



**LEGACY
PARK**

E A S T

**±851,500 SF CLASS A
WAREHOUSE AVAILABLE**

**2087 WILLIAMS INDUSTRIAL BLVD
ROCK HILL, SC 29730**



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

**AVISON
YOUNG**

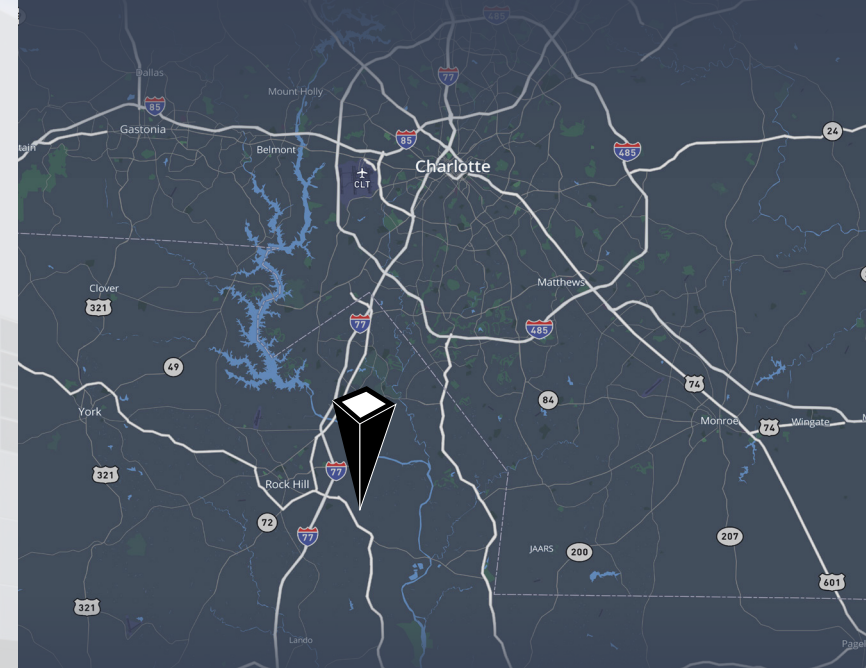
PARK OVERVIEW

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 Arrival, Scentsy, CL+D Graphics, Sardo + Sons and DIRTT. 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

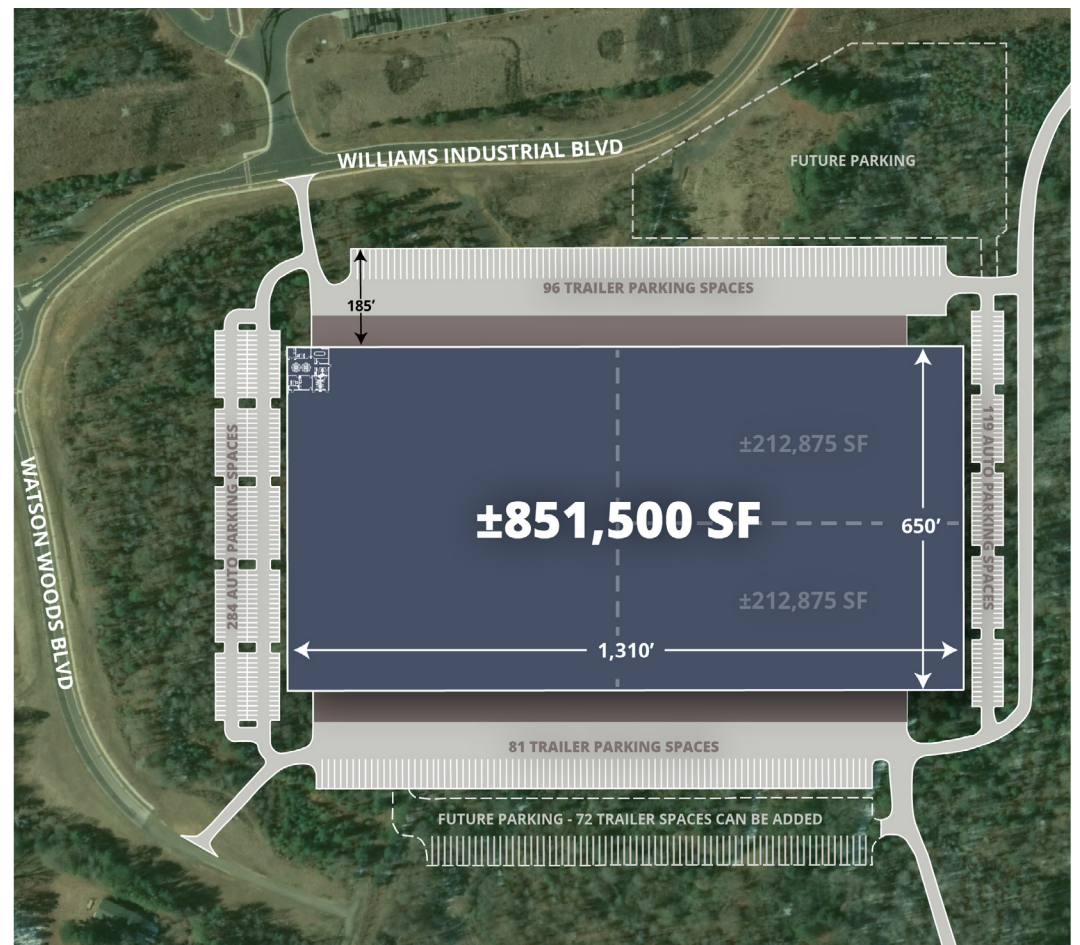


BUILDING SPECIFICATIONS

LEAGACY PARK EAST | 2087 WILLIAMS INDUSTRIAL BLVD

PROPERTY DETAILS

Address:	2087 Williams Industrial Blvd
City / State:	Rock Hill, SC
County:	York
Parcel Acres:	±74.8 ac
Available SF:	±851,500 sf (divisible)
Office SF:	±2,082 sf
Dimensions:	1,310' x 650'
Clear Height:	40'
Column Spacing:	Typical Bays - 53' x 52'8" Loading Bays - 60' x 52'8"
Loading:	Cross dock
Dock Doors:	Sixty nine (69) doors; Seventy (70) knock out panels
Drive Ins:	Four (4) located at each corner
Sprinkler:	ESFR
Warehouse Floor:	8' un-reinforced, 4,000psi
Power:	Two (2) 2000 amp services (substation nearby with 8MW additional capacity)
Lighting	LED motion sensor fixtures at 25 FC
Roof:	.45 mil TPO with R-30 insulation
Zoning:	MP BIP
Auto Parking:	403 spaces
Trailer Parking:	177 spaces



[VIEW 3-D MODEL](#)

[VIEW 360 TOUR](#)

FOR MORE INFORMATION

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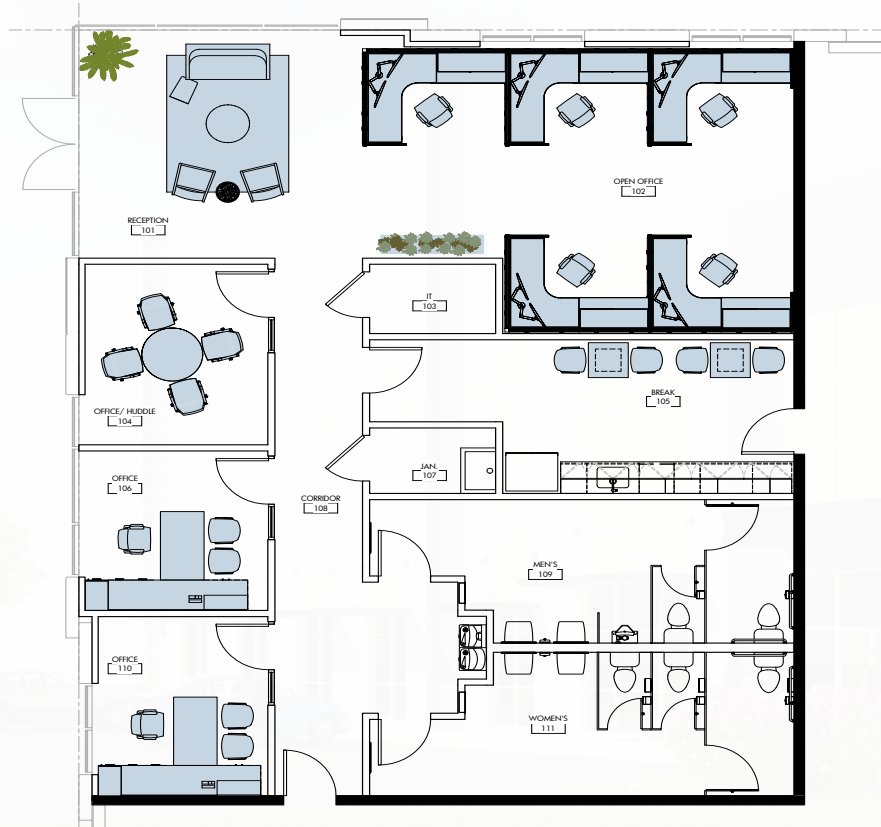


SCANNELL
PROPERTIES

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SPEC OFFICE SPECIFICATIONS

LEAGACY PARK EAST | 2087 WILLIAMS INDUSTRIAL BLVD



±2,082 SF
EXPANDABLE

OPEN OFFICE FLOOR PLAN

- TWO (2) PRIVATE OFFICES
- ONE (1) CONFERENCE ROOM
- OPEN BULLPEN
- BREAK ROOM
- TWO (2) RESTROOMS
- STORAGE ROOM
- EXPANDABLE

SPEC OFFICE LOCATION



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INTERSTATE ACCESS

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

LISTING TEAM

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