

101 HARRISON BRIDGE ROAD

FOR LEASE | INDUSTRIAL PROPERTY

±77,952 to ±204,952 SF | \$3.85/SF



200,352 SF
WAREHOUSE SPACE
4,600 SF OFFICE



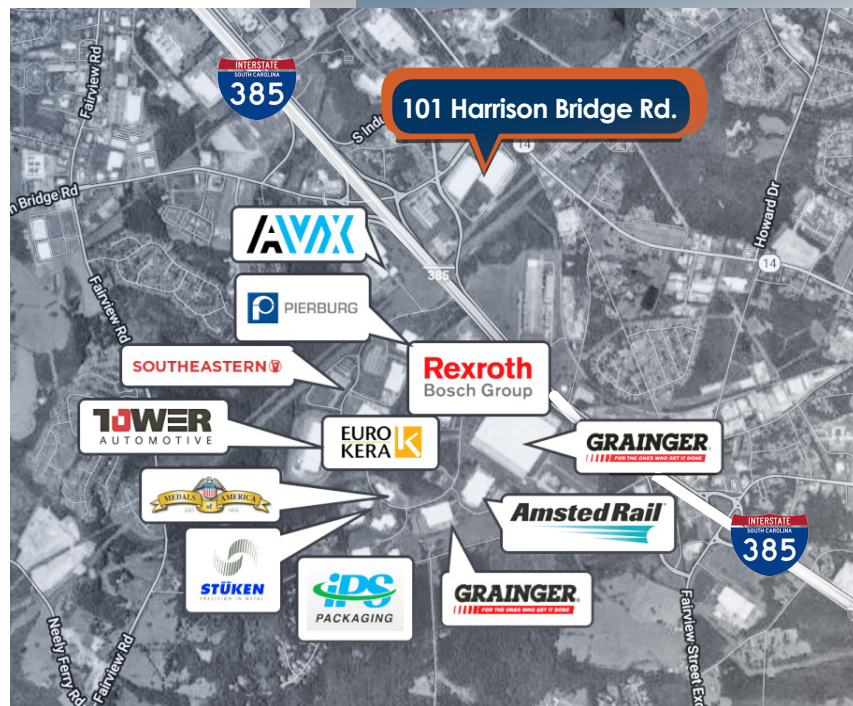
18 DOCK DOORS
2 DRIVE-IN DOORS



LOCATED LESS THAN
0.5 MILES FROM I-385
& 5 MILES FROM I-85

 DRONE FOOTAGE

- ±200,352 SF WAREHOUSE & ±4,600 SF OFFICE SPACE
- ±77,952 SF MINIMUM SPACE AVAILABLE
- CEILING HEIGHT: 19' EAVE | 26' CLEAR
- COLUMN SPACING: 30' X 40'
- DRIVE-IN DOORS: 1 (8' X 10') & 1 (12' X 10')
- DOCK DOORS: 18 (8' X 10') | 17 WITH PIT LEVELERS
- 60' CONCRETE TRUCK APRON
- ESFR SPRINKLERS
- LIGHTING: LED
- NEW ROOF
- 100% AIR CONDITIONED | SUSPENDED GAS HEATERS (WAREHOUSE)
- FENCED YARD, ±60 PARKING SPACES & ADDITIONAL TRAILER STORAGE
- **LEASE RATE \$3.85/SF NNN**



FOR MORE INFORMATION:

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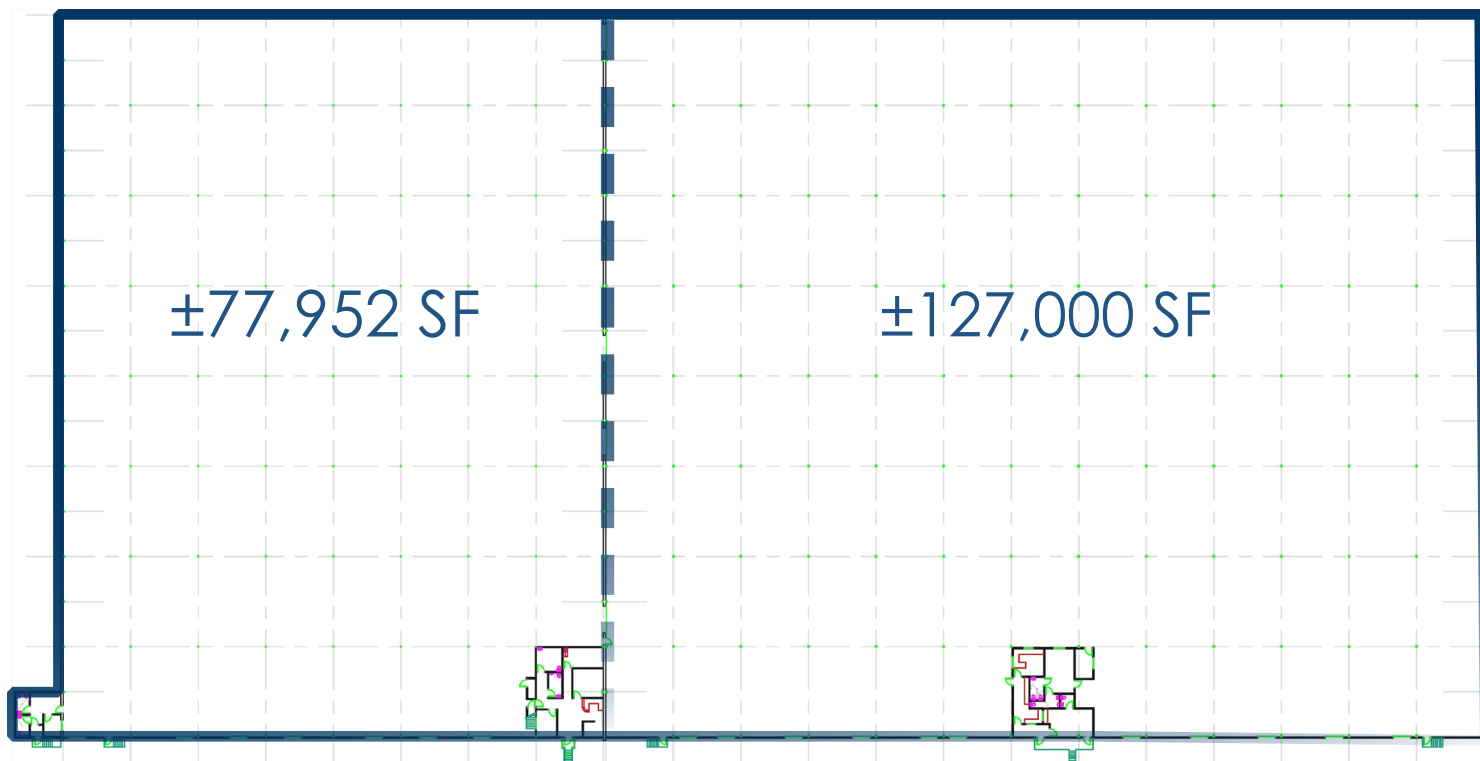
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**60' CONCRETE
TRUCK APRON**

EXPANSION OPTION

FENCED YARD

LED LIGHTING

ESFR SPRINKLERS

NEW ROOF



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19' EAVE | 26' CLEAR**

**COLUMN SPACING
30' X 40'**



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