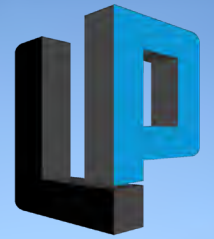


FORGING A NEW DIRECTION



**LEGACY
PARK
EAST**



ROCK HILL, SOUTH CAROLINA

3,000,000 SF

MASTER-PLANNED CLASS A INDUSTRIAL PARK

WWW.LEGACYPARKEAST.COM



PROPERTY HIGHLIGHTS

DEVELOPED BY:

SCANNELL PROPERTIES

ROCKHILL SC | ECONOMIC DEVELOPMENT



60,000 - 1,260,000 SF

STATE-OF-THE-ART CONSTRUCTION

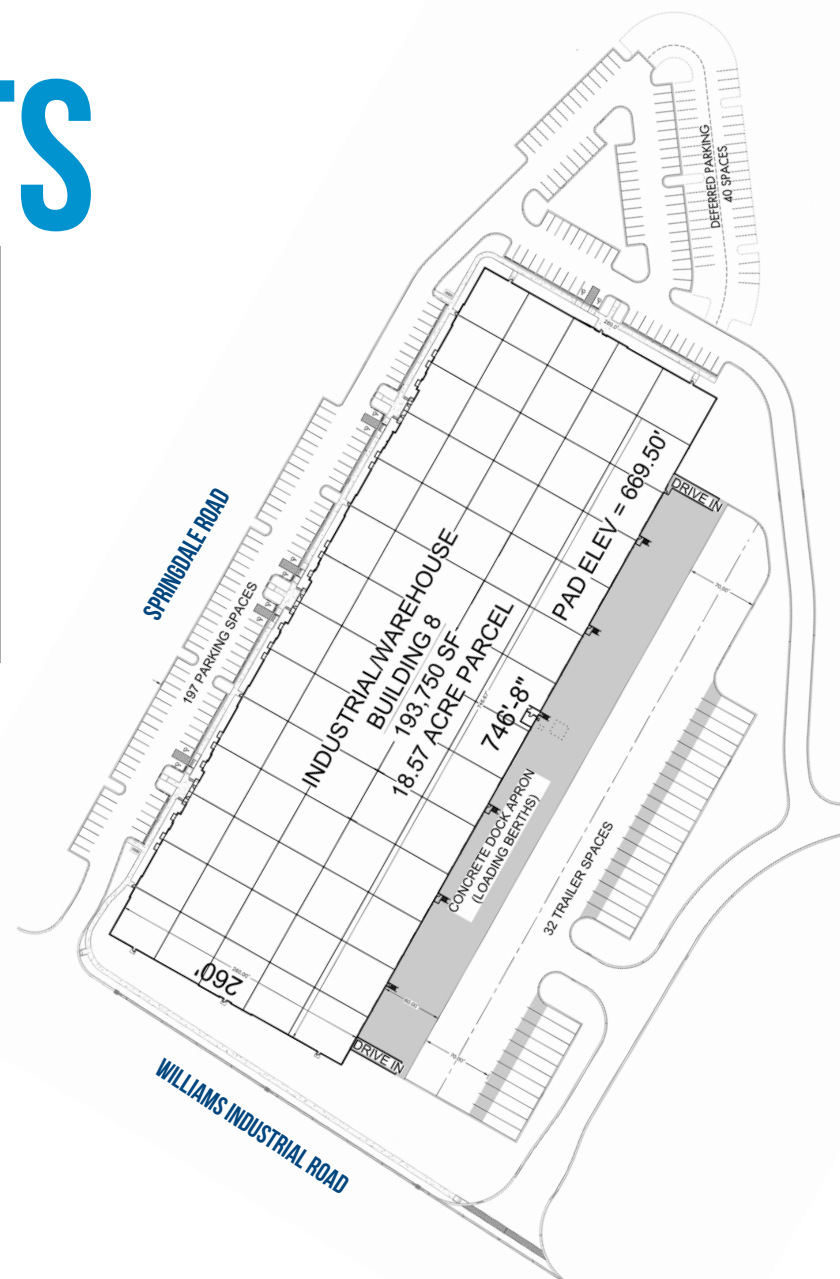
- MP Industrial Zoning
- Prominent South Carolina Location

PHASE I

- 193,750 SF
- 18.57 Acre Parcel
- Office Space to Suit
- ESFR
- 30' Clear Height
- 260' x 746' Building Dimensions
- 48'2" x 47'6" Column Spacing
- (17) 9' x 10' Dock High Doors
- (21) Knock Out Panels
- (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

- 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
- 182 Miles to Port of Charleston



LEGACY PARK EAST

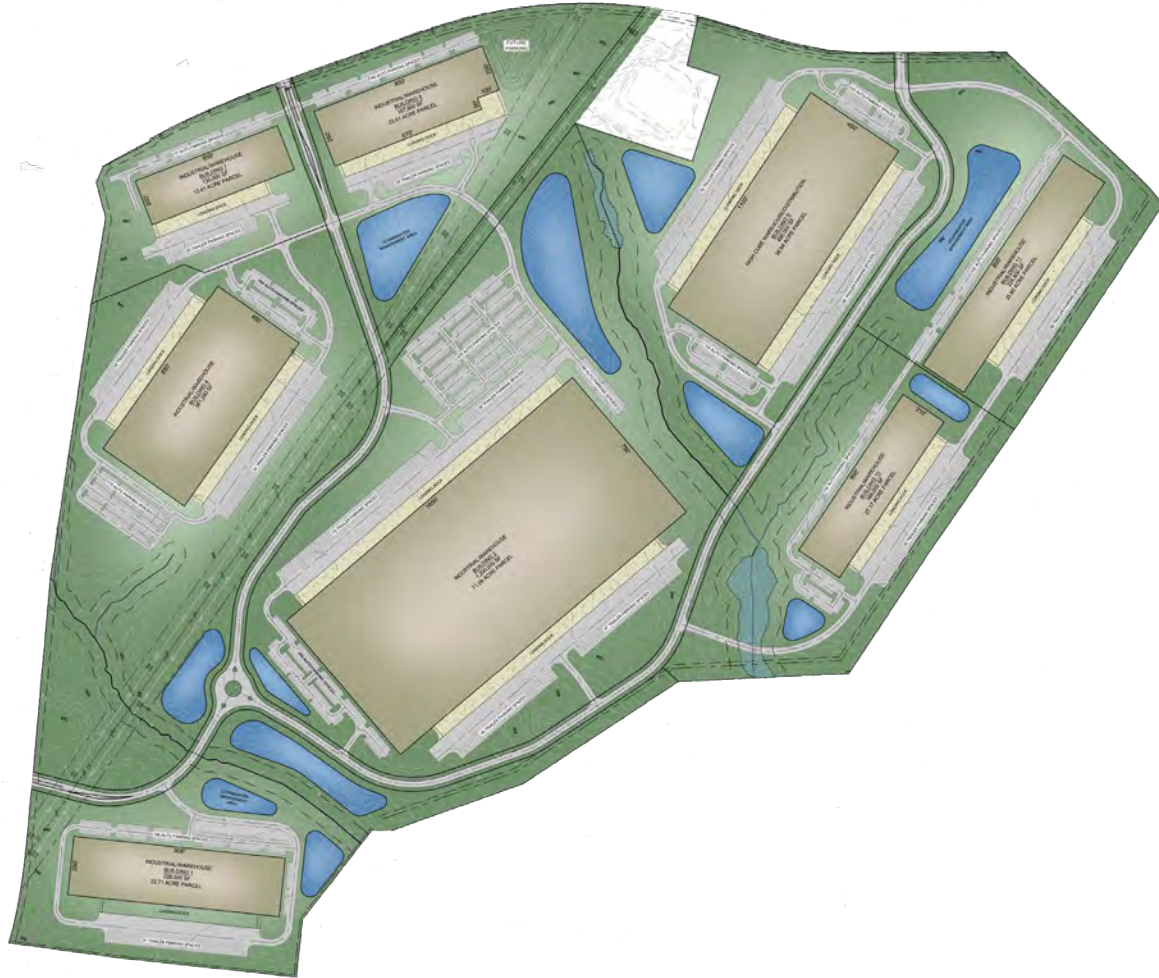
- 290 Acre Master-Planned Industrial Park
- Outstanding Interstate Access
- Flexibility to Meet the Needs of Today's Users
- 3.4 Million People within 60 Miles
- Gently Rolling Topography
- Total Build out of over 3M SF

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



OVERALL PROPERTY
SITE PLAN



OVERALL PROPERTY
SITE PLAN



UNPARRELLED INFRASTRUCTURE & ACCESSIBILITY



Strategically located
halfway between
New York and Miami.

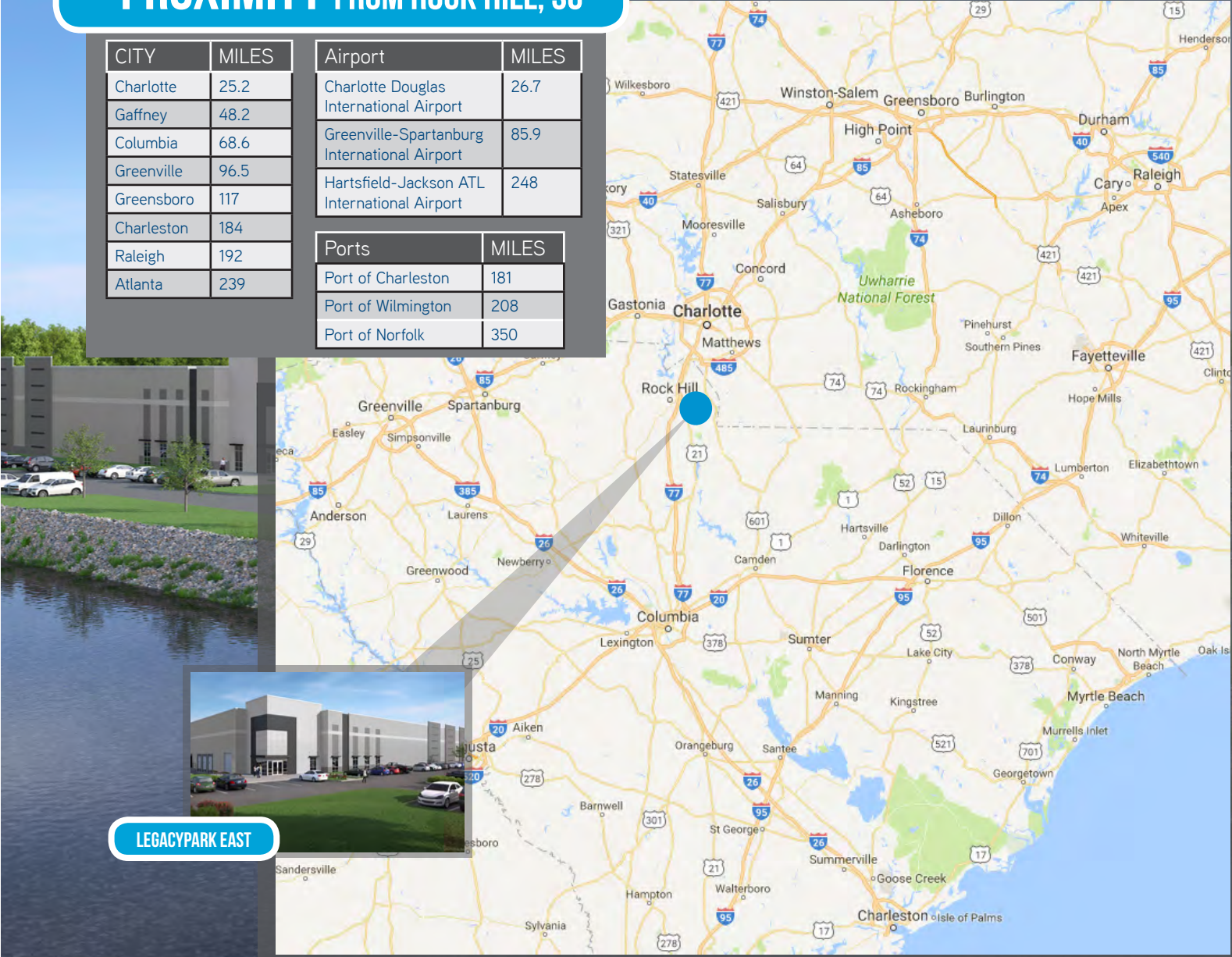
South Carolina’s unparalleled transportation opportunities make reaching any market an easy task. The state’s central U.S. East Coast location, coupled with an integrated transportation system of highways, airports, seaports, and railways, ensures any company can easily reach every one of their markets, efficiently sending and receiving shipments around the world.

FORGING A NEW DIRECTION

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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