FOR LEASE

ATLAS INDUSTRIAL PARK

153 GIBBONS ROAD, BLACKSBURG, SC



±80,000 SF - 160,000 SF

CUSHMAN & WAKEFIELD | WESTON

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PROPERTY **FEATURES**





±80,000 SF - 160,000 SF
AVAILABLE SPACE

NO ZONING RESTRICTIONS
CHEROKEE COUNTY

LED LIGHTING
THROUGHOUT BUILDING

22’ - 30’
CEILING HEIGHT

15 (W/ KNOCKOUTS)
DOCK HIGH DOORS

TIER 4 INCENTIVES
CLICK FOR MORE INFO

34’ X 50’
COLUMN SPACING (TYPICAL)

HIGH DENSITY WET SYSTEM
FULLY SPRINKLERED

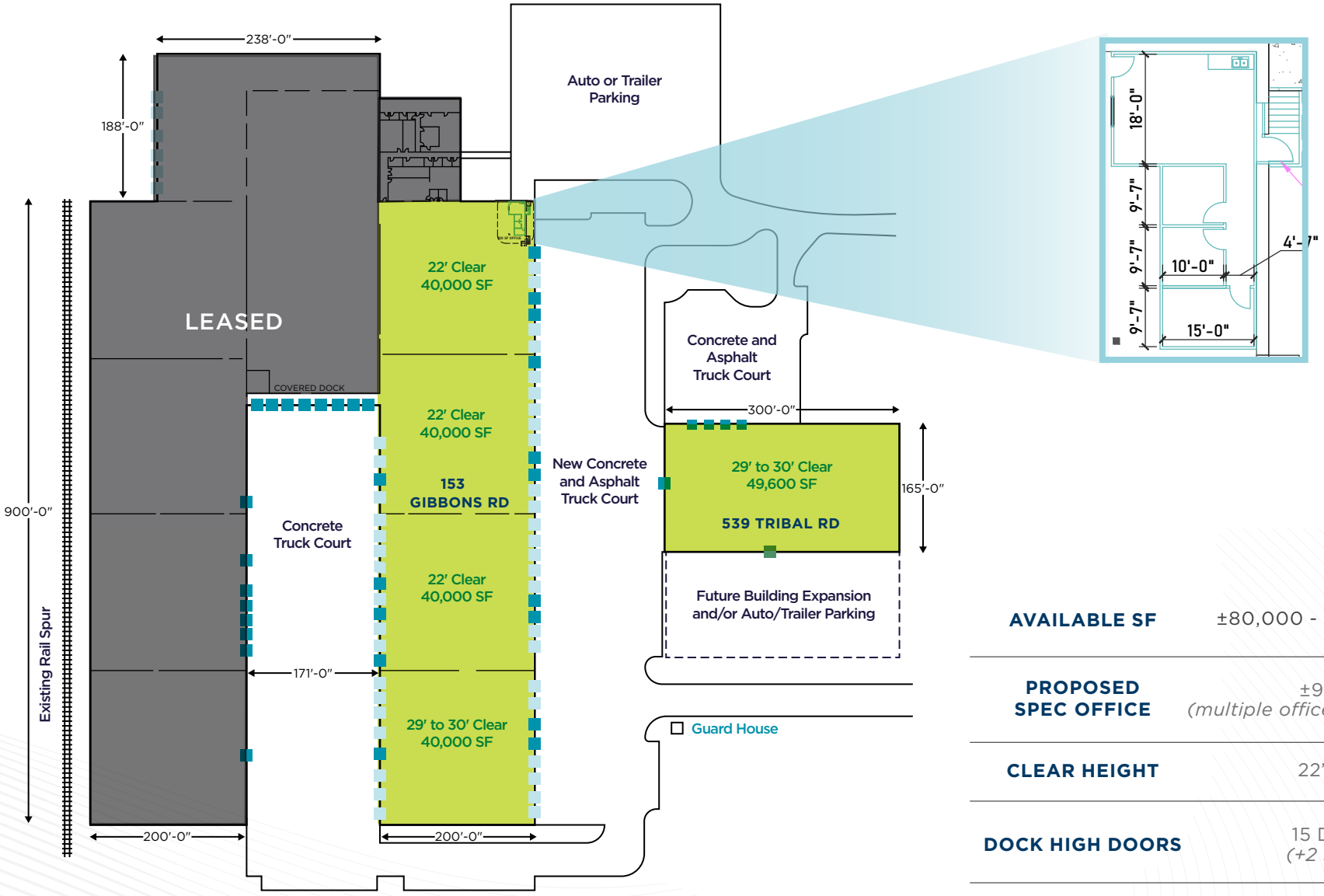
±92.84
BUILD-TO-SUIT OPPORTUNITY



PROPERTY AVAILABILITIES

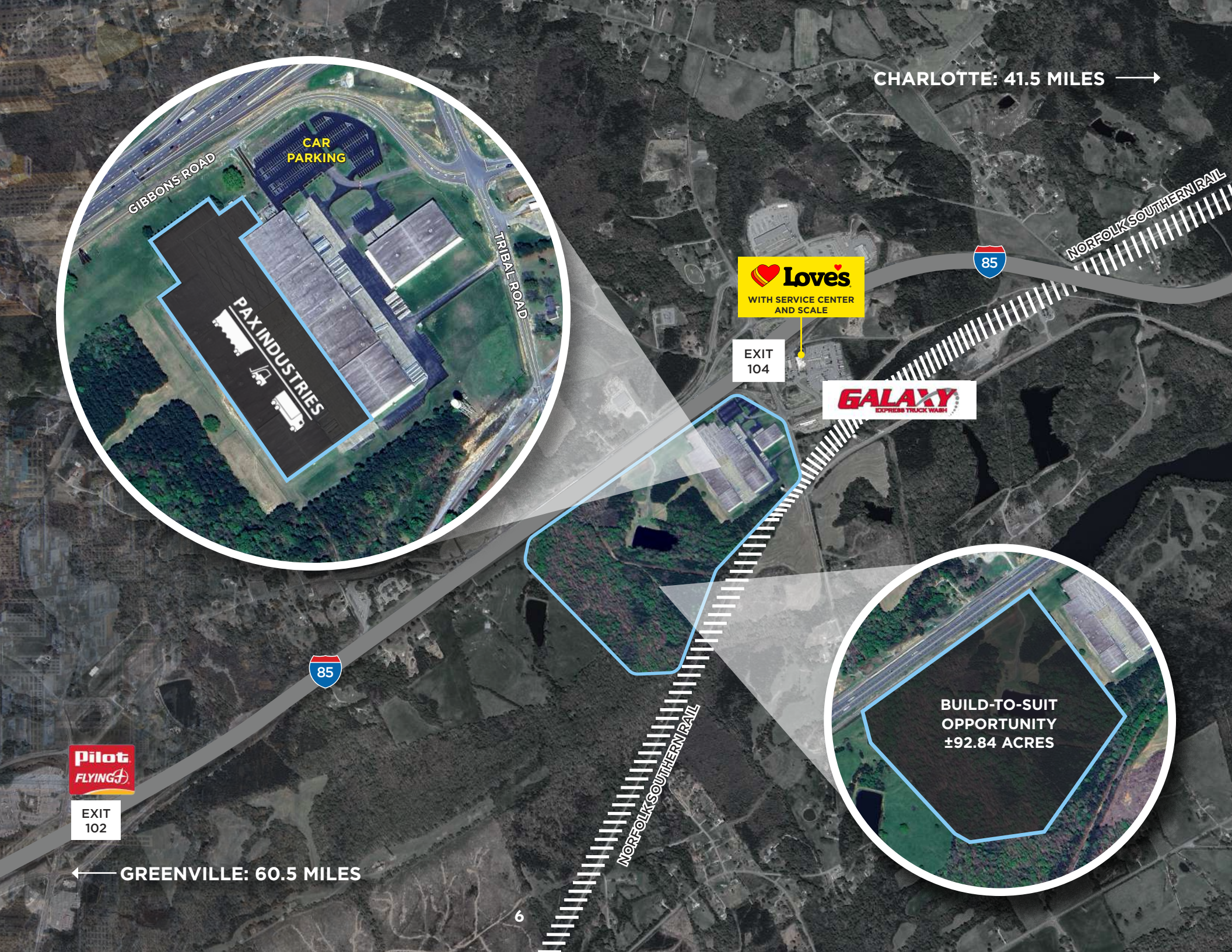


153 GIBBONS RD
SITE PLAN



Knockouts
Existing Dock Door
Existing Drive-In Door
Available Space

AVAILABLE SF	±80,000 - ±160,000 SF
PROPOSED SPEC OFFICE	±900 SF *(multiple office plans available)*
CLEAR HEIGHT	22' - 30'
DOCK HIGH DOORS	15 DOCKS *(+2 shared)*
COLUMN SPACING	34'W X 50'D


CHARLOTTE: 41.5 MILES
CAR PARKING
GIBBONS ROAD
TRIBAL ROAD
PAX INDUSTRIES
NORFOLK SOUTHERN RAIL
85
Loves
WITH SERVICE CENTER AND SCALE
EXIT 104
GALAXY
EXPRESS TRUCK WASH
BUILD-TO-SUIT OPPORTUNITY
±92.84 ACRES
85
Pilot FLYING J
EXIT 102
GREENVILLE: 60.5 MILES
NORFOLK SOUTHERN RAIL
6

PROPERTY AERIAL MAP



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



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.

WESTON

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Visit our website at teamweston.com

Find out what our customers are saying about us at westonsuccessstories

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