

**±160,225 SF** available for lease

# CLASS A WAREHOUSE SPACE

2087 WILLIAMS INDUSTRIAL BLVD | ROCK HILL, SC 29730



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

**AVISON  
YOUNG**

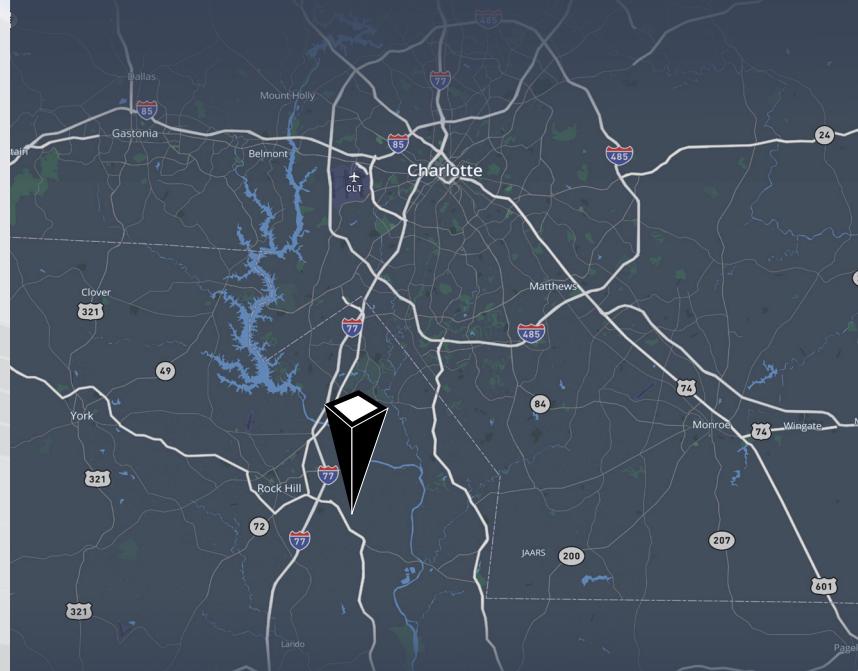
# PARK OVERVIEW

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 **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.

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.



## LOCATION

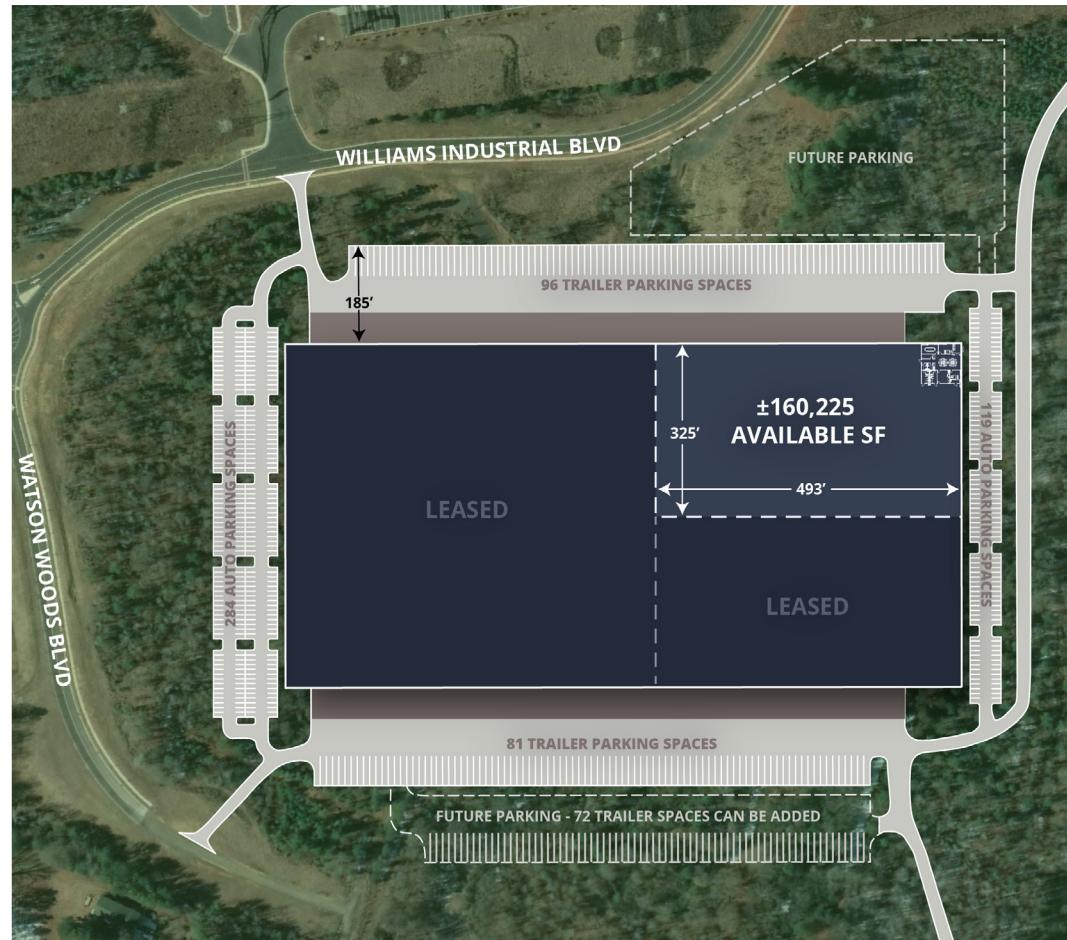


# BUILDING SPECIFICATIONS

LEAGACY PARK EAST | 2087 WILLIAMS INDUSTRIAL BLVD

## PROPERTY DETAILS

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



[VIEW 3-D MODEL](#)

[VIEW 360 TOUR](#)

## FOR MORE INFORMATION

**Henry Lobb, SIOR**  
Principal  
704 469 5964  
henry.lobb@avisonyoung.com

**Tom Tropeano, SIOR**  
Principal  
704 413 0228  
tom.tropeano@avisonyoung.com

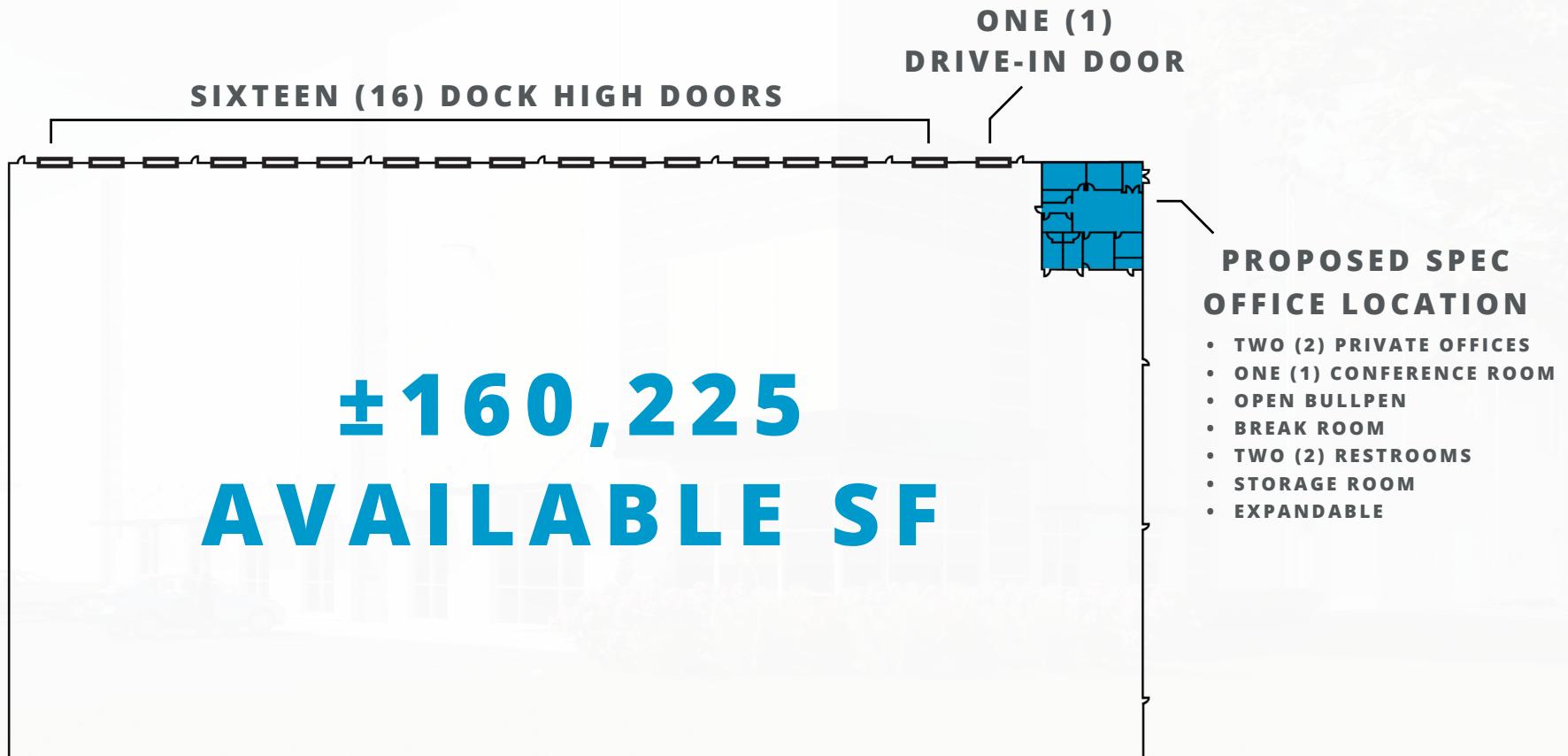
**Abby Rights**  
Vice President  
704 413 0235  
abby.rights@avisonyoung.com



**AVISON  
YOUNG**

# FLOOR PLAN

LEAGACY PARK EAST | 2087 WILLIAMS INDUSTRIAL BLVD



FOR MORE INFORMATION

**Henry Lobb, SIOR**  
Principal  
704 469 5964  
[henry.lobb@avisonyoung.com](mailto:henry.lobb@avisonyoung.com)

**Tom Tropeano, SIOR**  
Principal  
704 413 0228  
[tom.tropeano@avisonyoung.com](mailto:tom.tropeano@avisonyoung.com)

**Abby Rights**  
Vice President  
704 413 0235  
[abby.rights@avisonyoung.com](mailto:abby.rights@avisonyoung.com)



**AVISON  
YOUNG**

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

LISTING TEAM

**Henry Lobb, SIOR**

Principal

704 469 5964

[henry.lobb@avisonyoung.com](mailto:henry.lobb@avisonyoung.com)

**Tom Tropeano, SIOR**

Principal

704 413 0228

[tom.tropeano@avisonyoung.com](mailto:tom.tropeano@avisonyoung.com)

**Abby Rights**

Vice President

704 413 0235

[abby.rights@avisonyoung.com](mailto:abby.rights@avisonyoung.com)

**Visit us online**

[avisonyoung.com](http://avisonyoung.com)

---

© 2025 Avison Young North Carolina - LLC. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

521 E Morehead St, Suite 101, Charlotte, NC 28202

---

**AVISON  
YOUNG**

---