

# LEGACY PARK EAST - BUILDING 7

BUILD TO SUIT - ANTICIPATED PRICE MIN: \$4, MAX: \$5



2020 Williams Industrial Drive | Rock Hill, South Carolina 29730

## Physical Details

**Total Site Size:** 13 acres  
**Site Developable Acreage:** 13.72  
**Maximum Building Size:** 117,000 sqft  
**Minimum Divisible Acreage:** 13 acres  
**Site Improvements:** Pad-Ready  
**Elevation Minimum In Feet:** 668  
**Elevation Maximum In Feet:** 668  
**Primary Soil Type:** Firm Materials

## Location

**Municipality:** City  
**Tax Map ID:** 6690401113  
**Zoning:** Master Planned (MP - BIP)

**For more information, please contact:**

**York County Economic Development**  
1830 Second Baxter Crossing  
Fort Mill, SC 29708  
P 803-802-4300  
F 803-802-4299  
[yorkcountyed.com](http://yorkcountyed.com)

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## Utilities

**Electric Provider:** City of Rock Hill

**Natural Gas Provider:** York County Natural Gas Authority

**Water Service Provider:** City of Rock Hill

**Wastewater Provider:** City of Rock Hill

**Telecommunications Providers:** Comporium Communications

## Transportation

**Access Road Name:** Williams Industrial Drive

**Nearest Interstate:** 77 (1 mi)

**Nearest International Airport:** Charlotte Douglas Intl Airport (24 mi)

**Nearest Commercial Airport:** Charlotte/Douglas International (24 mi)

**Nearest Inland Port:** Inland Port Greer (91 mi)

**Nearest Sea Port:** Georgetown (170 mi)

**Railway Access:** No

**Nearest Intermodal Access:** NS Charlotte (26 mi)

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**AVISON  
YOUNG**



**AVAILABLE FOR LEASE | 122,300 sf**



**LEGACY  
PARK  
EAST**

**2020  
Williams Industrial Blvd**

ROCK HILL, SOUTH CAROLINA 29730



# Site Specifications

Available SF:	± 122,300 sf
Site Size:	± 12.09 ac
Office SF:	BTS
Building Dimensions:	180' x 694'
Clear Height:	32'
Column Spacing:	60' x 58'
Dock Doors:	51
Drive-In Doors:	Two (2)
Truck Court:	60'
Sprinkler:	ESFR
Auto Parking:	138 spaces
Trailer Parking:	49 spaces

## Building Rendering



## Opportunity

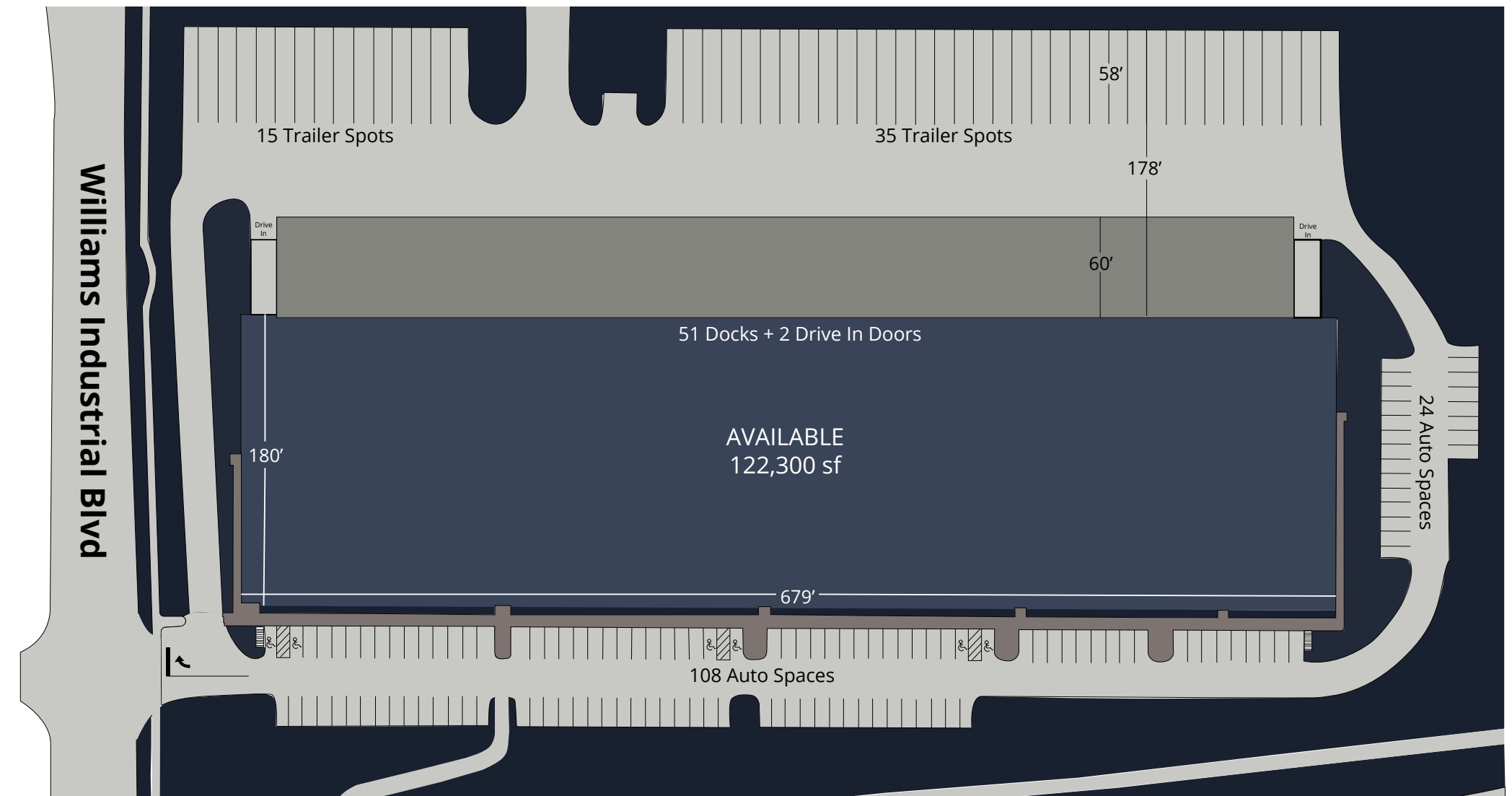
### Legacy Park East

Legacy Park East is a 200 acre master-planned industrial park. This site features gently rolling topography and direct access to Interstate-77.

There are 3.4 million people located within 60 miles and direct neighboring companies include Ross Stores, West Marine, 3D Technologies, Pepsi-Cola, Performance Food Group, Paddock Pool, Excel, Northern Tool and US Foods, Arrival, and Scentsy.

The property is served by city water and sewer. Electric is served by the City of Rock Hill.

## Site Plan



## About

### The Silverman Group

The Silverman Group is a family owned and operated private equity and real estate development organization based in Basking Ridge, New Jersey.

The firm owns and manages over 20,000,000 sf of office, industrial, retail, and aviation properties and also has ownership in 4,000 multi-family units throughout the United States. It has over 5,000,000 sf of commercial space and 2,000 multi-family units currently under development in three states.

Company Website : <https://www.silvermangroup.net/>





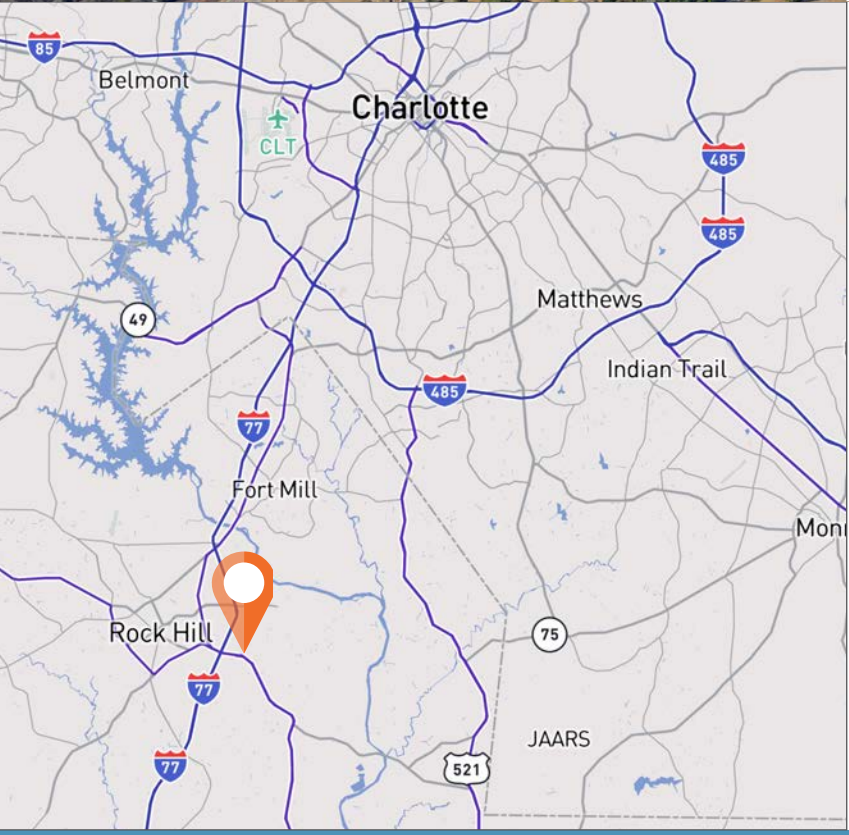




AVISON  
YOUNG



-  0.85 miles to Interstate 77
-  16 miles to Norfolk Southern Intermodal
-  25 miles to Uptown Charlotte
-  26 miles to Charlotte Douglas International Airport



FOR MORE INFORMATION, PLEASE CONTACT:

**Chris Skibinski, SIOR**  
Principal, Managing Director  
D 704 412 5606  
C 704 226 5990  
chris.skibinski@avisonyoung.com

**Henry Lobb, SIOR**  
Principal  
D 704 469 5964  
C 610 316 3001  
henry.lobb@avisonyoung.com



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