



± 9,268 - ±28,188 SF Office Space

±16,878 - ±35,798 SF Warehouse

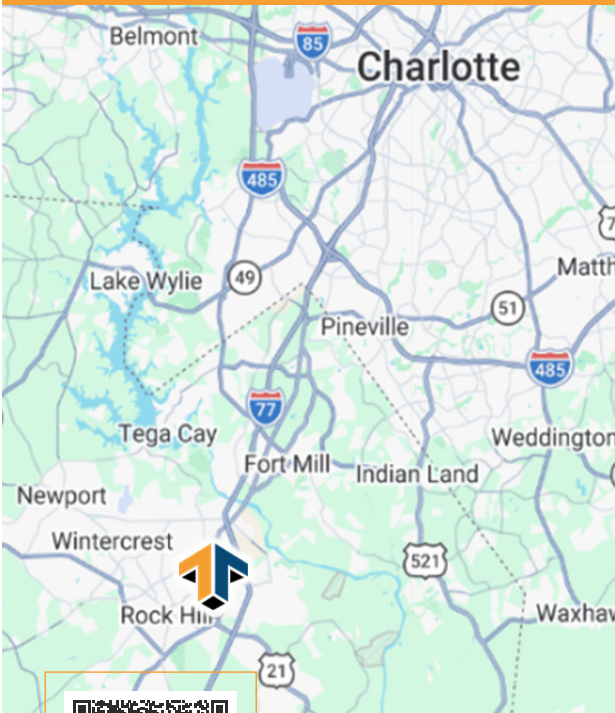
471 Lakeshore Parkway, Rock Hill, South Carolina 29730

FOR LEASE

SEE BELOW FOR PRICING



TECH PARK OFFICE/WAREHOUSE OPPORTUNITY



±9,268 to ±28,188 SF Office Space

±16,878 to ±35,798 SF Warehouse

* Office Space: **\$16/SF MG**

* Warehouse: **\$11/SF MG**

* Office/Warehouse Space: **\$16/SF MG**

- Located in TechPark in Rock Hill, South Carolina, ±2 Miles to Interstate 77 (Exit 77)/ US Highway 21, ±2.3 Miles to Downtown Rock Hill, and ±3 Miles to Interstate 77 (Exit 79)/Dave Lyle Boulevard
- Zoned PUD in the City of Rock Hill



Wes Tuttle

President/ Broker-In-Charge

Direct: 803-992-6017 | Wes@tuttleco.com

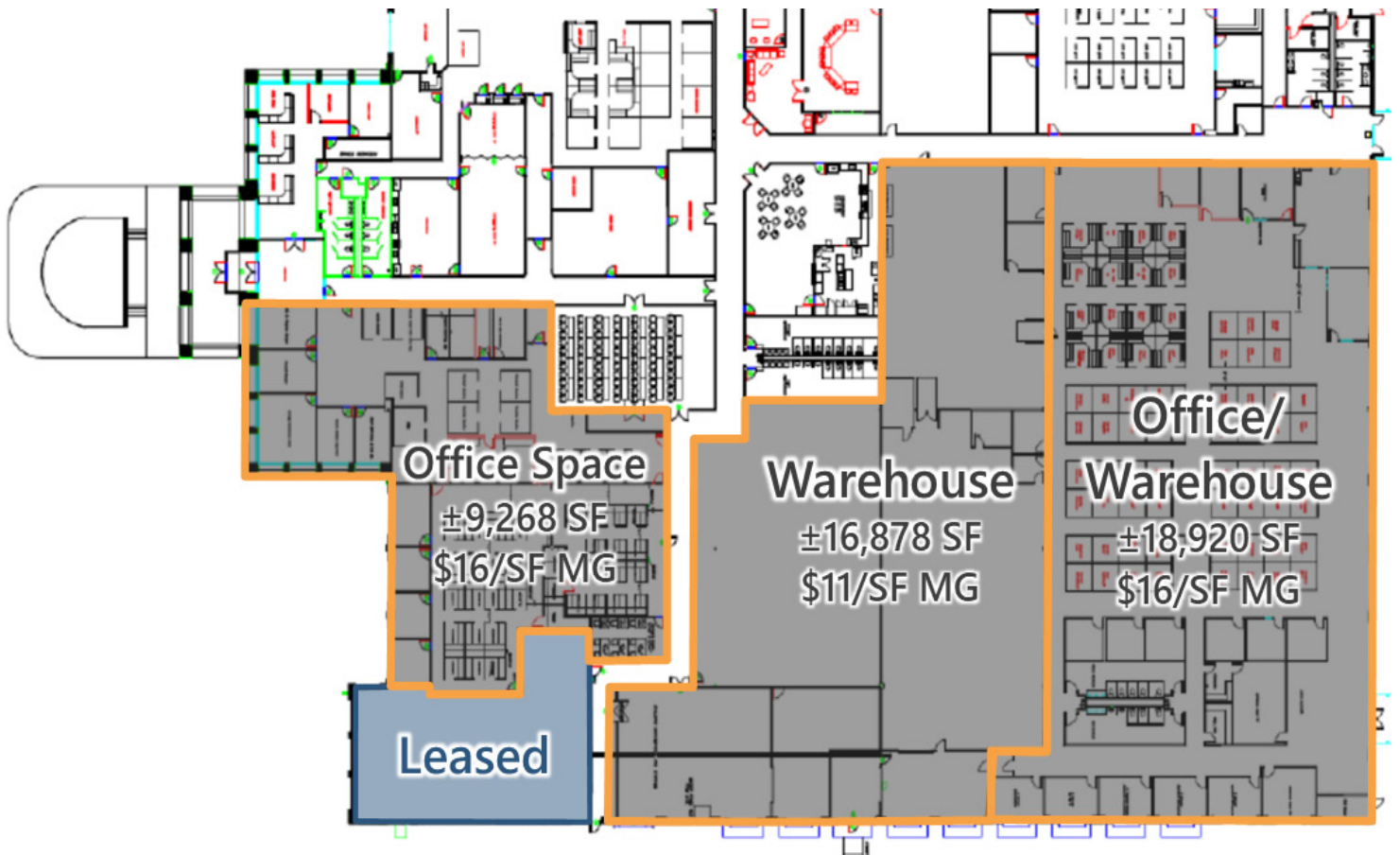


Debbie Weatherby

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FLOOR PLANS



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PROPERTY OVERVIEW

Market Snapshot | 5-Mile Radius

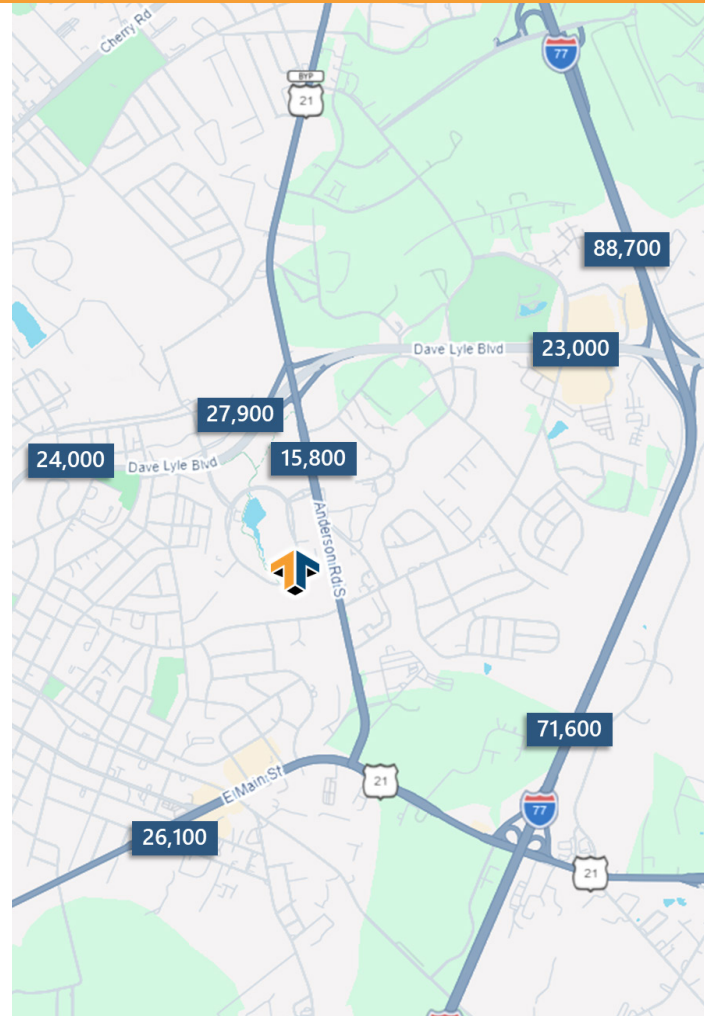
2025 Population ±95,094

Projected Population Growth (2025 - 2030) ±1.1%

Median Household Income ±\$65,486

Average Household Income ±\$85,441

Total Households ±38,369



Charlotte MSA Access

±45 Minutes

Interstate Access

I-77 via Dave Lyle Boulevard



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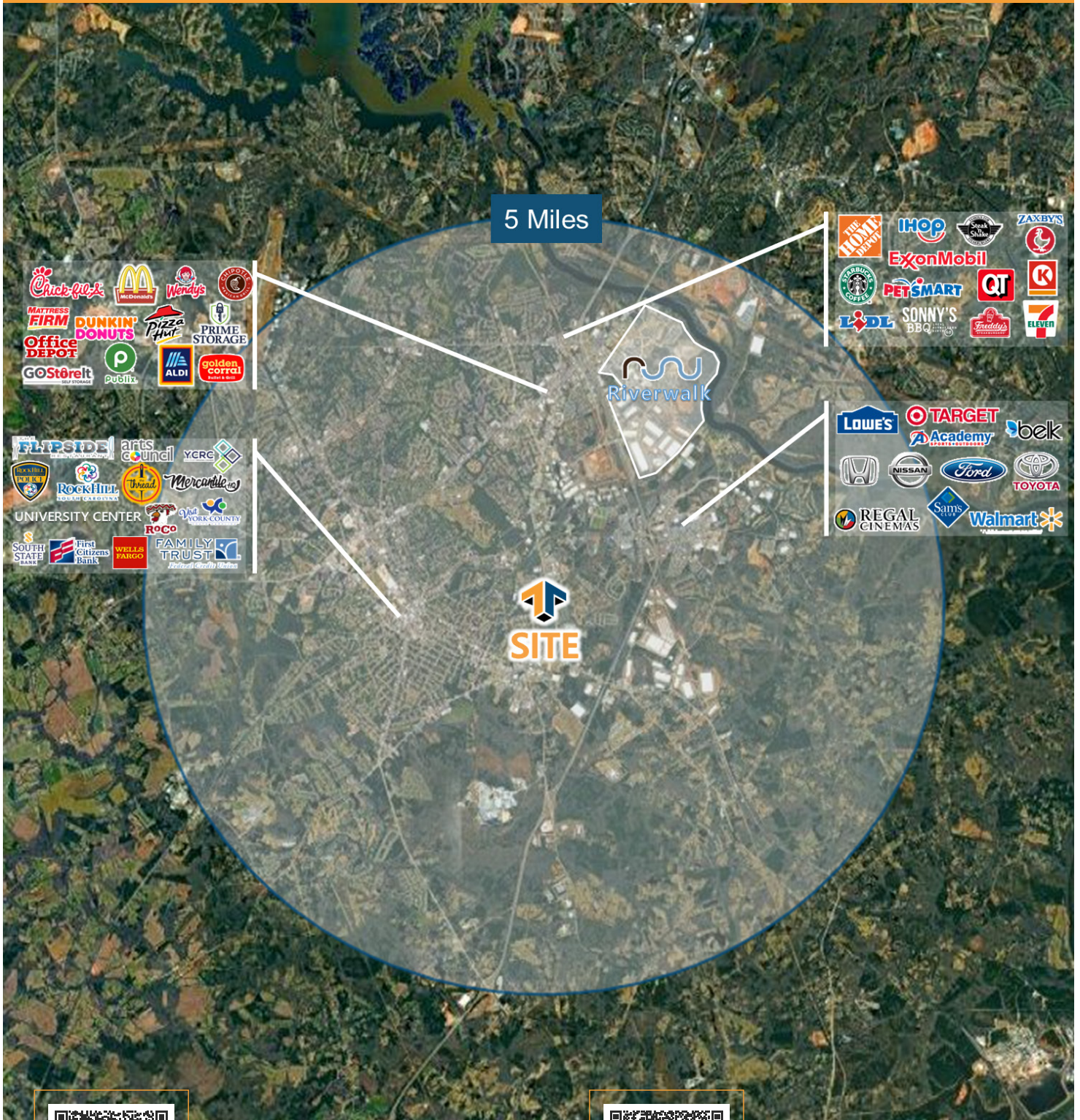


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LOCATION AERIAL



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CITY OF ROCK HILL BUSINESS & INDUSTRIAL PARKS



◀ Full Map of City of Rock Hill Business & Industrial Parks



- 1 Antrim Business Park
- 2 Legacy Park East
- 3 Legacy Park West
- 4 Riverwalk Business Park
- 5 Rock Hill Commerce Center
- 6 Waterford Business Park

The City of Rock Hill offers a network of established business and industrial parks designed to support a wide range of commercial and industrial users.

These parks provide access to major transportation corridors, existing facilities, and development-ready sites that support long-term business growth.



Antrim Business Park

Located within an established business corridor, Antrim Business Park supports office, flex, and light industrial users. The park accommodates a range of operations including headquarters, research and development, distribution, and light manufacturing.



Riverwalk Business Park

Riverwalk Business Park is an integrated employment center supporting manufacturing, distribution, and office users. Located within a mixed-use environment, the park offers visibility and convenient access to Interstate 77.



Legacy Park East

Legacy Park East is an extension of the broader Legacy Park development offering industrial sites for modern employment uses. The park supports flexible building configurations and benefits from proximity to major transportation corridors.



Rock Hill Commerce Center

Rock Hill Commerce Center is a master-planned industrial development located adjacent to Riverwalk Business Park. The park contains over one million square feet of industrial space and offers ample trailer parking to support logistics and distribution users.



Legacy Park West

Legacy Park West is a large-scale industrial park designed to support advanced manufacturing, logistics, and distribution users. The park offers direct access to Interstate 77 and is positioned for high-capacity operations within the Charlotte regional market.



Waterford Business Park

Waterford Business Park is a ±250-acre business park located minutes from Interstate 77 and approximately 30 minutes from Charlotte Douglas International Airport. The park supports office, research and development, distribution, and manufacturing users.



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AREA AMENITIES & ATTRACTIONS



- Rock Hill is the Most Populous City in York County & the 5th Most Populous City in SC
- Located 30 Minutes South of Charlotte and a Hour North of Columbia, Rock Hill Anchors what is known as the "Old English District" in South Carolina
- Rock Hill is conveniently located with Access to Interstate 77



UNIVERSITY CENTER

A ±1.3 Million SF Revival of the Historic ±23 Acre Rock Hill Printing & Finishing Company (The Bleachery) site into a ±200 Million Mixed-Use Development, Located in the Heart of Knowledge Park



ROCK HILL SPORTS & EVENT CENTER

A State-of-the-Art Facility with 8 Basketball Courts, 16 Volleyball Courts, 700 Court-Side Permanent Seats, Multiple Concessions & Locker Rooms & The Championship Court has 1,200 Stadium Seats. Attracts over 466,000 Visitors Annually!



WINTHROP UNIVERSITY

Founded in 1886, Winthrop is a Nationally Recognized Public & Comprehensive University located on a Historic and Scenic Campus. Known for its Diversity, Excellence & Family Atmosphere.



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