

AVISON  
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## Legacy Park East

**UP TO 853,440 SF  
AVAILABLE FOR LEASE**

WATSON WOODS BLVD, ROCK HILL, SC 29730





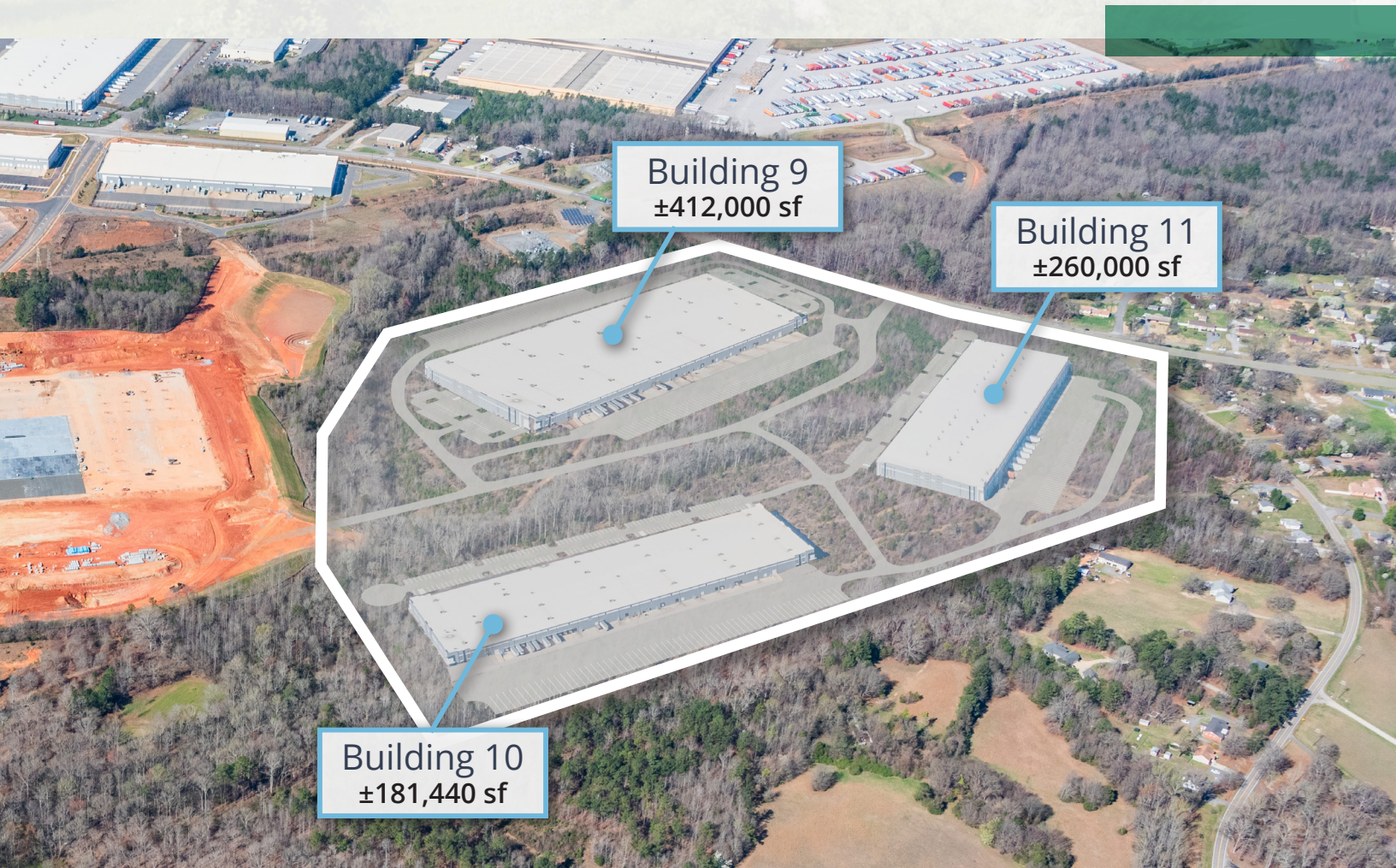
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## Building Overview

Legacy Park East is a master-planned, Class-A industrial business park located in Rock Hill, South Carolina. The Park includes four (4) existing facilities that are leased to Arrival, Scentsy, CL+D Graphics, Sardo + Sons and DIRTT.

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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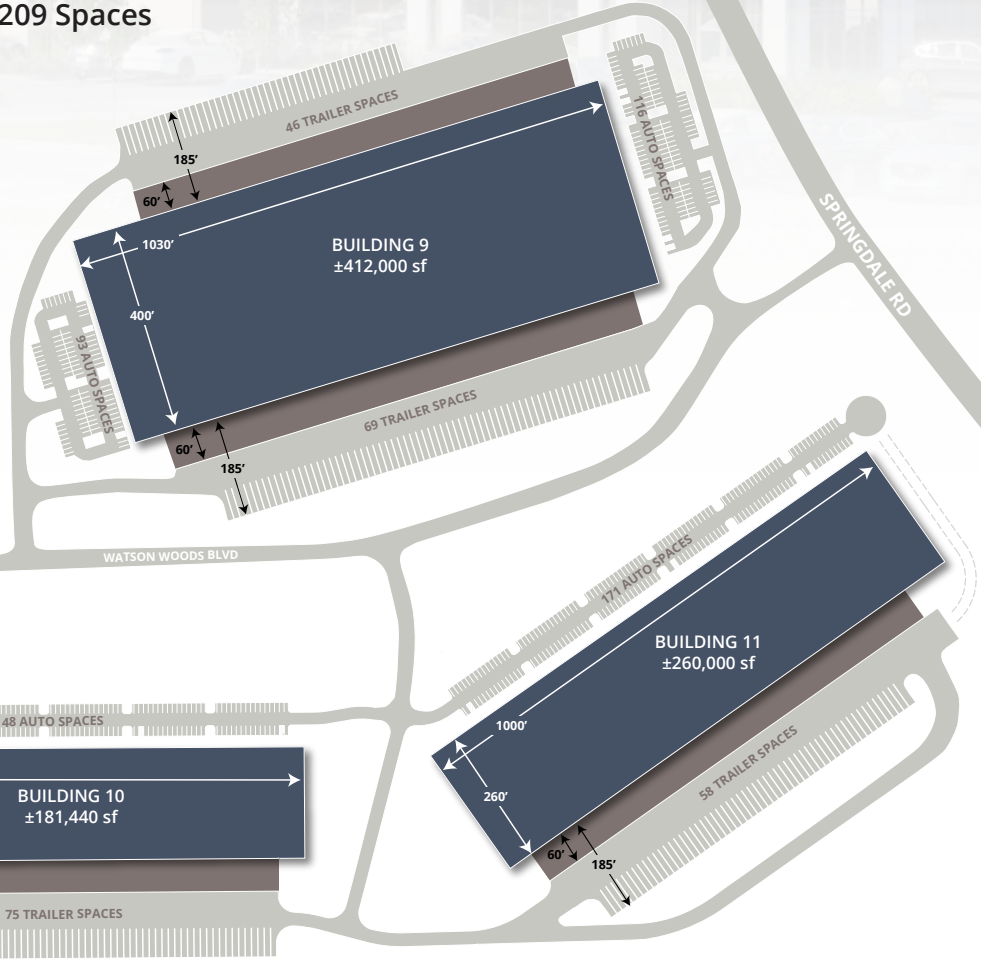
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## Building 9

Available SF: ±412,000 sf

Trailer Parking: ±115 Spaces

Auto Parking: ±209 Spaces



## Building 10

Available SF: ±181,440 sf

Trailer Parking: ±75 Spaces

Auto Parking: ±148 Spaces

## Building 11

Available SF: ±260,000 sf

Trailer Parking: ±58 Spaces

Auto Parking: ±171 Spaces

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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



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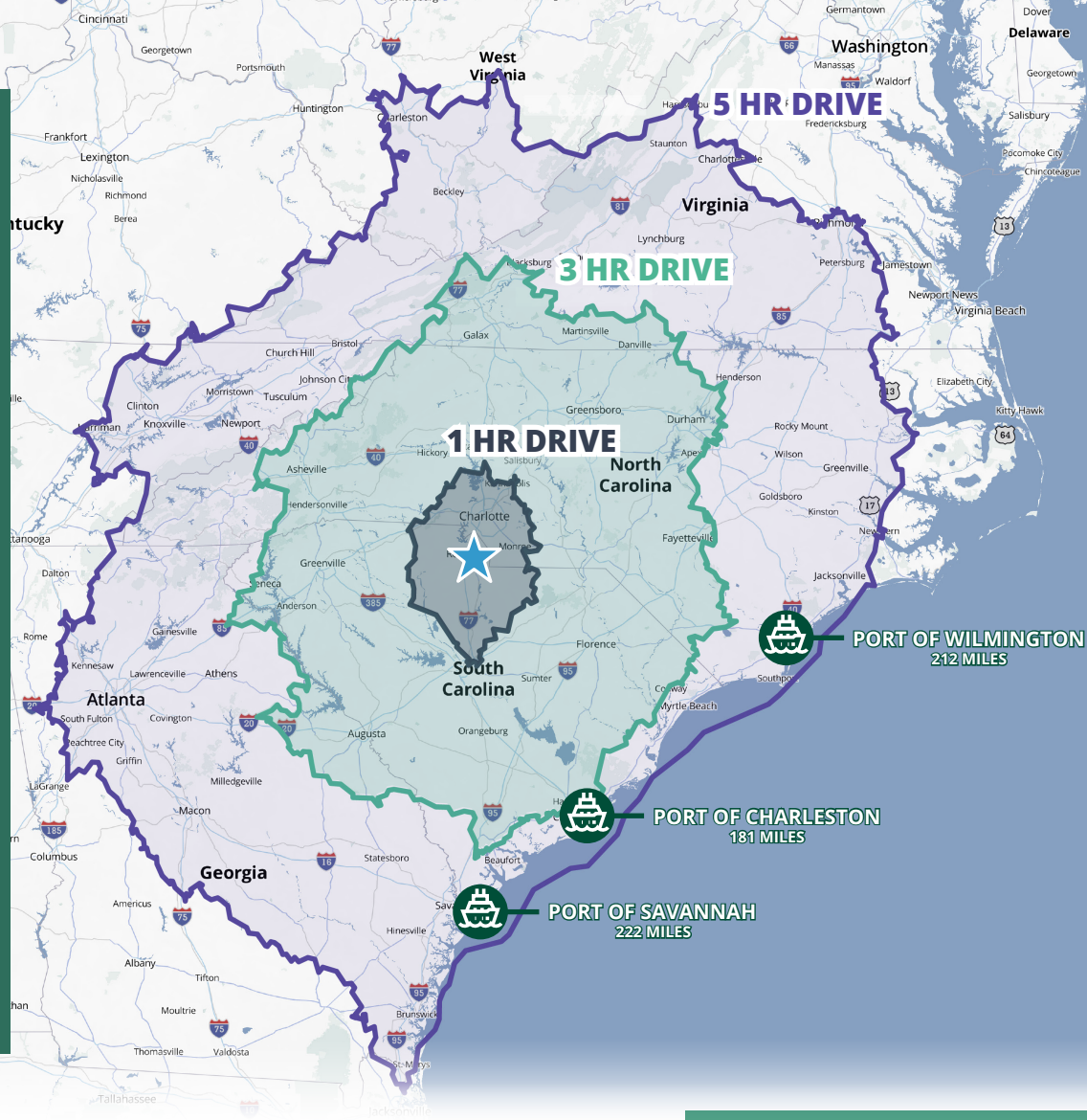


# Why Rock Hill?

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)



## FOR MORE INFORMATION ON LEASING:

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