

FORGING A NEW DIRECTION



**1532 GALLERIA BOULEVARD
ROCK HILL, SOUTH CAROLINA**

LEGACY PARK WEST
20.34 ACRE INDUSTRIAL SITE

WWW.LEGACYPARKEAST.COM



SITE HIGHLIGHTS

DEVELOPED BY:
 SCANNELL PROPERTIES |  ROCK HILL SC | ECONOMIC DEVELOPMENT

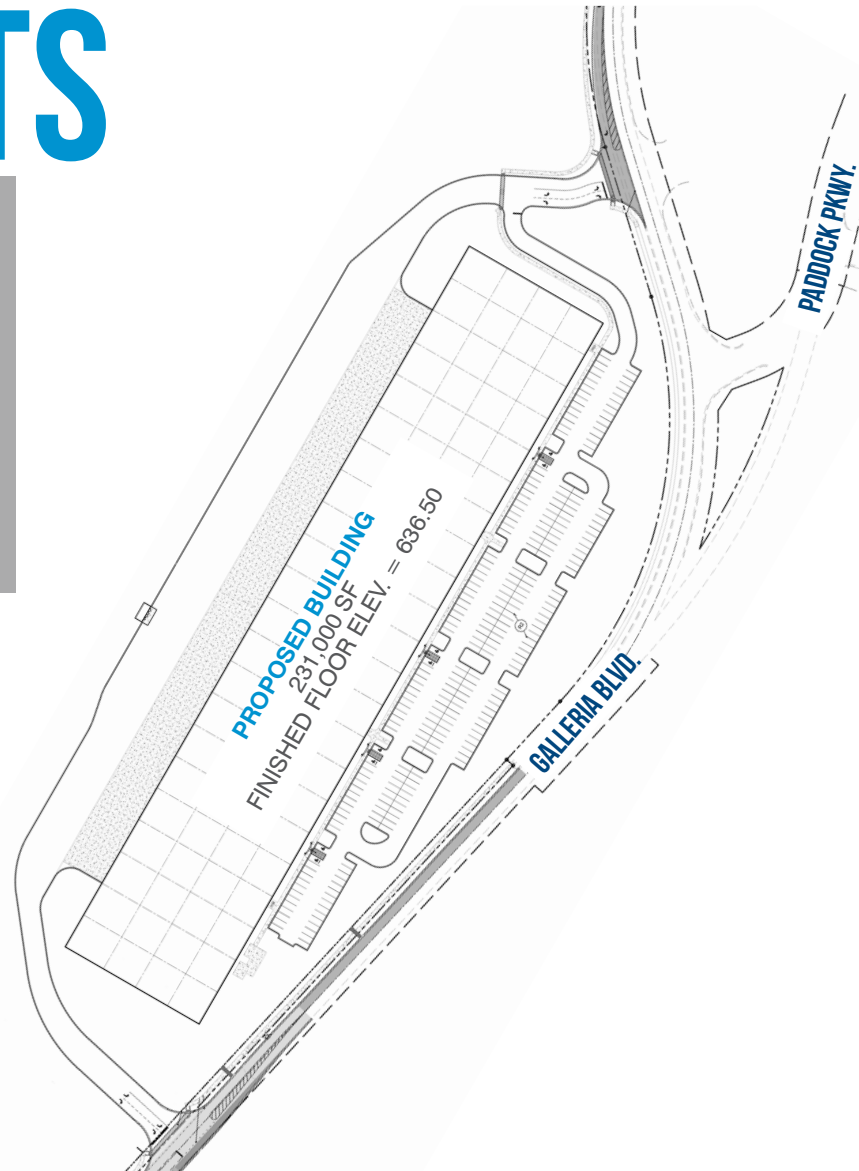


SPECIFICATIONS

- 20.34 Acres
- Up to 231,000 SF
- MP Industrial Zoning
- Parcel ID: 6690401112
- Available for Sale or Build to Suit Sale or Lease

LOCATION

- Prominent South Carolina Location
- Aggressive Incentive Structure
- Excellent location with pro business community
- 0.5 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 WEST

- Master-Planned, Class A Industrial Business Park Completed in Two Phases
- Phase I includes Two Buildings totaling over 500,000 SF
- Phase II will consist of One Building with a total build out of 231,000 SF
- Flexibility to Meet the Needs of Today's Users

STRONG TRANSPORTATION INFRASTRUCTURE

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



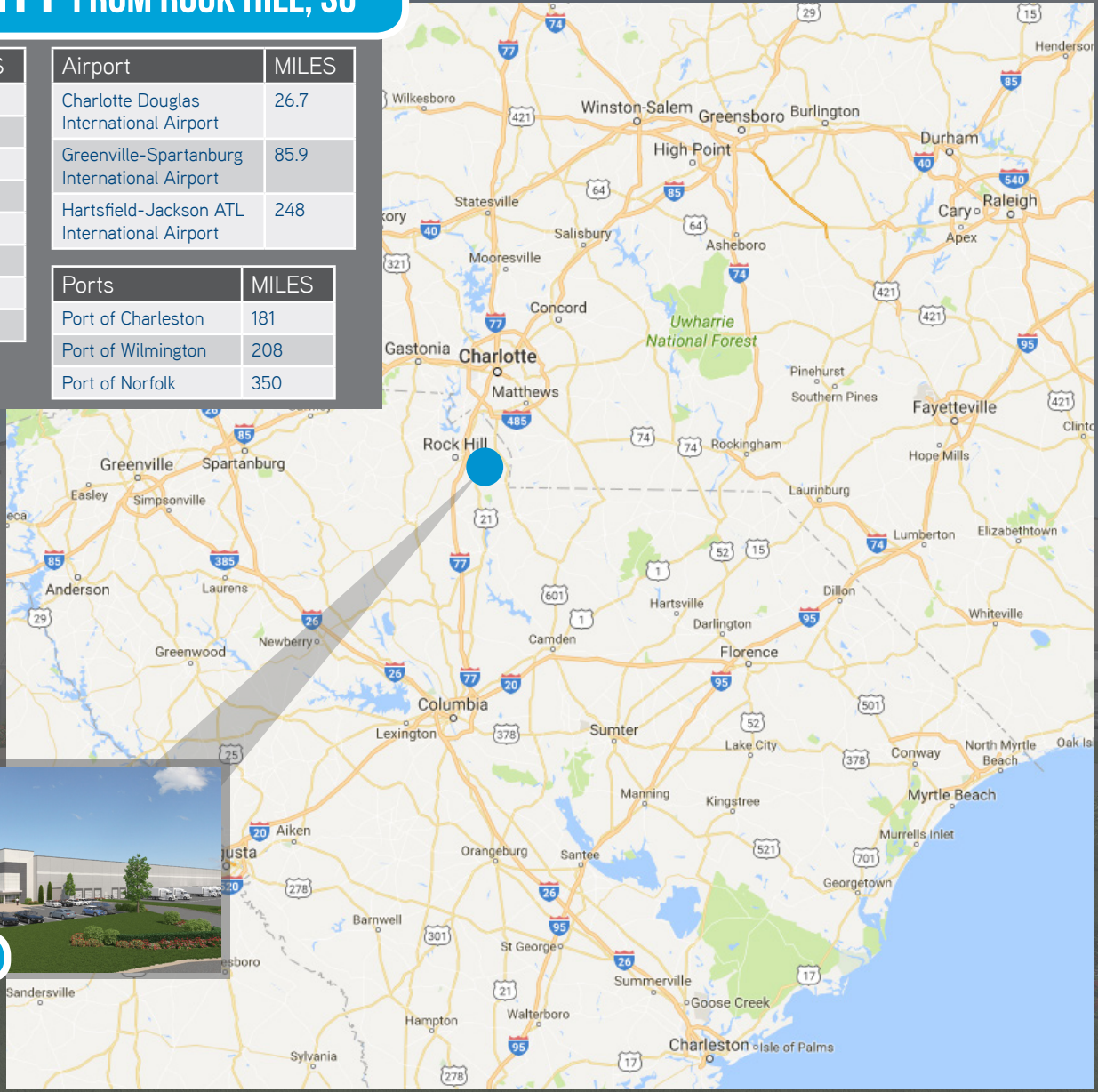
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PROXIMITY FROM ROCK HILL, SC

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 WEST

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