

County	York
Municipality	City
Zoning	Master Planned (MP - BIP)
Tax Map ID	6690401118
Park Status	Legacy Park
Location	Williams Industrial Drive
Landuse	Undeveloped Land (N) Light Industrial (S) Residential (E) Light Industrial (W)

Pricing

Pricing	Build to Suit
Anticipated Lease Rate	\$4.00 to \$5.00/sqft/year

Details

Total Site Acreage	50.00
Developable Acreage	Undetermined
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	Not Subdivideable
Max Contiguous Developable Site	Undetermined
Maximum Building Size	851,500.00
Site Improvements	Partially Cleared
Elevation Range	672' to 672'
Primary Soil Type	Alluvial
Palmetto Sites Program	No

Due Diligence

Cultural Resource Identification Survey	Not Completed
Boundary Survey	Completed
Protected Species Assessment	Not Completed
Preliminary Geotechnical Exploration	Completed
Phase 1 EPA Site Assessment	Completed
Topographical Survey	Completed
Wetlands Delineation	Not Completed



Utilities

Water Provider	City of Rock Hill
Nearest Water Line Size	12 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	City of Rock Hill
Nearest Sewer Line Size	8" (Force)
Distance to Nearest Sewer Line	On-Site
Natural Gas Provider	York County Natural Gas Authority
Nearest Gas Line Size	4" (Distribution)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Provider	York Electric Cooperative
Telecomm Provider	Comporium Communications

Transportation

Road Serving Building	Williams Industrial Drive (2 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Interstate	I-77 (1.00 Mile)
Nearest Port	Charleston (181.00 Miles)
Nearest Commercial Airport	Charlotte/Douglas International (24.00 Miles)
Nearest Intermodal Facility	NS Charlotte (26.00 Miles)

Legacy Park East - Building 2
York County
Williams Industrial Drive
Rock Hill, SC 29730



