

FORGING A NEW DIRECTION



**2104 WILLIAMS INDUSTRIAL BLVD.
ROCK HILL, SOUTH CAROLINA**

PHASE II - 460,800 SF

MASTER-PLANNED CLASS A INDUSTRIAL PARK

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PROPERTY HIGHLIGHTS

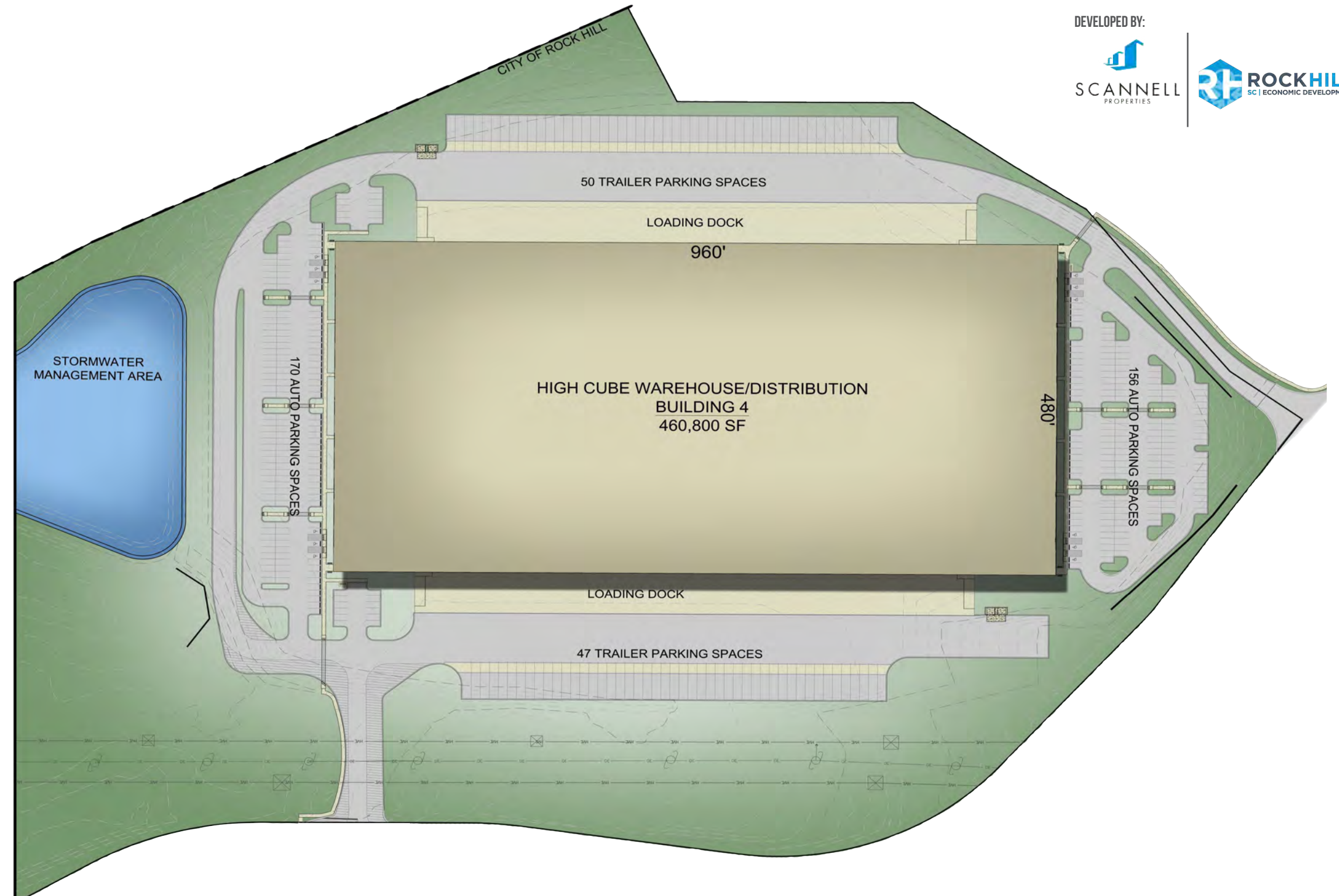


BUILDING IV

- 460,800 SF
- 46.08 Acre Parcel
- Office Space to Suit
- ESFR
- 32' Clear Height
- 480' x 960' Building Dimensions
- 51' x 53' Column Spacing, 60' Loading Dock Bay
- Cross Dock
- (40) 9' x 10' Dock High Doors
- (88) Total Dock High Doors with Knock Outs
- (4) 12' x 14' Drive In Doors
- LED Lighting
- 130' Truck Court, 60' Concrete Apron
- 7" Thick Reinforced Concrete Floors
- (2) 480/277, 3-Phase; 2500 Amp Services
- 326 Auto Parking Spots
- 97 Trailer Parking Spots

LOCATION

- Prominent South Carolina Location
- Excellent location with pro business community
- Agressive Incentive Structure
- 0.85 Miles to I-77
- 16 Miles to Norfolk Southern Intermodal
- 25 Miles to Uptown Charlotte
- 26 Miles to Charlotte Douglas International Airport



DEVELOPED BY:



LEGACY PARK EAST

STRONG TRANSPORTATION INFRASTRUCTURE

- 290 Acre Master-Planned Industrial Park
- Outstanding Interstate Access
- Flexibility to Meet the Needs of Today's Users
- 3.4 Million People within 60 Miles
- Gently Rolling Topography
- Total Build out of over 3M SF
- Neighboring Companies include: Ross Stores, West Marine, 3D Technologies, Pepsi-Cola, Performance Food Group, Paddock Pool, Exel, Northern Tool & US Foods.
- Property will be served by city water and sewer
- Electric serviced provied by the City of Rock Hill
- Direct Access to I-77



LEGACY PARK

EAST

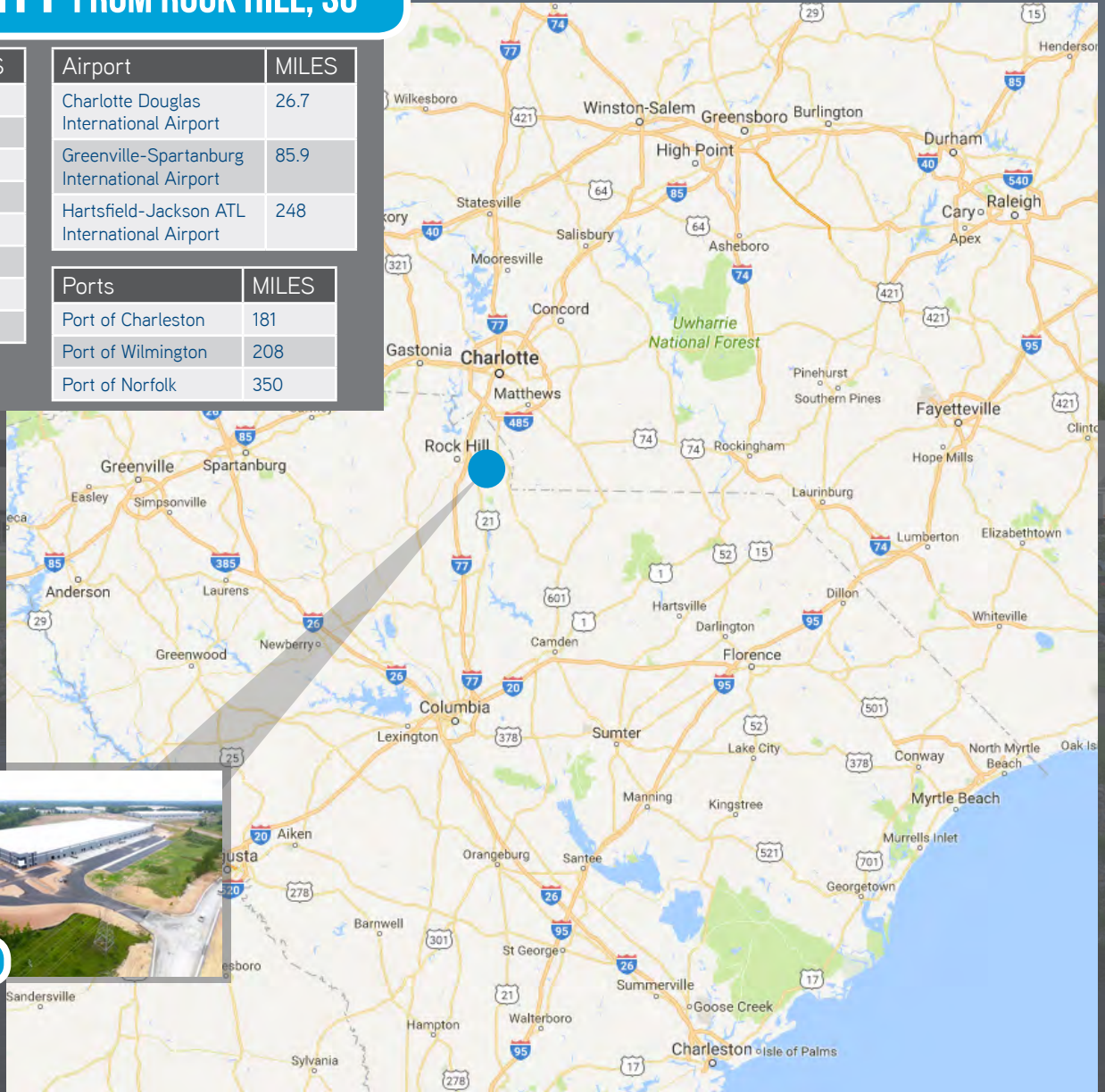
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PROXIMITY FROM ROCK HILL, SC

CITY	MILES	Airport	MILES
Charlotte	25.2	Charlotte Douglas International Airport	26.7
Gaffney	48.2	Greenville-Spartanburg International Airport	85.9
Columbia	68.6	Hartsfield-Jackson ATL International Airport	248
Greenville	96.5		
Greensboro	117		
Charleston	184		
Raleigh	192		
Atlanta	239		

Ports	MILES
Port of Charleston	181
Port of Wilmington	208
Port of Norfolk	350



LEGACYPARK EAST

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