

FORGING A NEW DIRECTION



**LEGACY
PARK
EAST**



ROCK HILL, SOUTH CAROLINA

3,000,000 SF

MASTER-PLANNED CLASS A INDUSTRIAL PARK

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PROPERTY HIGHLIGHTS



60,000 - 1,260,000 SF

STATE-OF-THE-ART CONSTRUCTION

- MP Industrial Zoning
- Prominent South Carolina Location
- Phase I - 193,750 SF
- Phase II - 460,800 SF
- Office Spaces to Suit
- ESFR
- 30' - 32' Clear Height
- Ample Dock High Doors & Drive In Doors
- T-5 Lighting
- 130' Truck Court
- 60' Concrete Apron

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
- 182 Miles to Port of Charleston

DEVELOPED BY:



UNPARRELLED INFRASTRUCTURE & ACCESSIBILITY



Strategically located halfway between New York and Miami.

South Carolina's unparalleled transportation opportunities make reaching any market an easy task. The state's central U.S. East Coast location, coupled with an integrated transportation system of highways, airports, seaports, and railways, ensures any company can easily reach every one of their markets, efficiently sending and receiving shipments around the world.

LEGACY PARK EAST

- 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

STRONG TRANSPORTATION INFRASTRUCTURE

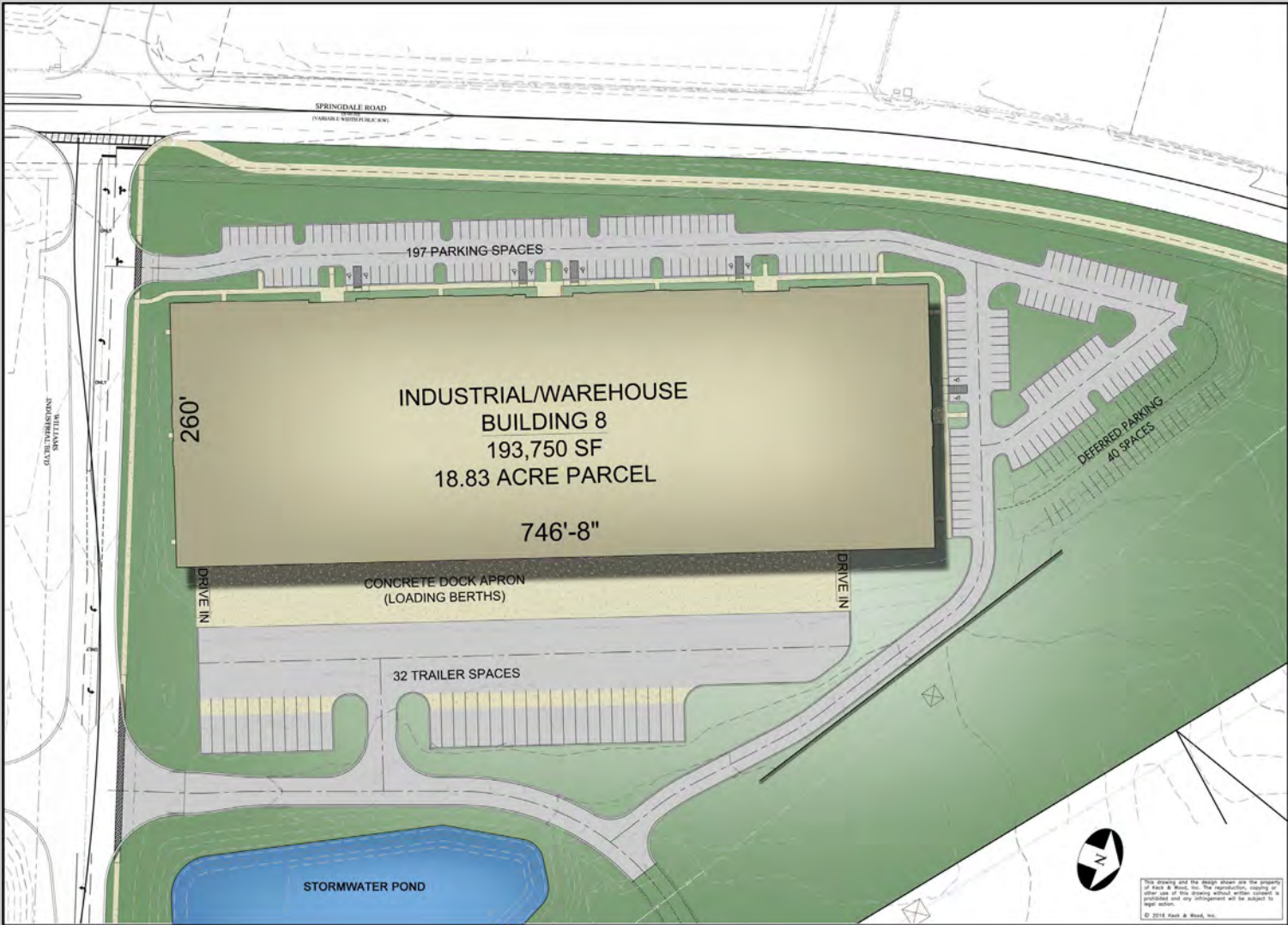
- Neighboring Companies include: Ross Stores, West Marine, 3D Technologies, Pepsi-Cola, Performance Food Group, Paddock Pool, Exel, Northern Tool & US Foods.
- Property will be served by city water and sewer
- Electric serviced provied by the City of Rock Hill
- Direct Access to I-77



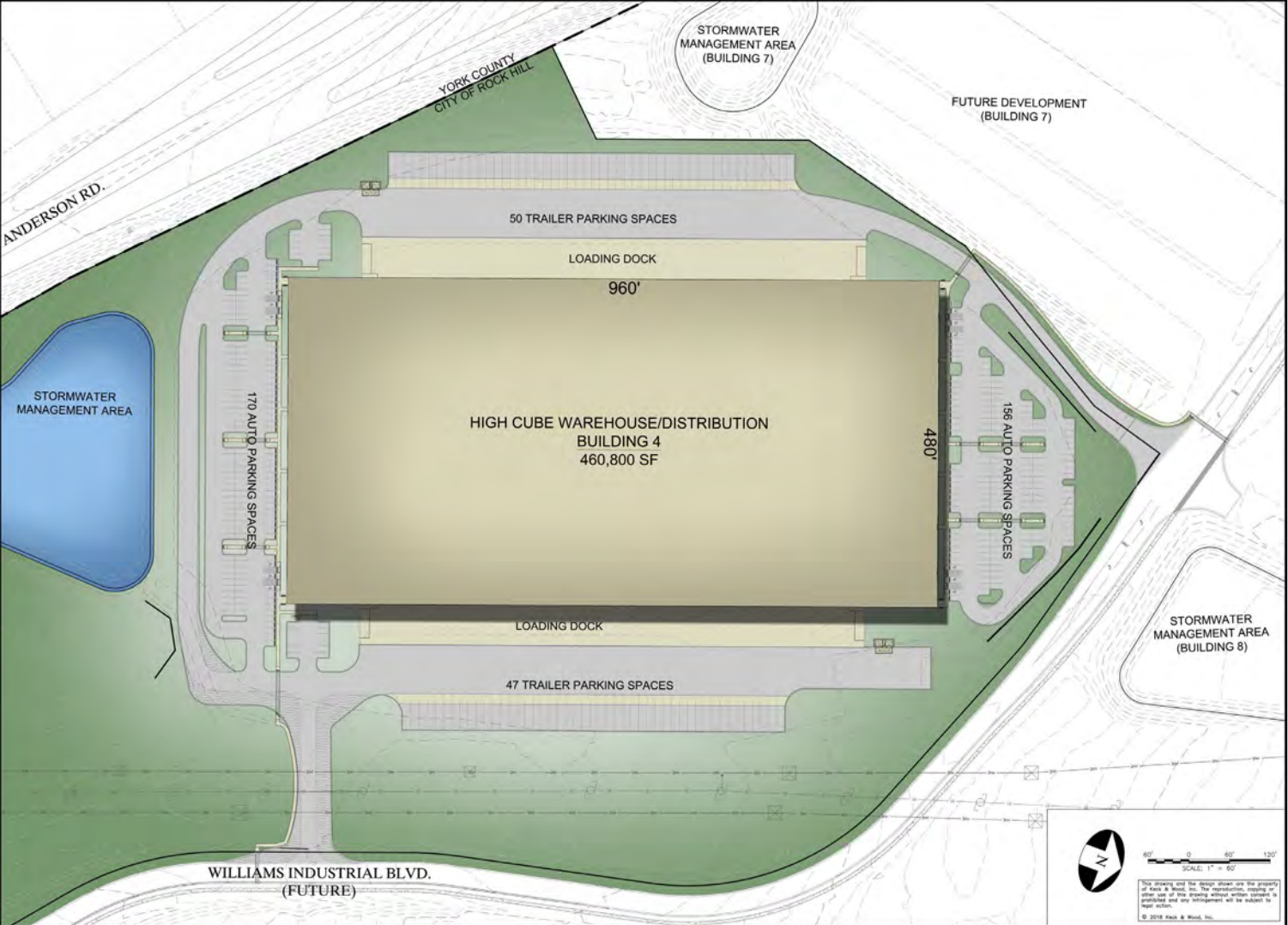
OVERALL PROPERTY
SITE PLAN



SITEPLAN
PHASE I - 193,750 SF



SITEPLAN
PHASE II - 460,800 SF



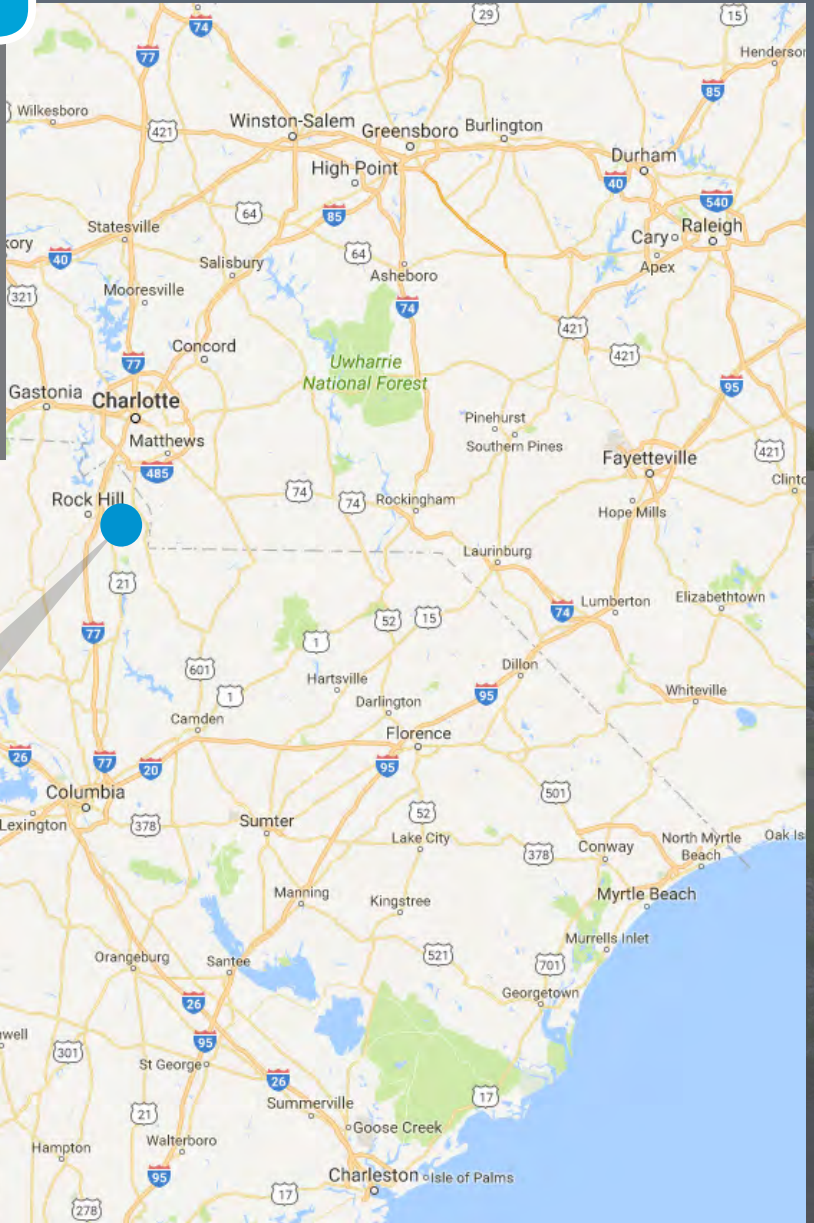
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PROXIMITY FROM ROCK HILL, SC

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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