

±160,225 SF available for lease

CLASS A WAREHOUSE SPACE

2087 WILLIAMS INDUSTRIAL BLVD | ROCK HILL, SC 29730



**LEGACY
PARK**

EAST



***VIEW VIRTUAL 360 TOUR
OF OUR PROPERTY!***

**AVISON
YOUNG**

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 Composite Resources, Scentsy, CL+D Graphics, Sardo + Sons and DIRT. There are another three development sites within the master planned park that will be delivered at future dates and can accommodate other distribution and manufacturing users.



SCANNELL
PROPERTIES

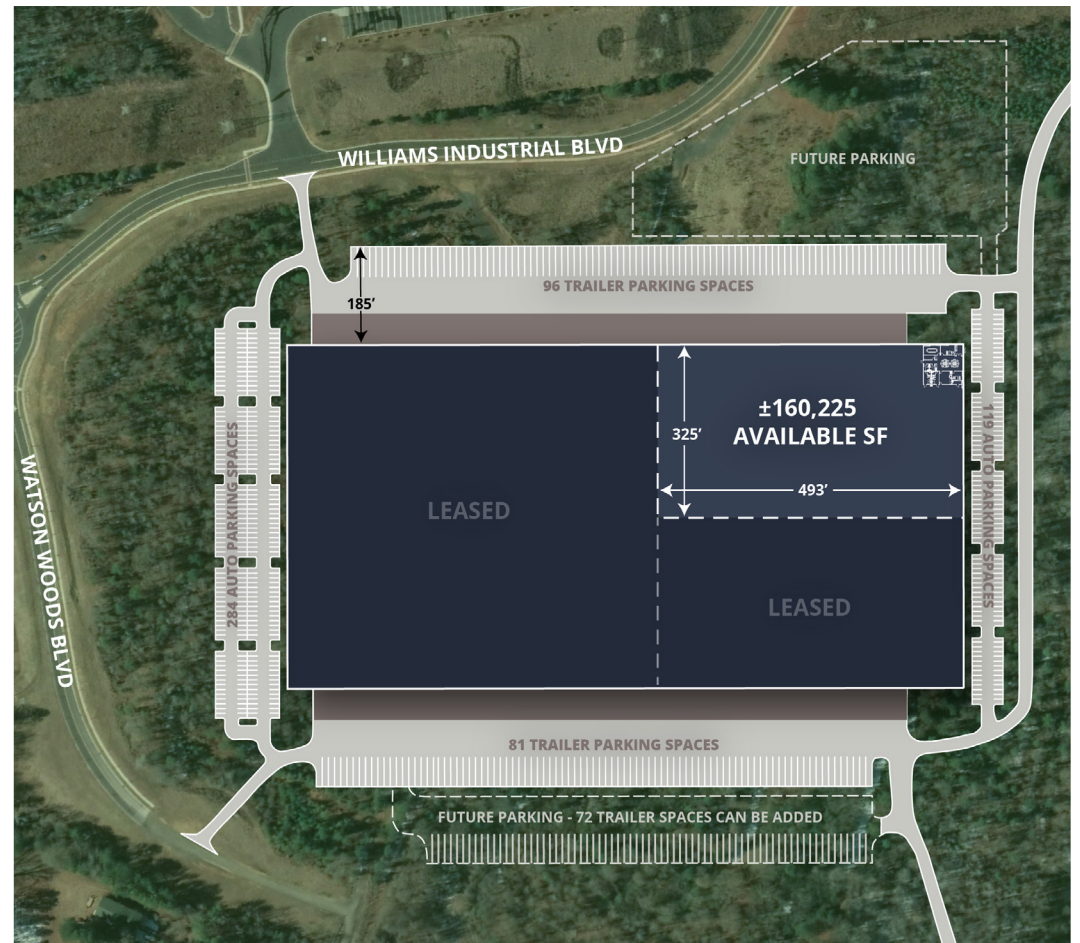
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BUILDING SPECIFICATIONS

LEAGACY PARK EAST | 2087 WILLIAMS INDUSTRIAL BLVD

PROPERTY DETAILS

Address:	2087 Williams Industrial Blvd
City / State:	Rock Hill, SC
County:	York
Parcel Acres:	±74.8 ac
Total Building SF:	±851,500 sf
Available SF:	±160,225 sf
Available Office SF:	BTS
Dimensions:	493' x 325'
Clear Height:	40'
Column Spacing:	Typical Bays - 53' x 52'8" Loading Bays - 60' x 52'8"
Loading:	Front
Dock Doors:	Sixteen (16) doors; Sixteen (16) knock out panels
Dock Packages:	Ten (10) mechanical pit levelers
Drive Ins:	One (1)
Sprinkler:	ESFR
Warehouse Floor:	8' un-reinforced, 4,000psi
Power:	2000 Amps
Lighting	LED motion sensor fixtures at 25 FC
Roof:	.45 mil TPO with R-30 insulation
Zoning:	MP BIP
Auto Parking:	±60 spaces
Trailer Parking:	±47 spaces



VIEW 3-D MODEL

VIEW 360 TOUR

FOR MORE INFORMATION

Henry Lobb, SIOR

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Tom Tropeano, SIOR

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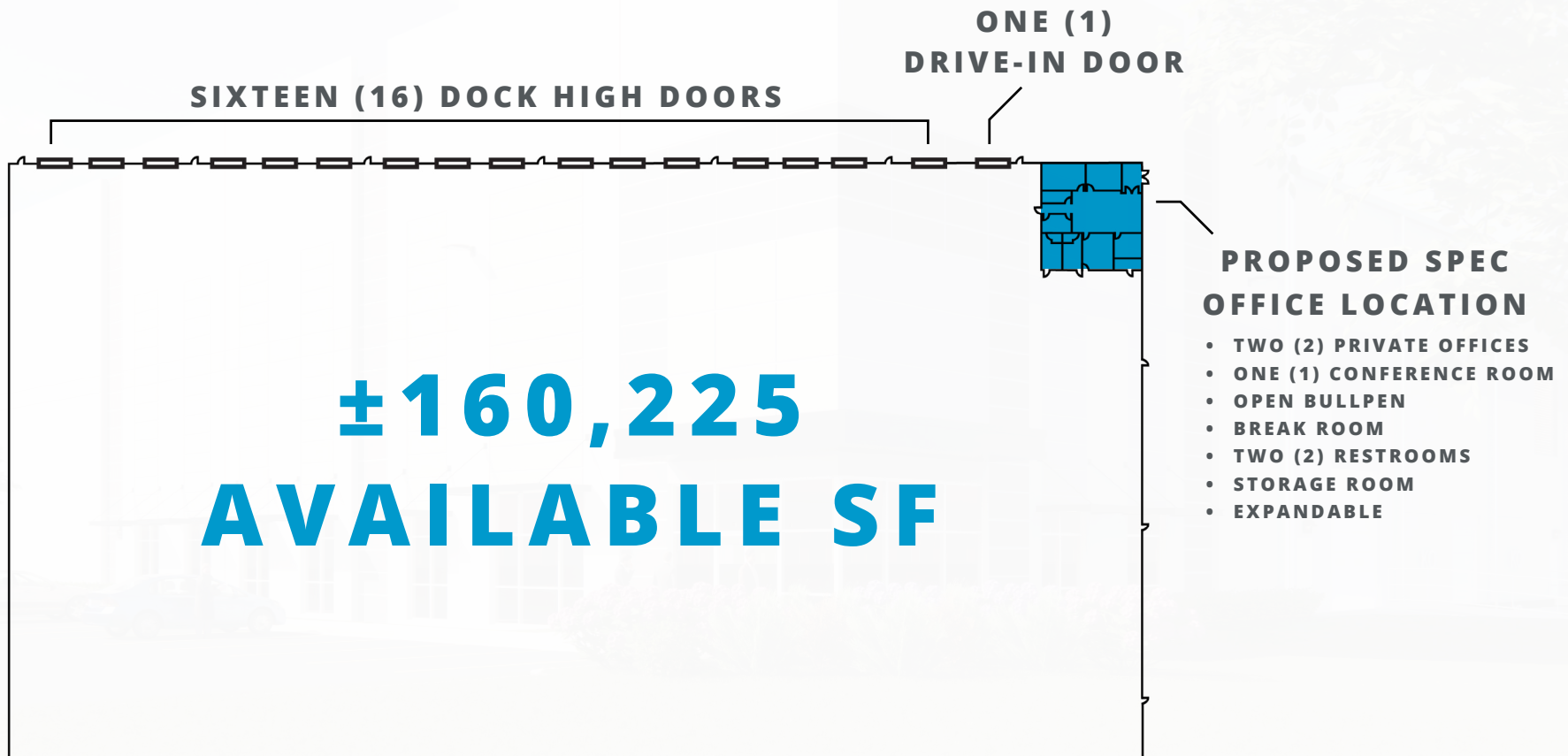


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FLOOR PLAN

LEAGACY PARK EAST | 2087 WILLIAMS INDUSTRIAL BLVD



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**If you would like more
information on this offering
please get in touch.**

LISTING TEAM

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