

**Legacy Park East - Building 4**  
 2104 Williams Industrial Blvd  
 Rock Hill, SC 29730

<b>County</b>	York
<b>Municipality</b>	City
<b>Zoning</b>	Master Planned (MP-BIP)
<b>Tax Map ID</b>	6690401129
<b>Landuse</b>	Light Industrial (N) Light Industrial (S) Forestry/Undeveloped (E) Light Industrial (W)

<b>Pricing</b>	
<b>Pricing</b>	For Lease
<b>Annual Lease Rate</b>	\$4.50/sqft/year

<b>Details</b>	
<b>Tenancy</b>	Single-Tenant (1 Building)
<b>Year Built</b>	2018
<b>Building Condition</b>	Not Yet Assessed
<b>Total Building Area</b>	460,800 Sq Ft
<b>Site Size</b>	46.08 Acres
<b>Building Dimensions</b>	Rectangular
<b>Slab Thickness</b>	7"
<b>Wall Material</b>	Concrete



<b>Utilities</b>	
<b>Water Provider</b>	City of Rock Hill
<b>Wastewater Provider</b>	City of Rock Hill
<b>Natural Gas Provider</b>	York County Natural Gas Authority (Not Connected)
<b>Telecomm Provider</b>	Comporium Communications
<b>Electric Provider</b>	City of Rock Hill
<b>Alternative Gases</b>	None Available

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

<b>Available Space Information 2104 Williams Industrial</b>			
<b>Available Area</b>	460,800 Sq Ft	<b>Minimum Area</b>	200,000
<b>Office Area</b>	None Present	<b>Heated Area</b>	To Suit
<b>Air Conditioned Area</b>	To Suit	<b>Fire Suppression</b>	ESFR - 100%
<b>Lighting</b>	T5	<b>Clear Height</b>	32'
<b>Drive-In Doors</b>	4	<b>Dock Doors</b>	40
<b>Approximate Auto Space Parking</b>	326	<b>Approximate Trailer Parking</b>	97
<b>Most Recent Use</b>	Never Occupied		

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