



LEGACY PARK EAST

**2021 Williams Industrial Blvd
Rock Hill, SC**

50,000 - 197,660 SF

State-of-the-art Industrial Facility For Lease

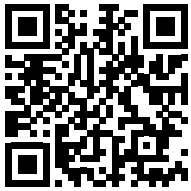


Spencer Yorke
+1 704 927 3004
spencer.yorke@jll.com

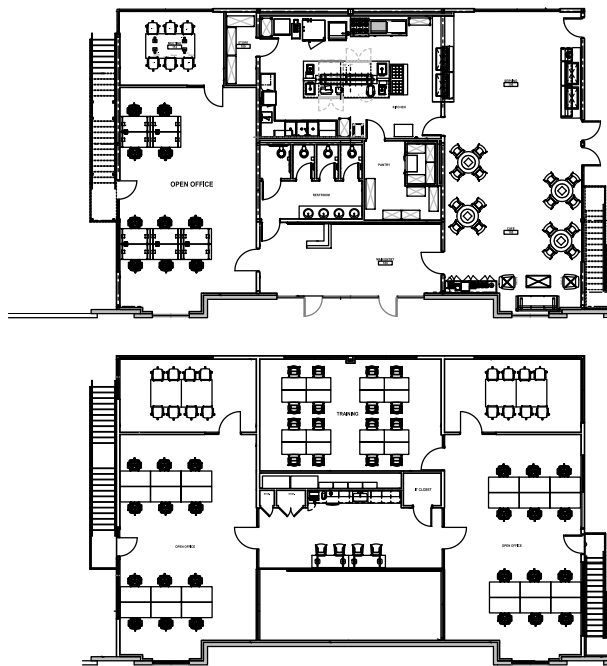
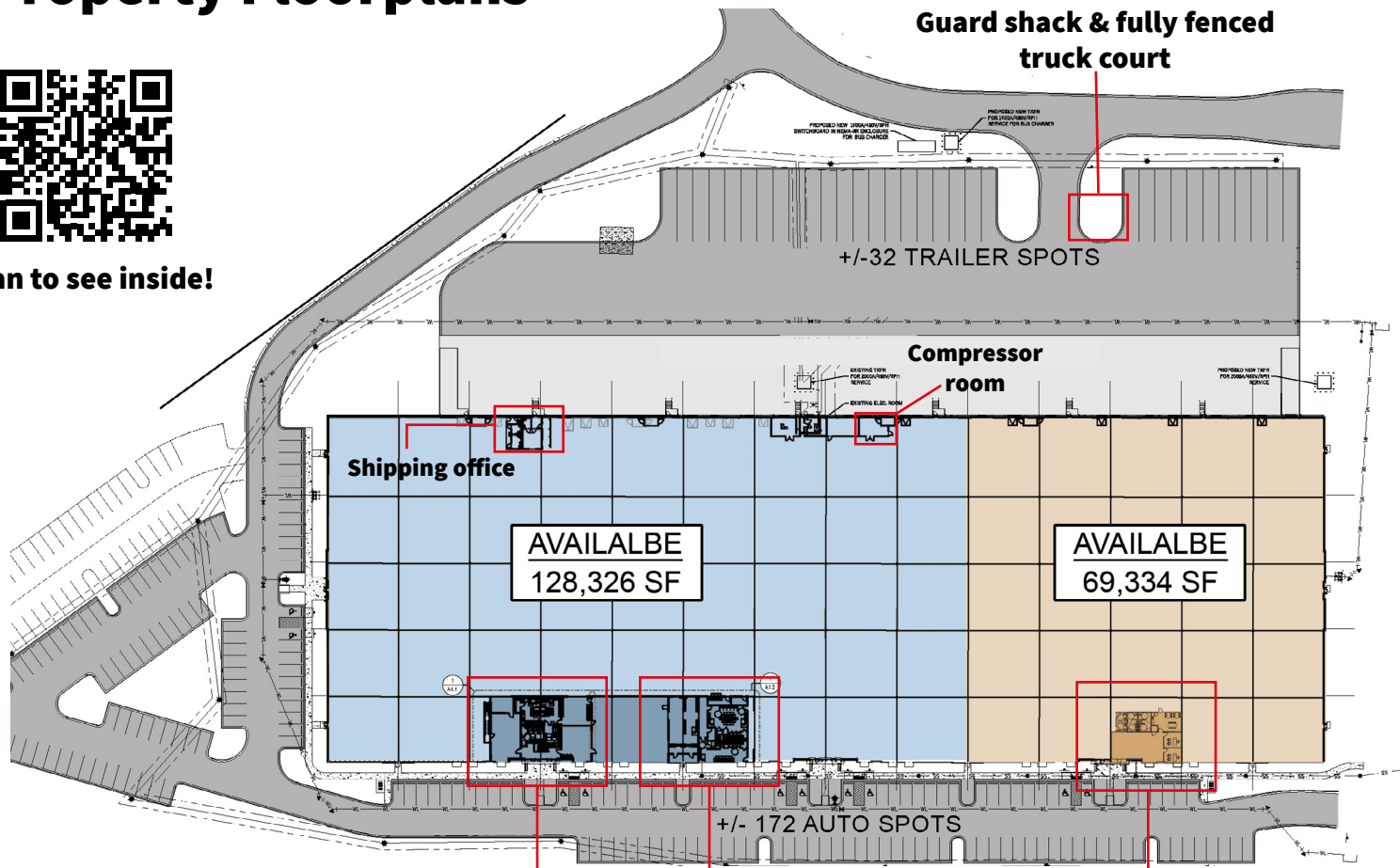
Jay Hill
+1 704 804 5754
jay.hill@jll.com



Property Floorplans



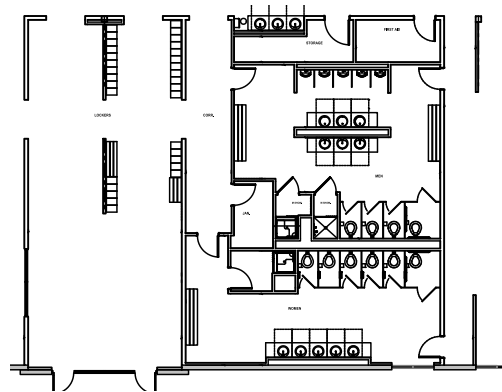
Scan to see inside!



Office Plan

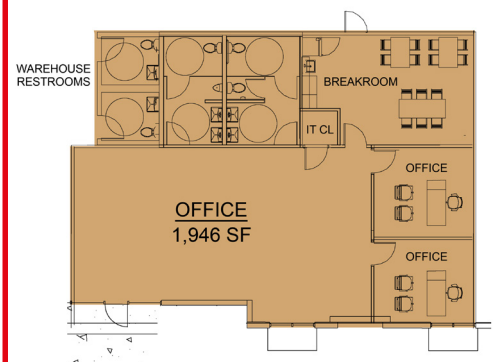
First floor 3,910 SF

Second Floor 3,910 SF



Locker Room

3,000 SF

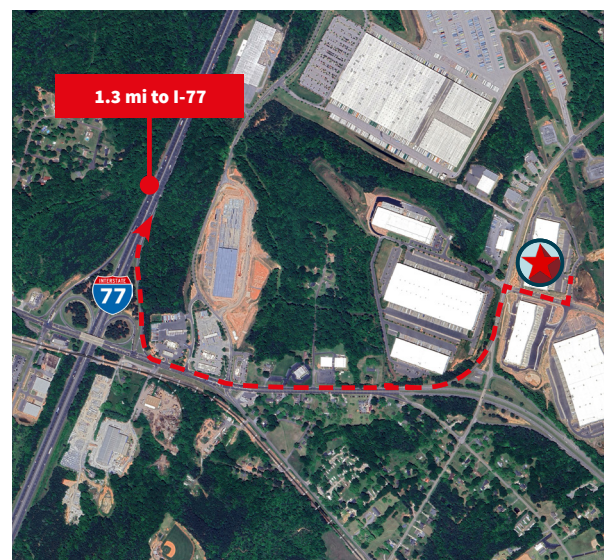
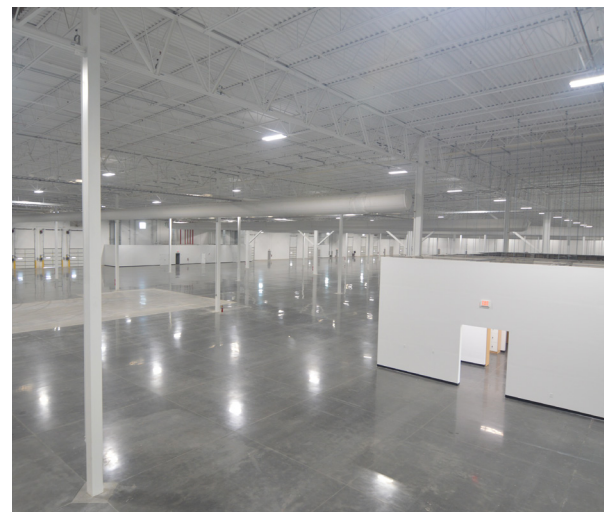


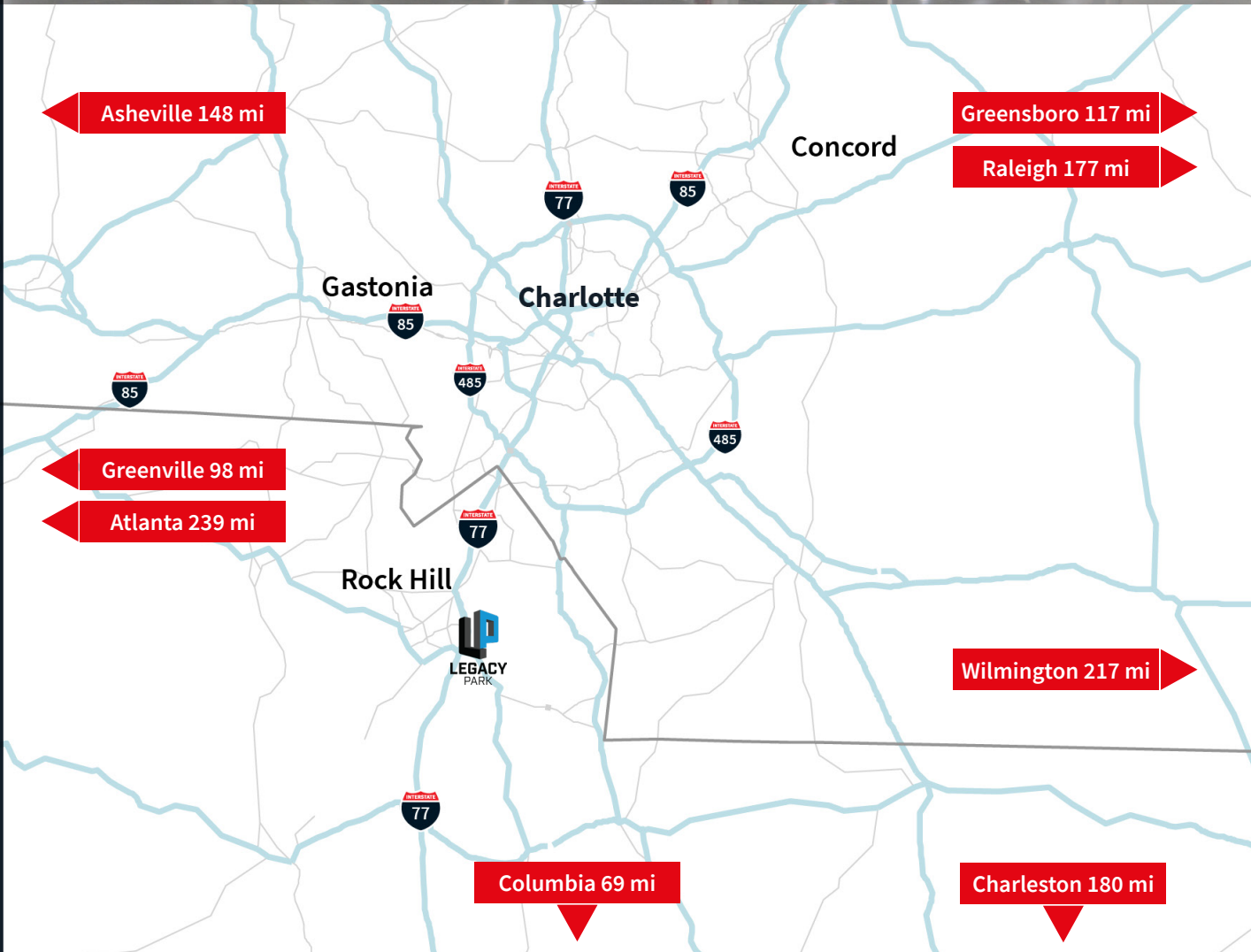
Office
1,946 SF

Property Specifications



Total SF	±197,660 SF
Available SF	±69,334 - 197,660 SF
Office SF	±9,766 SF
Locker Room SF	±3,000 SF
Shipping office SF	±700 SF
Building Dimensions	260' x 746'8"
Clear Height	30'
Column Spacing	50' x 53'4"
Loading	13 DH (8 KO's) 2 DI
Dock Equipment	6 hydraulic levelers (Rite Hite) w/ seals, lights, & locks 7 mechanical levelers (Pioneer) - 30k capacity
LED Lighting	40 FC throughout warehouse 62 FC directly under fixtures
Truck Court	185'
Air Conditioning	Office & Warehouse fully conditioned
Sprinkler System	ESFR
Power	4,000 Amps Existing capacity can support an additional 2,000 amps
Additional Features	Caulked floor joints, cable trays throughout, compressed air throughout, fully fenced truck court with guard shack, polished concrete floors





Spencer Yorke
+1 704 927 3004
spencer.yorke@jll.com

Jay Hill
+1 704 804 5754
jay.hill@jll.com

