

New Ownership



AVAILABLE FOR LEASE

±193,750 sf



LEGACY
PARK
EAST

2021 WILLIAMS INDUSTRIAL BLVD.

ROCK HILL, SOUTH CAROLINA 29730

Building Specifications

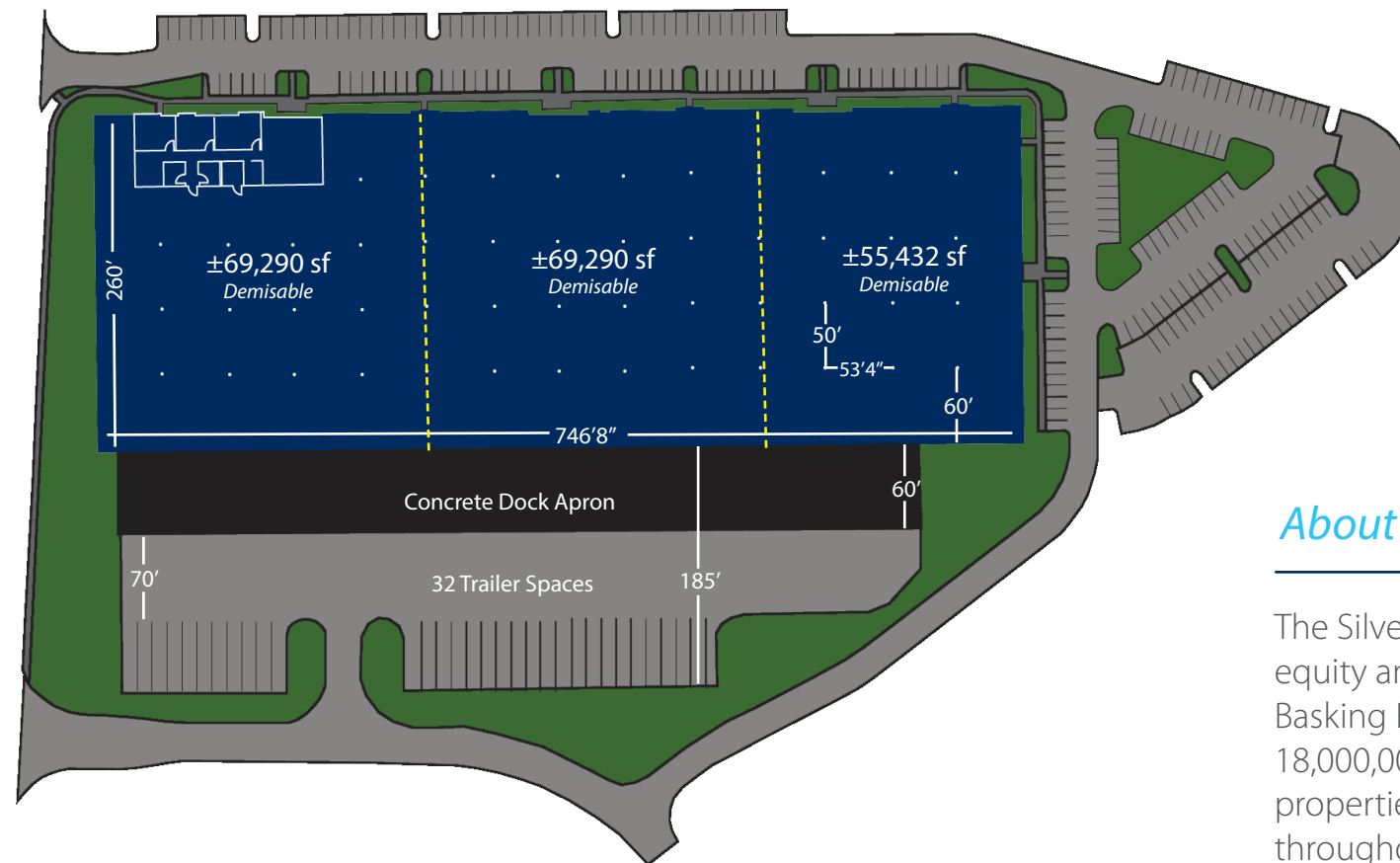
| | |
|----------------------|----------------------|
| Total Available sf: | ±193,750 sf |
| Parcel: | ±18.57 acres |
| Office sf: | ± 1,598 sf |
| Clear Height: | 30' |
| Building Dimensions: | 260' x 746'8" |
| Column Spacing: | 50' x 53'4" |
| Loading Dock Bay: | 60' |
| Dock High Doors: | (20) 9' x 10' |
| Knock Out Panels: | 20 |
| Drive In Doors: | (2) 12' x 16' |
| Lighting: | T-5 |
| Fire Protection: | ESFR |
| Truck Court: | 185' |
| Concrete Apron: | 60' |
| Parking: | 197 auto; 32 trailer |

Opportunity

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.

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

Site Plan



Building Photos



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 18,000,000 square feet of office, industrial, retail, and aviation properties as well as ownership in 3,000 multi-family units throughout the United States.

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

FOR MORE INFORMATION, PLEASE CONTACT:

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**LEGACY
PARK
EAST**



build better™
DIRTT



0.85 miles to
Interstate 77



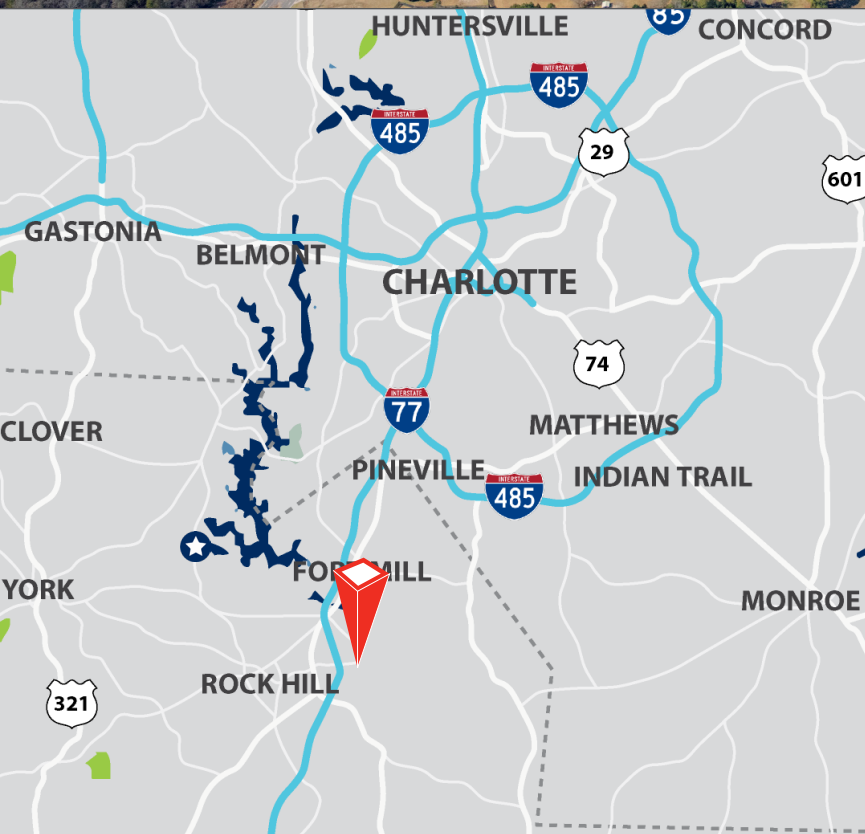
16 miles to
Norfolk Southern Intermodal



25 miles to
Uptown Charlotte



26 miles to
Charlotte Douglas International Airport



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**AVISON
YOUNG**

