

**FORGING A NEW DIRECTION**



**ROCK HILL, SOUTH CAROLINA**

**PHASE I - 193,750 SF**

**MASTER-PLANNED CLASS A INDUSTRIAL PARK**

[WWW.LEGACYPARKEAST.COM](http://WWW.LEGACYPARKEAST.COM)

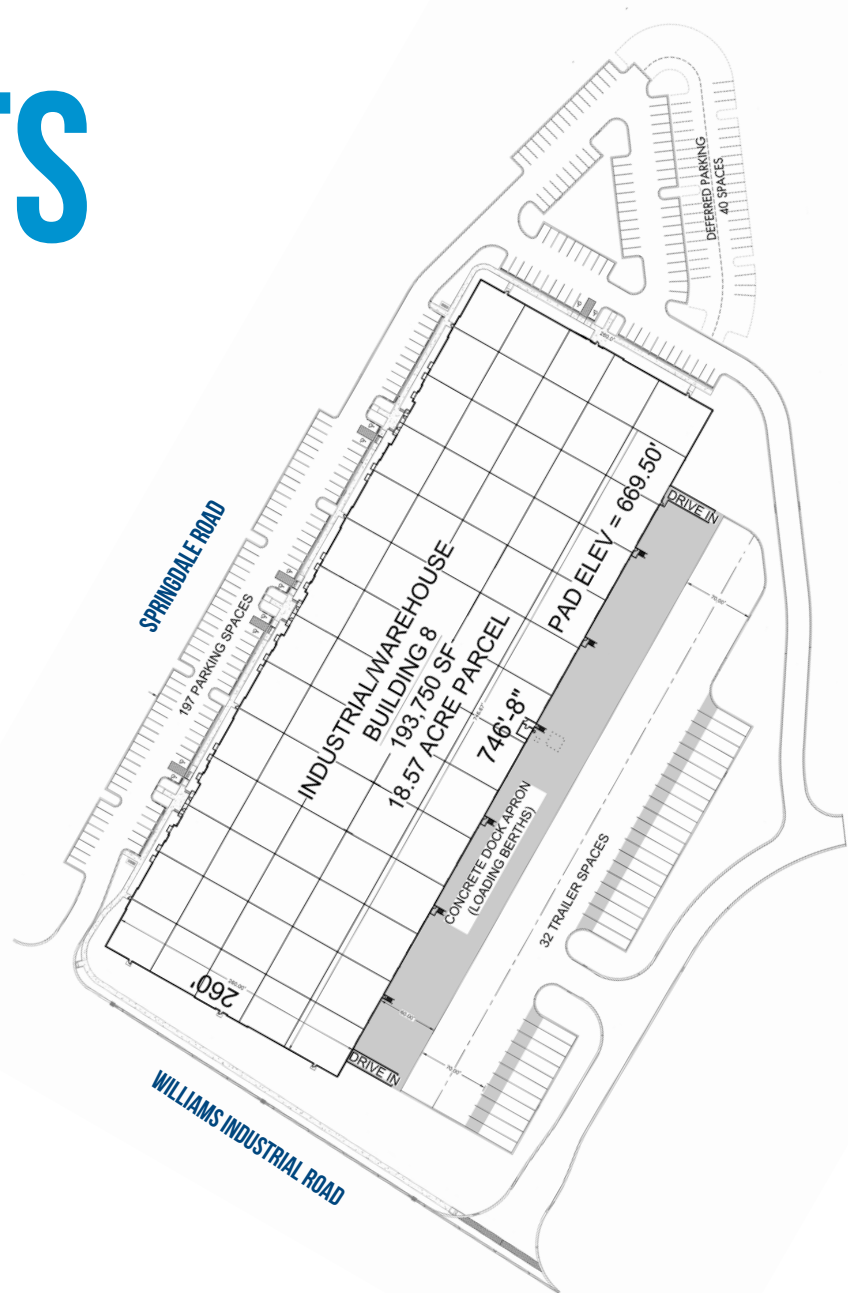


# PROPERTY HIGHLIGHTS



## PHASE I

- 193,750 SF
- 18.57 Acre Parcel
- Office Space to Suit
- ESFR
- 30' Clear Height
- 260' x 746' Building Dimensions
- 50' x 53' 4" Column Spacing
- (17) 9' x 10' Dock High Doors
- (2) 12' x 16' Drive In Doors
- T-5 Lighting
- 130' Truck Court, 60' Concrete Apron
- 197 Auto Parking Spots
- 32 Trailer Parking Spots (Expandable)



## LOCATION

- Prominent South Carolina Location
- Excellent location with pro business community
- Aggressive Incentive Structure
- 0.85 Miles to I-77
- 16 Miles to Norfolk Southern Intermodal
- 25 Miles to Uptown Charlotte
- 26 Miles to Charlotte Douglas International Airport

## LEGACY PARK EAST

- 290 Acre Master-Planned Industrial Park
- Outstanding Interstate Access
- Flexibility to Meet the Needs of Today's Users
- 3.4 Million People within 60 Miles
- Gently Rolling Topography
- Total Build out of over 3M SF





## STRONG TRANSPORTATION INFRASTRUCTURE

- Neighboring Companies include: Ross Stores, West Marine, 3D Technologies, Pepsi-Cola, Performance Food Group, Paddock Pool, Exel, Northern Tool & US Foods.
- Property will be served by city water and sewer
- Electric serviced provided by the City of Rock Hill
- Direct Access to I-77





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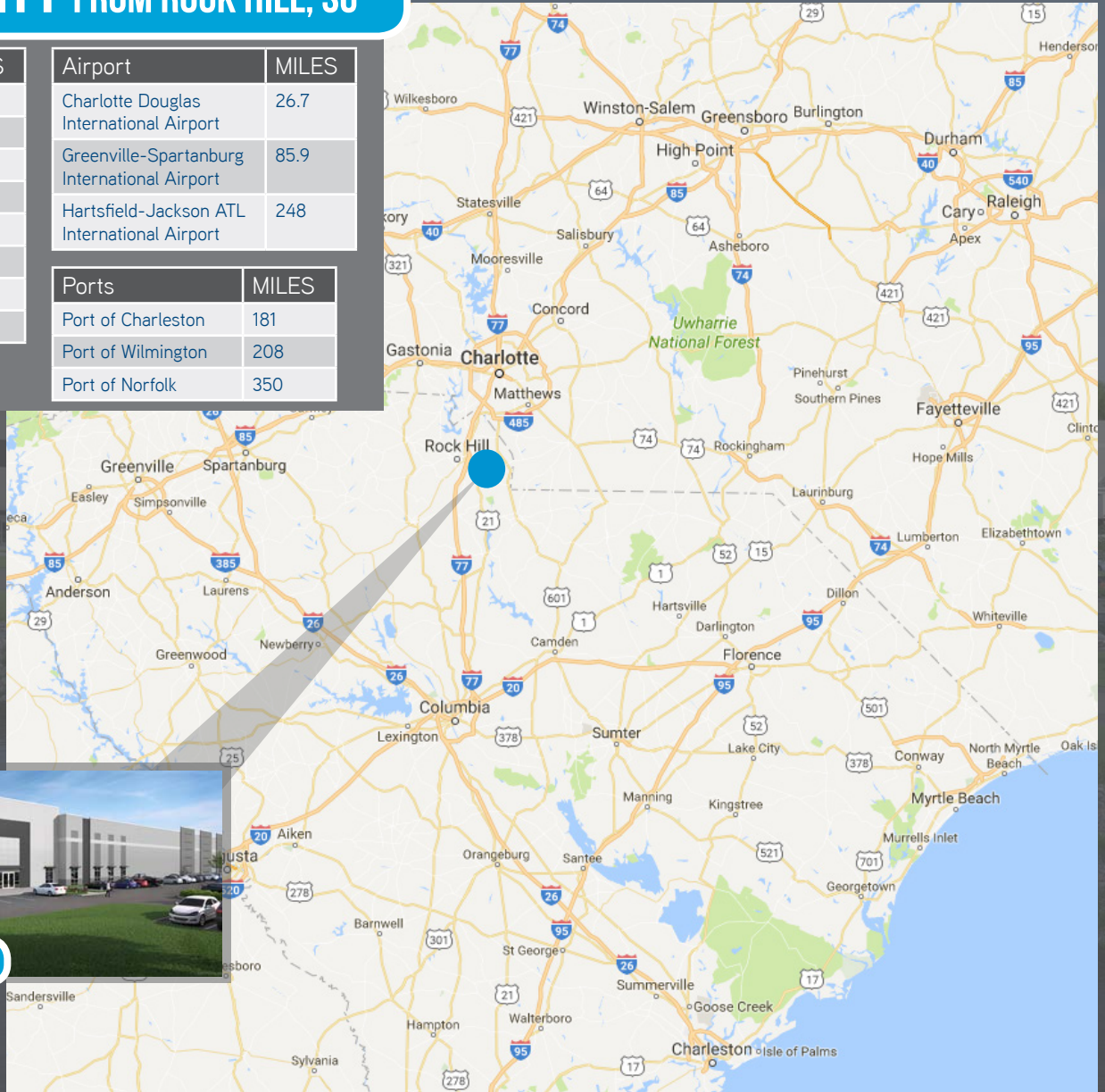


## PROXIMITY FROM ROCK HILL, SC

CITY	MILES	Airport	MILES
Charlotte	25.2	Charlotte Douglas International Airport	26.7
Gaffney	48.2	Greenville-Spartanburg International Airport	85.9
Columbia	68.6	Hartsfield-Jackson ATL International Airport	248
Greenville	96.5		
Greensboro	117		
Charleston	184		
Raleigh	192		
Atlanta	239		

Ports	MILES
Port of Charleston	181
Port of Wilmington	208
Port of Norfolk	350



LEGACYPARK EAST

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