



## RIVERWALK BUSINESS PARK

Riverwalk Business Park is a class A, master-planned park with architectural controls designed for corporate users looking to build for their manufacturing, distribution, or research and development needs.

Sites are offered between 10 and 54 acres adjacent to existing tenants: McKesson, Physicians Choice Laboratory Services, and Exel Logistics.

It is strategically located at I-77 in York County, SC with close proximity to numerous amenities and within 20 minutes of the Charlotte CBD and 25 minutes from Charlotte Douglas International Airport.

This site is eligible for Textile Tax Credits offering a reduction in total project costs.



### LOCATION:

Riverwalk  
Business Park  
Rock Hill, SC

### BUILD-TO-SUITS:

Up to 510,000 SF

### SITES:

10 to 54 acres

### UTILITIES:

All available

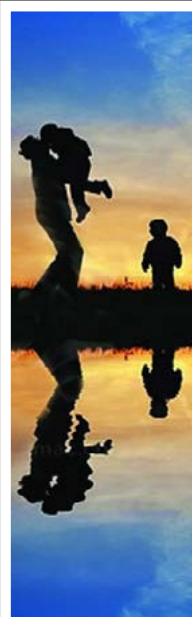
### ZONING:

PD-MEC



# THE COMMUNITY

# riverwalk



relaxing  
natural  
authentic  
active  
vitality  
family-friendly  
sustainable  
comfort  
convenience  
unique



## CONTACT

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# THE BUSINESS PARK

"VIRTUAL BUILDING"



AVAILABLE SITES:  
*10 to 54 acres*

## SITE PLANS

### SITE A

54 acres  
Up to 352,500 SF

### SITE B

45 acres  
Up to 510,000 SF

### SITE C

23 acres  
Up to 150,000 SF

### SITE D

16 acres  
Up to 87,500 SF

### SITE E

16 acres  
Up to 200,000 SF

### SITE F

11 acres  
Up to 87,500 SF

- Riverwalk Business Park is a public-private partnership with the City of Rock Hill allowing expedited permitting and approval process for projects.
- Located within one mile of I-77 and 20 minutes from Charlotte Douglas International Airport.
- Multiple Tax Credits available to reduce state income tax liability or overall project costs:
  - Textile Tax Credits
  - New Market Tax Credit Eligible
  - Multi-County Park Designation
- Mass grading permit in place reducing the development timeline.
- Strong labor force and work force programs in place with York Tech and the State of South Carolina.



## SITE D

- Total of 16 acres
- Accommodates up to 87,500 SF
- 250' x 350' building dimensions
- Prominent visibility along Cel River Rd.

## UTILITIES

**Electricity**  
City of Rock Hill

**Gas**  
York County Natural Gas  
6" main

**Water**  
City of Rock Hill  
12" main line

**Sewer**  
City of Rock Hill  
24" main line

**Telecom**  
Comporium

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**CUSHMAN & WAKEFIELD**

**THALHIMER**  
INDEPENDENTLY OWNED AND OPERATED

