

A RARE CONVERGENCE ON  
**I-77 NEAR CHARLOTTE, INFRASTRUCTURE,  
WORKFORCE AND PARTNERSHIP ADVANTAGES**



CONCEPTUAL RENDERING

**PALMETTO RESEARCH PARK**  
POWERING INNOVATION, INFRASTRUCTURE & PEOPLE

[www.PalmettoResearchPark.com](http://www.PalmettoResearchPark.com)

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# PALMETTO RESEARCH PARK SPECIFICATIONS

## PROPERTY ATTRIBUTES



### ZONING

Industrial  
General (IG)



### OWNED/ ENTITLED BY

City of Rock Hill



### ACREAGE

Total = 209 acres  
Developable = 109



### MAX BUILDING SIZE

1,600,000 sq ft

## UTILITIES



### ELECTRIC

24.9 kV and  
100 kV lines  
on-site;  
substation  
pad ready with  
transmission  
tap approved.



### NATURAL GAS

York County  
Natural Gas  
6-inch line at  
60 psi located  
adjacent to  
the site.



### WATER

City of Rock Hill  
16-inch water  
line onsite with  
1.5 mgd excess  
capacity; water  
treatment  
system has 16  
mgd excess  
capacity.



### WASTEWATER

City of Rock  
Hill 16-inch  
wastewater line  
on-site with  
1.4 mgd excess  
capacity.



### TELECOM

Fiber is readily  
available.

## READINESS



This development has been cleared and earthwork has been completed to provide a fresh, blank canvas ready for development.

Site is not impacted by wetland area.

## ONE-STOP SUPPORT



The City of Rock Hill owns the property and is ready to partner with the right user to create a transformational development for the region.

Since the City owns the site, provides utilities, and can expedite permits, they are a one-stop shop for the quickest development process in the Southeast.

## LOGISTICS



### DISTANCE FROM INTERSTATE

Located  
on I-77.



### RAIL ACCESS

Adjacent to  
Norfolk  
Southern (NS),  
2,500 linear  
feet of rail line.



### AIRPORT

25 minutes to  
Charlotte  
International  
Airport and 10  
minutes to  
Rock Hill - York  
County Airport.



### PORTS

190 miles to  
Charleston  
Port.

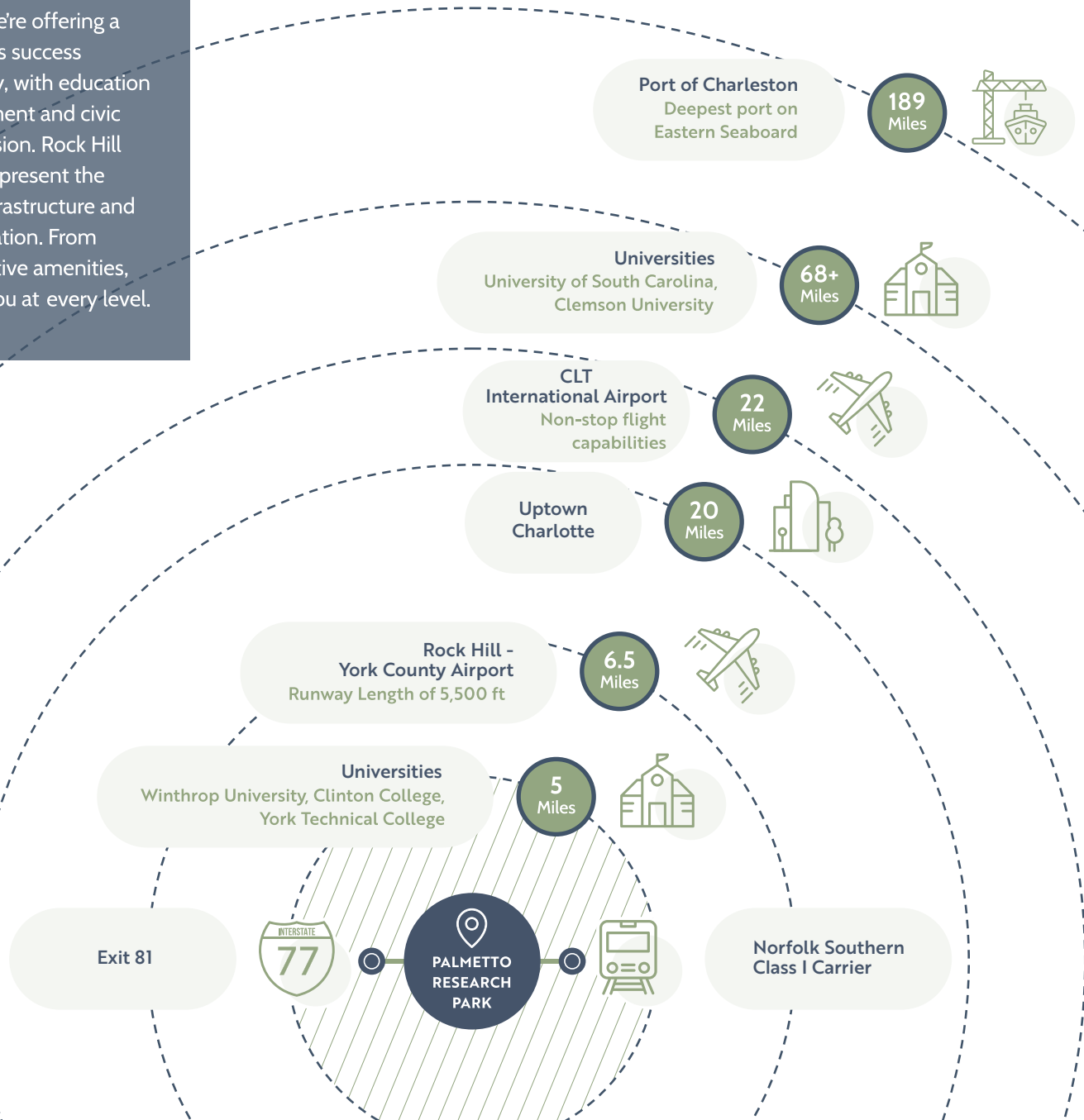
# STRATEGIC LOCATION



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# KEY DISTANCES

Rock Hill isn't just offering land; we're offering a partnership where your company's success becomes our community's priority, with education partnerships, workforce development and civic leadership aligned behind your vision. Rock Hill and the Charlotte metro region represent the perfect balance of established infrastructure and untapped potential for your operation. From workforce development to executive amenities, Rock Hill is prepared to support you at every level.

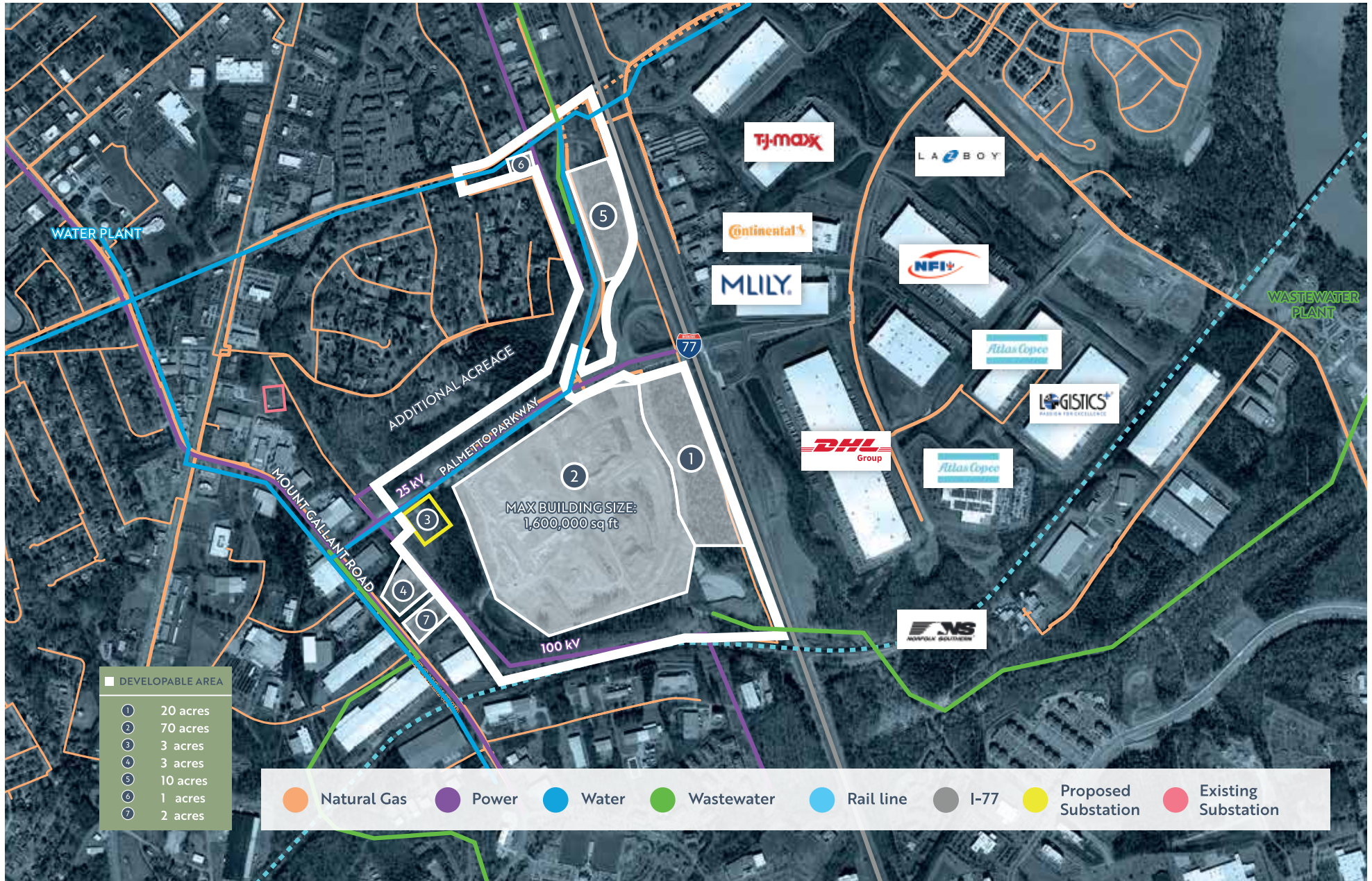


# RESERVED FOR QUALITY DEVELOPMENT OPPORTUNITY

Every technical detail of this site has already been addressed. With the comprehensive infrastructure already in place, this is the best prepared site available in the Southeast. With municipal ownership streamlining the process and complete due diligence already completed, your timeline from decision to operation is dramatically compressed.



# INFRASTRUCTURE MAP



# ROBUST WORKFORCE

When your board asks why Rock Hill, the answer is clear: strategic location, robust regional workforce within 45 minutes, immediate interstate access, comprehensive infrastructure, and a municipal partner invested in your success – a decision that will stand the test of time.



**1,423,771**

**Workers within  
45-minute commute**



**13,547**

**Engineers  
locally employed**



**95,119**

**Manufacturing  
workers  
employed**



**30,799**

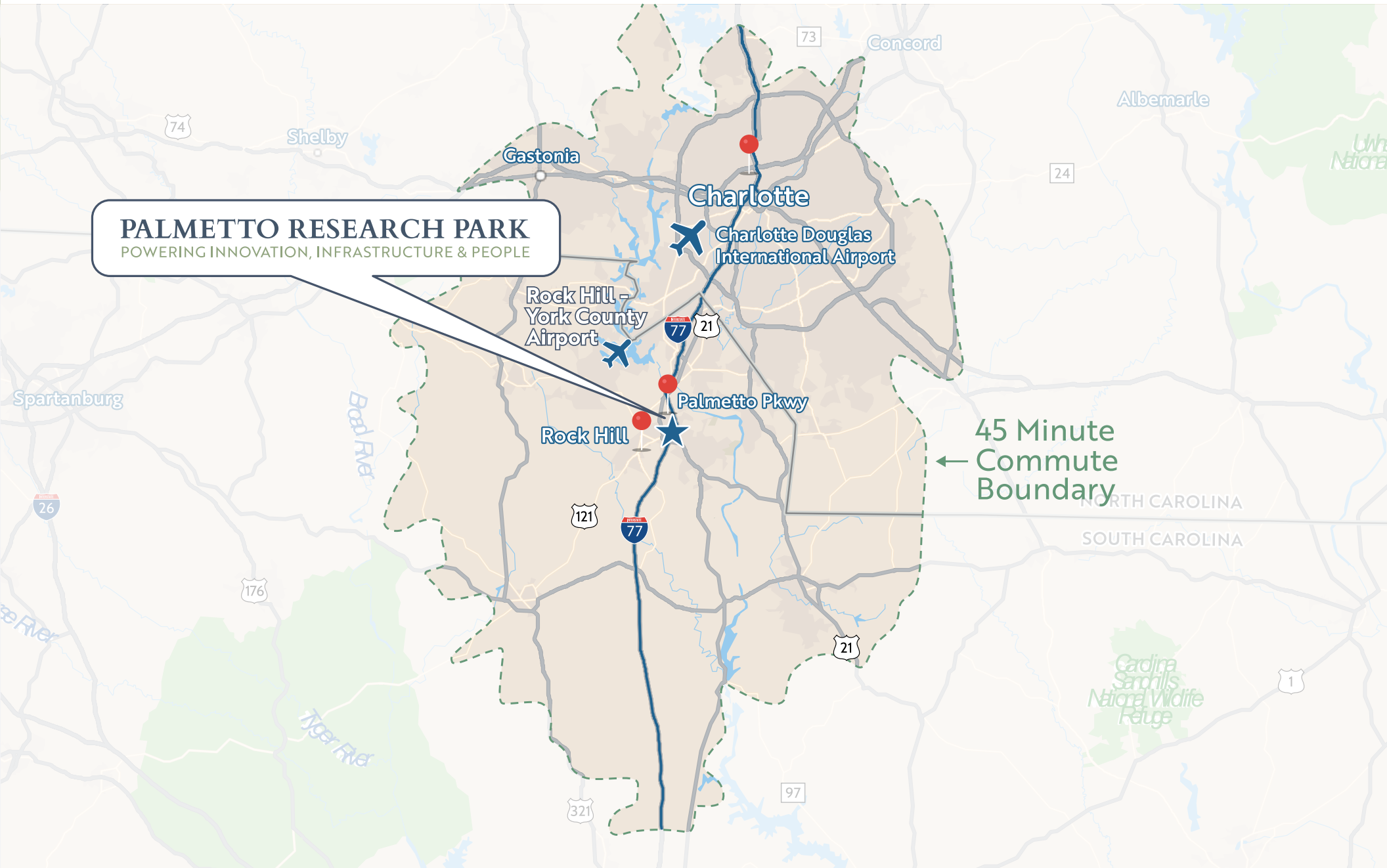
**4-year and postgraduate degrees  
annually within approximately  
an hour of Rock Hill**



**23,881**

**Certificates and two-year awards  
annually within approximately  
an hour of Rock Hill**

# 45-MINUTE COMMUTE



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← 45 Minute Commute Boundary

# SUPPORT PARTNERSHIPS

					
					
					
			partner coming soon	partner coming soon	partner coming soon

### Not Just Here For You Now, Here For GENERATIONS TO COME

“



This isn't just a site — it's a strategic opportunity built for success. Few communities can offer a location this prepared, with infrastructure this robust in place, leadership aligned, and a workforce eco-system ready to get to work.

We're not just looking for a project — we're looking for a long-term partner, and we're ready to stand shoulder to shoulder to make something extraordinary happen here.

*John Gettys, Mayor of Rock Hill*



CONCEPTUAL RENDERING



**LISA BROWN**  
Economic & Urban  
Development Director

Lisa.Brown@cityofrockhill.com  
803-326-3814



**JASON FLORA**  
Economic & Urban  
Development Administrator

Jason.Flora@cityofrockhill.com  
803-329-8756