

AVISON
YOUNG



Legacy Park East

**UP TO 856,285 SF
AVAILABLE FOR LEASE**

WATSON WOODS BLVD, ROCK HILL, SC 29730



UP TO 856,285 SF AVAILABLE FOR LEASE



Building Overview

Legacy Park East is a master-planned, Class-A industrial business park located in Rock Hill, South Carolina. The Park includes four (5) existing facilities that are leased to Composite Resources, Scentsy, CL+D Graphics, Sardo + Sons and Pratt Industries.

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.



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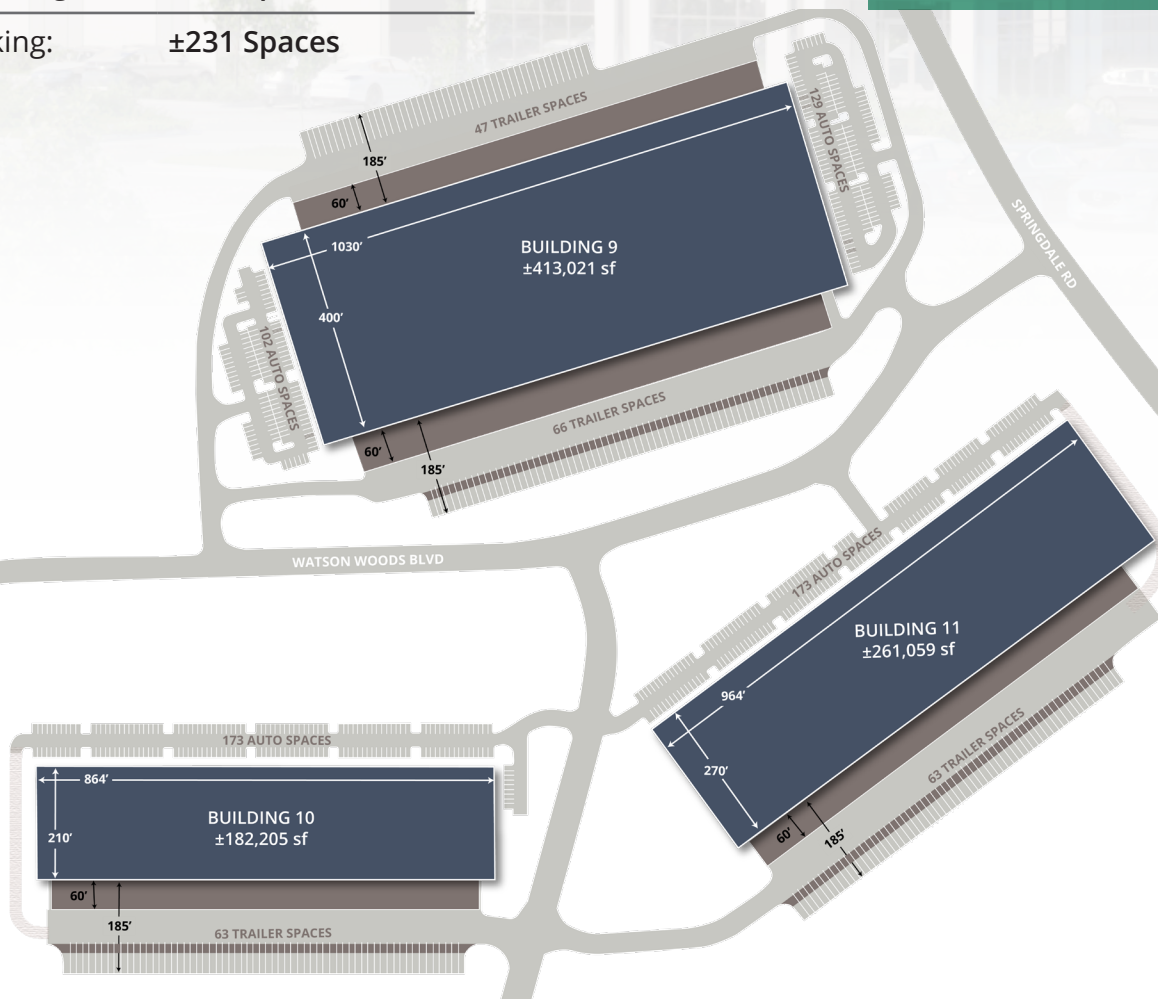


Building 9

Available SF: $\pm 413,021$ sf

Trailer Parking: ± 113 Spaces

Auto Parking: ± 231 Spaces



Building 10

Available SF: $\pm 182,205$ sf

Trailer Parking: ± 63 Spaces

Auto Parking: ± 173 Spaces

Building 11

Available SF: $\pm 261,059$ sf

Trailer Parking: ± 63 Spaces

Auto Parking: ± 173 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



EXIT 79

ROCK HILL GALLERIA

±1.6 MI: 4 MIN DRIVE



DAVE LYLE BLVD

±1.6 MI: 4 MIN DRIVE



DOWNTOWN ROCK HILL

±4.1 MI: 9 MIN DRIVE

EXIT 77

±1.0 MI: 3 MIN DRIVE



EXIT 77

3 MIN DRIVE

LEGACY PARK EAST

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 JOHNSON
DEVELOPMENT
ASSOCIATES, INC.
Part of TheJohnsonGroup

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CONVENIENT, REGIONAL ACCESS ALL IN A DAY'S DRIVE



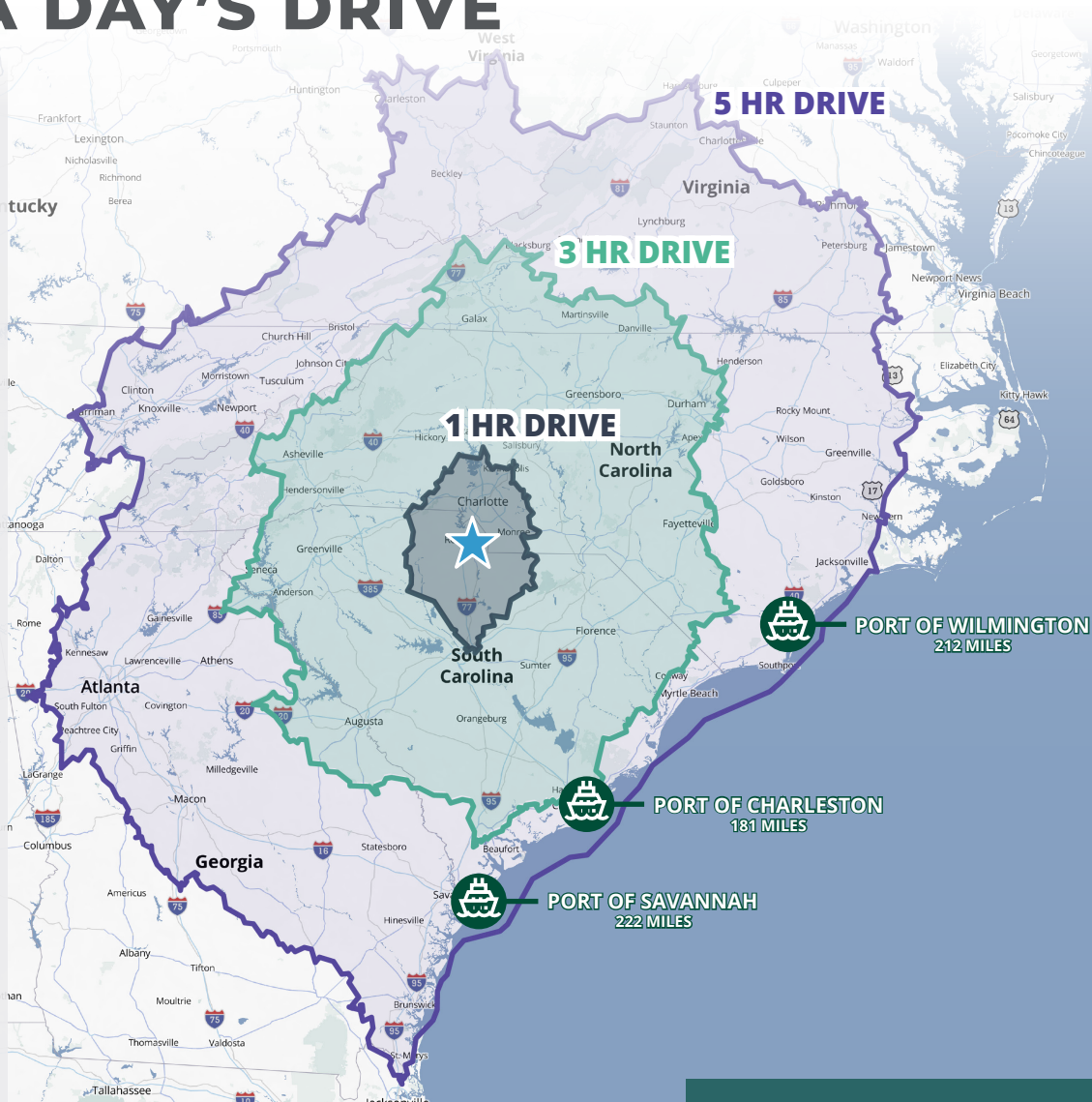
INTERSTATE 77
±1.5 miles



**CHARLOTTE DOUGLAS
INTERNATIONAL
AIRPORT**
±29.0 miles



INTERSTATE 485
±18.0 miles



FOR MORE INFORMATION ON LEASING:

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