

AVISON
YOUNG



Legacy Park East

**UP TO 856,299 SF
AVAILABLE FOR LEASE**

WATSON WOODS BLVD, ROCK HILL, SC 29730



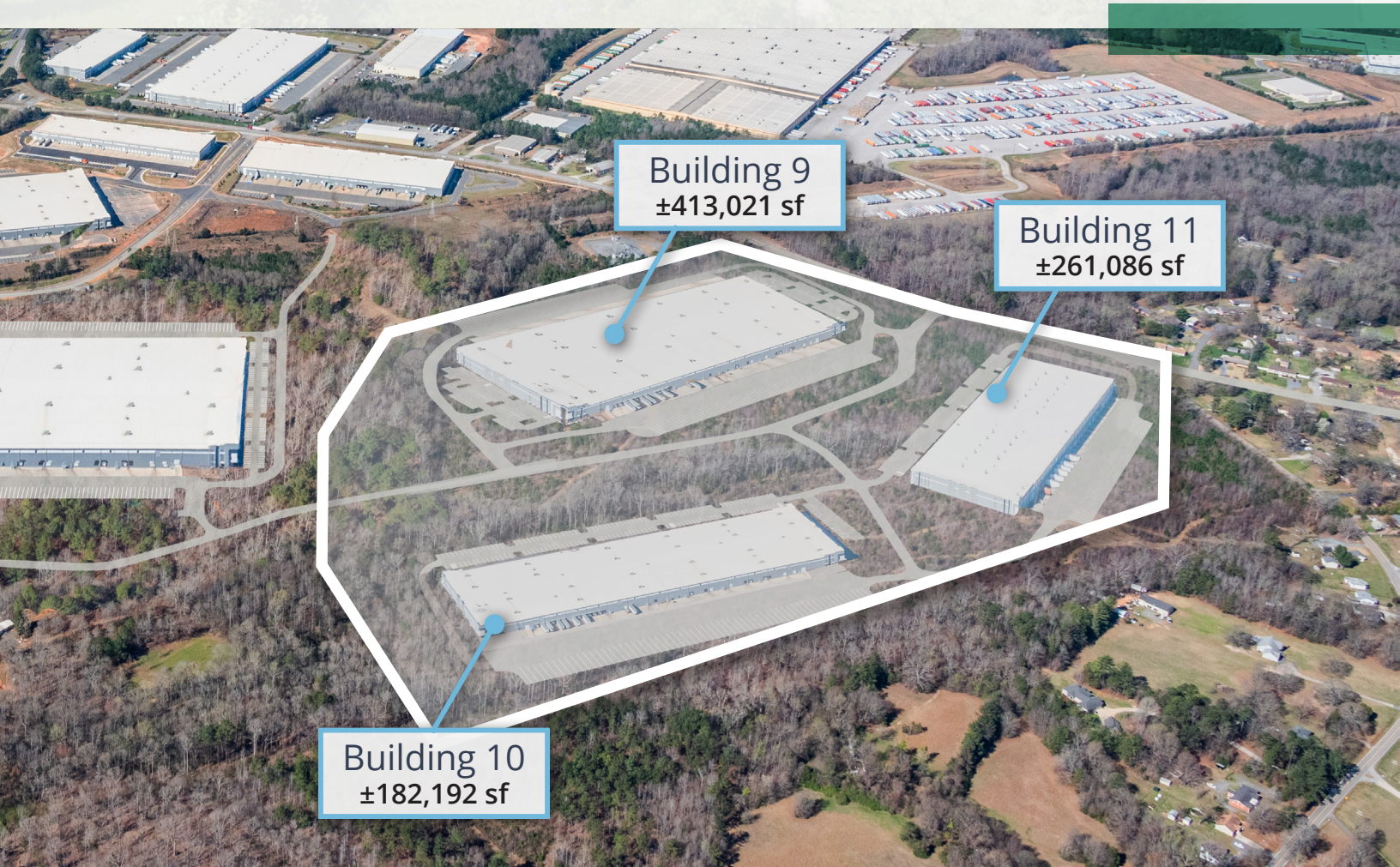
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Building Overview

Legacy Park East is a master-planned, Class-A industrial business park located in Rock Hill, South Carolina. The Park includes four (4) existing facilities that are leased to Arrival, Scentsy, CL+D Graphics, Sardo + Sons and DIRTT.

Located one mile from I-77, the location offers convenient access to the entire Charlotte MSA and is approximately 25 minutes from the Charlotte Douglas International Airport. Neighboring tenants include Elite Logistix, Ross Stores, MSI, Harley Davidson, Pepsi, AMS and the Rock Hill Galleria Mall is a short drive away providing access to great tenant amenities.



Building 9
±413,021 sf

Building 11
±261,086 sf

Building 10
±182,192 sf

Henry Lobb, SIOR
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 JOHNSON
DEVELOPMENT
ASSOCIATES, INC.
Part of TheJohnsonGroup

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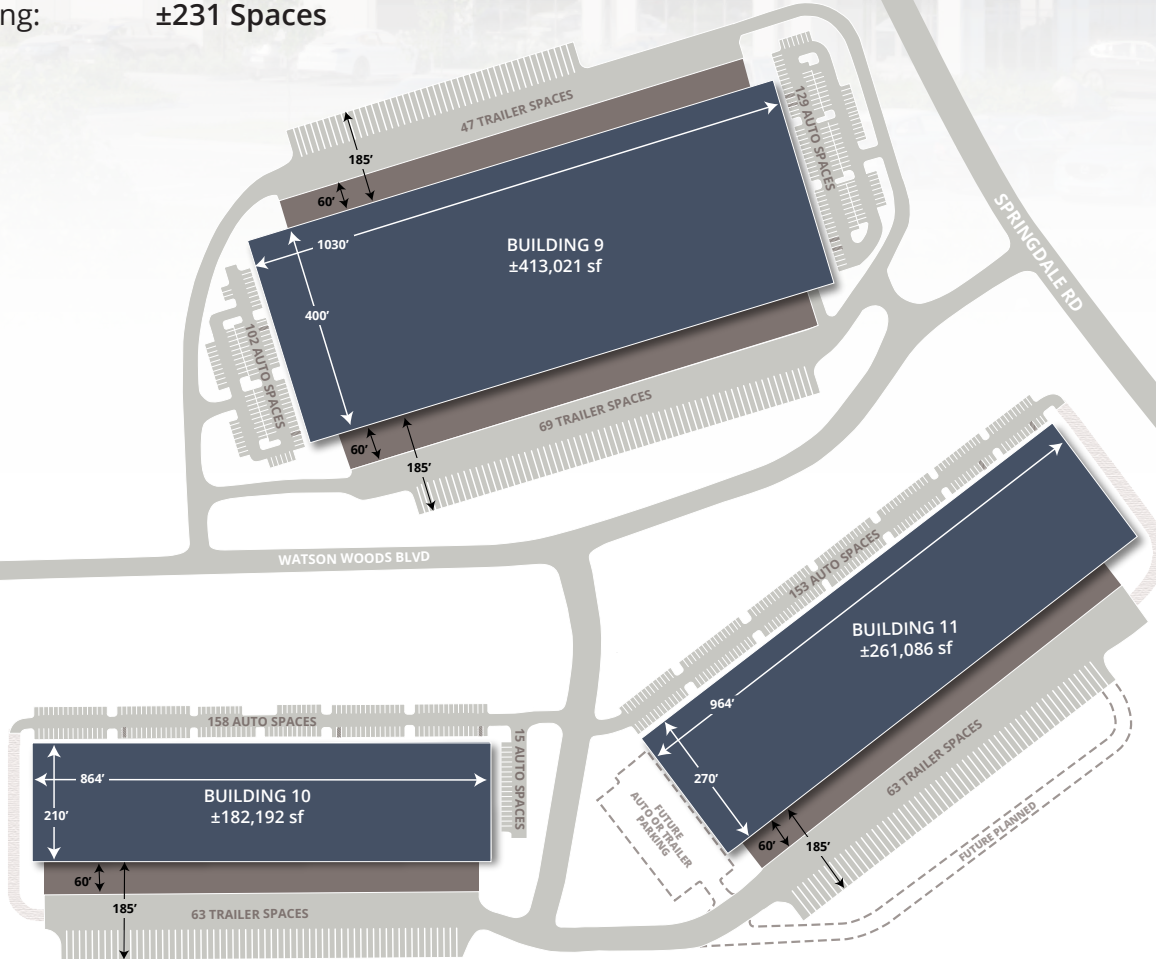
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Building 9

Available SF: ±413,021 sf

Trailer Parking: ±116 Spaces

Auto Parking: ±231 Spaces



Building 10

Available SF: ±182,192 sf

Trailer Parking: ±63 Spaces

Auto Parking: ±173 Spaces

Building 11

Available SF: ±261,086 sf

Trailer Parking: ±63 Spaces

Auto Parking: ±153 Spaces

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WHY ROCK HILL?

York County has become the prime choice for both businesses and employees looking to relocate to the Charlotte area. With a combination of desirable lifestyle, top-rated public schools, and ample economic opportunities, the county has established itself as a hub for a skilled and growing workforce. The community boasts a diverse range of assets, including major regional parks, world-class amateur sports facilities, convenient access to I-77, and proximity to CLT Airport.

Largest Employers in the Industrial Sector:



- Ross Stores Distribution (3,996)
- Schaeffler Group USA (967)
- Stanley Black & Decker (930)
- Duke Energy (793)
- Shutterfly (642)
- Atlas Copco USA (600)
- U.S. Foods (579)

EXIT 79
±2.3 MI: 6 MIN DRIVE

Hilton Garden Inn, Michael's, Ross, Target, T.J. Maxx, Ulta, Best Buy, Panera, Dunkin', Olive Garden, Firehouse Subs, Sport Clips, Bob Evans, Olive Garden

ROCK HILL GALLERIA
±1.6 MI: 4 MIN DRIVE

belk, Hobby Lobby, Dick's Sporting Goods, Kohl's, Walmart, Five Guys, Texas Roadhouse, Applebee's, Chick-fil-ee, Jamba Juice

DAVE LYLE BLVD
±1.6 MI: 4 MIN DRIVE

Lowe's, Sam's Club, Longhorn Steakhouse, Wingate, Hardee's, Verizon, TRU, Comfort Suites, AT&T, Food Lion, Dollar Tree, Home Depot, Academy Sports + Outdoors, Ruby Tuesday

DOWNTOWN ROCK HILL
±4.1 MI: 9 MIN DRIVE

EXIT 77
±1.0 MI: 3 MIN DRIVE

Waffle House, Arby's, Taco Bell, QT, One 9 Fuel Network

LEGACY PARK EAST

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CONVENIENT, REGIONAL ACCESS ALL IN A DAY'S DRIVE



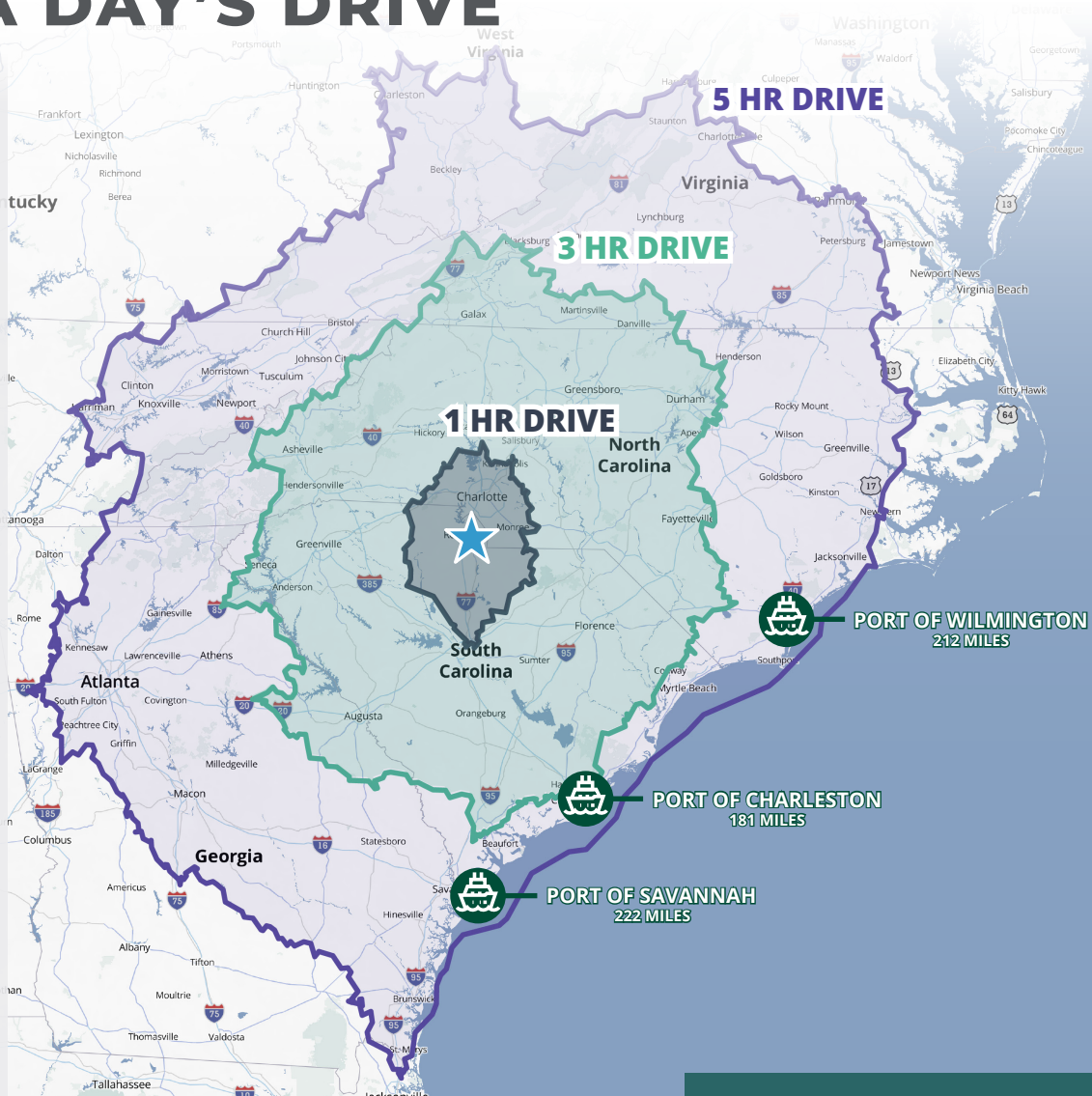
INTERSTATE 77
±1.5 miles



**CHARLOTTE DOUGLAS
INTERNATIONAL
AIRPORT**
±29.0 miles



INTERSTATE 485
±18.0 miles



FOR MORE INFORMATION ON LEASING:

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