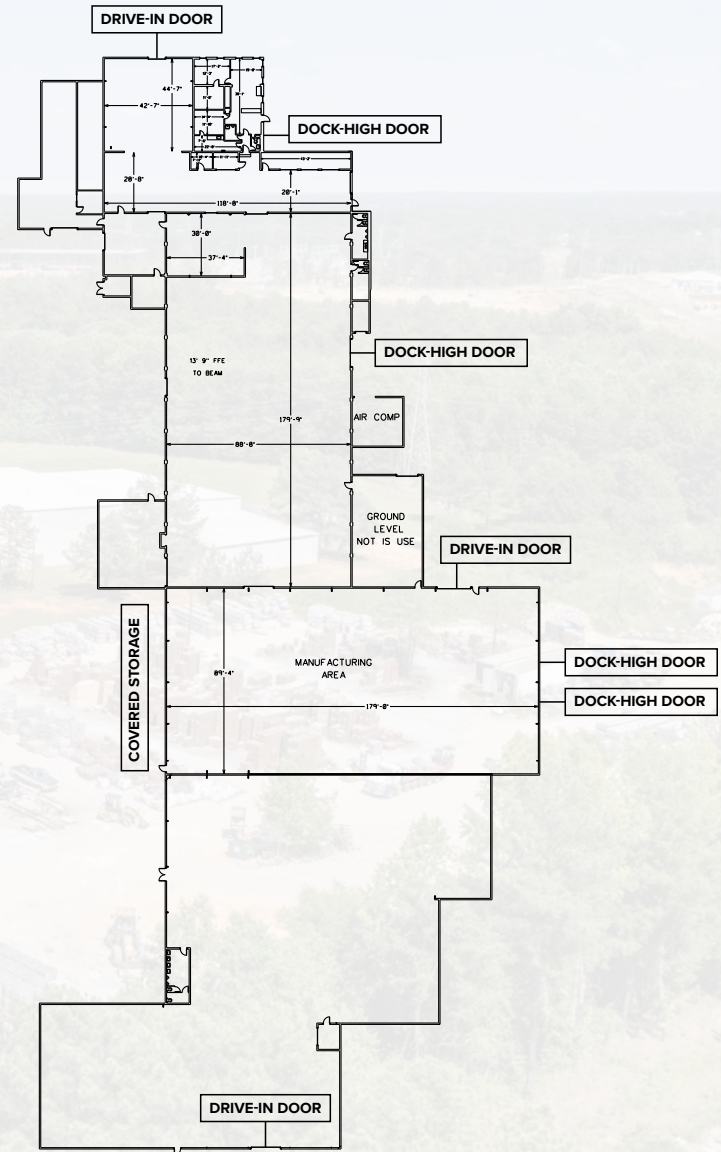
BUILDING 1 FLOOR PLAN

±74,454 RSF

TOTAL SF

±2,270 RSF

OFFICE SF



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