

FOR LEASE
ATLAS INDUSTRIAL PARK
153 GIBBONS ROAD, BLACKSBURG, SC



± 120,000 - ± 422,619 SF



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PROPERTY FEATURES



± 120,000 - ± 422,619 SF
TOTAL AVAILABLE SPACE

12', 22', & 30'
CEILING HEIGHT

34'W X 50'D
COLUMNS

NO ZONING RESTRICTIONS
CHEROKEE COUNTY

32 (EXPANDABLE TO 97)
DOCK HIGH DOORS

HIGH DENSITY WET SYSTEM
FULLY SPRINKLERED

2 TRUCK STOPS
WITHIN 5 MILES

TIER 4 INCENTIVES
[CLICK FOR MORE INFO](#)

RAIL SERVED
ON SITE



PROPERTY AVAILABILITIES



UNIT OPTION 1 - ±120,000 SF

22' CLEAR HEIGHT	7 DOCK DOORS	6 RAIL DOORS
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UNIT OPTION 2 - ±160,000 SF

22'-30' CLEAR HEIGHT	8 DOCK DOORS	7 RAIL DOORS
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UNIT OPTION 3 - ±266,400 SF

12'-30' CLEAR HEIGHT	16 DOCK DOORS & DOCK HIGH PLATFORM	7 RAIL DOORS
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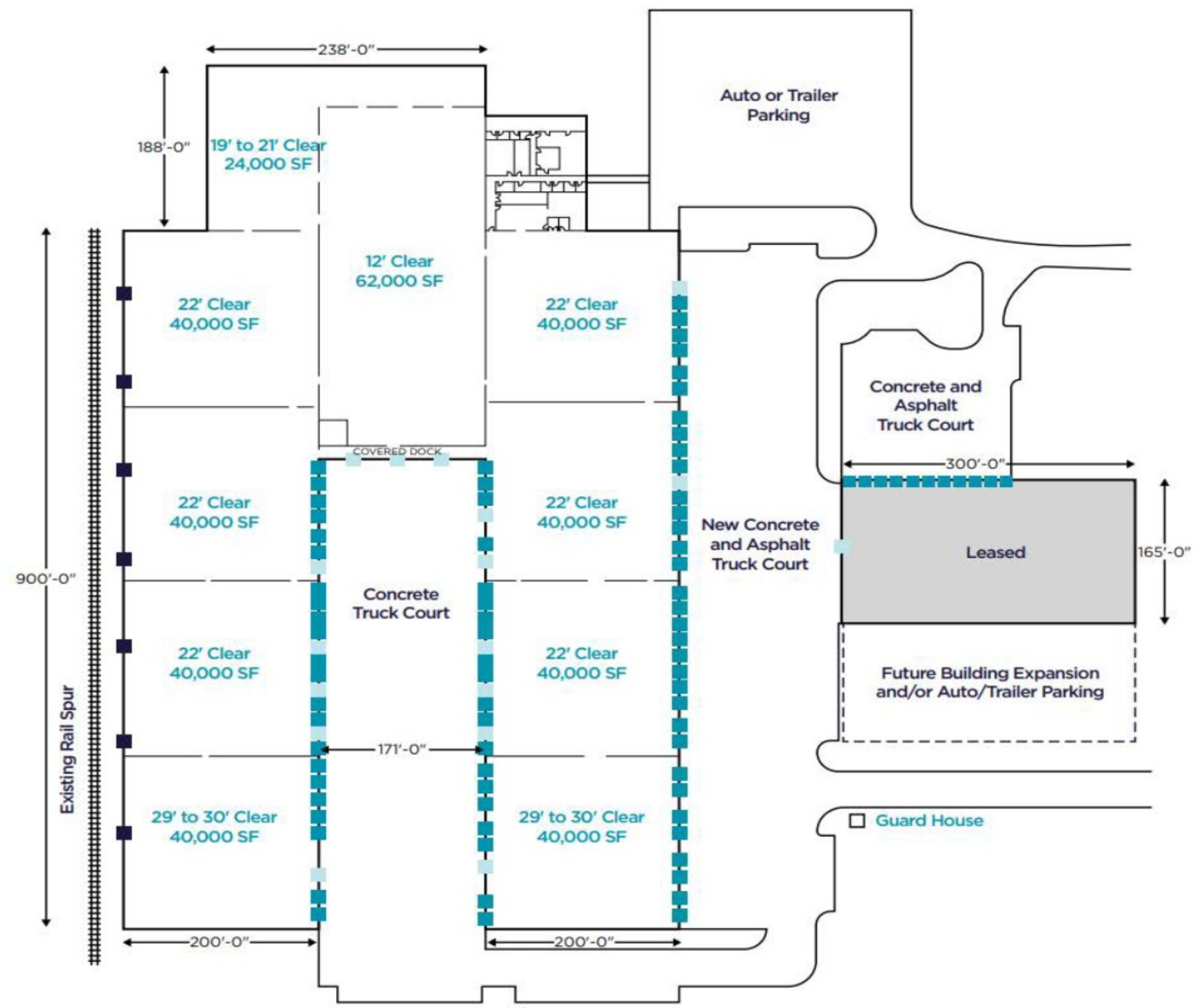
UNIT OPTION 4 - ±346,400 SF

12'-22' CLEAR HEIGHT	28 DOCK DOORS & DOCK HIGH PLATFORM	6 RAIL DOORS
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FULL BUILDING - ±426,400 SF

12'-30' CLEAR HEIGHT	32 DOCK DOORS & DOCK HIGH PLATFORM	7 RAIL DOORS
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PROPERTY SITE PLAN



- Existing Dock Door
- Future Dock Door Locations
- Existing Rail Dock Door (can be removed for truck docks)

CHARLOTTE: 41.5 MILES →



EXIT 104



NORFOLK SOUTHERN RAIL



EXIT 102

← GREENVILLE: 60.5 MILES



Atlas Industrial Park

[illegible]

An aerial map of the Greenville, South Carolina area. The map shows major highways like I-85, I-77, I-95, and US-26. Various city names are labeled, such as Greenville, Spartanburg, Anderson, and Columbia. Numerous business logos are overlaid on the map, including Michelin, Firestone, DHL, FedEx Office, Dollar Tree, BIC, Freightliner, UPS, Hanes, Mann+Hummel, Dole, Target, Eaton, Bay Valley Foods, Advance Auto Parts, and others. A red banner at the bottom right reads "ATLAS INDUSTRIAL PARK". Below this banner is a table titled "DRIVE TIMES TO 153 GIBBONS RD." listing travel times from Charlotte Douglas International Airport, Charlotte Center City, Greenville-Spartanburg International Airport, and Downtown Greenville.

DRIVE TIMES TO 153 GIBBONS RD.	
Charlotte Douglas International Airport	40 Minutes
Charlotte Center City	47 Minutes
Greenville-Spartanburg International Airport	50 Minutes
Downtown Greenville	60 Minutes

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MEET WESTON

At Weston Inc., we dedicate ourselves to providing homes for businesses by finding innovative solutions that create lasting value in the industrial real estate market. With over 50 years of experience, we strive for excellence by going above and beyond as strategic business partners committed to the success and growth of our clients. Our mission remains unchanged: to be “The Best Landlord in Town.”

THE WESTON WAY

Excellent Long-Term Reputation

With a solid track record spanning over several decades, we have established an outstanding reputation in the industry.

Entrepreneurial Dealmakers

We approach each opportunity with an entrepreneurial spirit, continuously seeking creative solutions that benefit both tenants and landlords.

Managed by Owners

With over 50 years of proud ownership management, we prioritize the long-term success of our clients and companies in every decision we make.

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