

# 120 ORION STREET

FOR LEASE | DISTRIBUTION FACILITY  
±647,785 SF | SUBDIVIDABLE | \$3.50/SF NNN



WAREHOUSE SPACE  
±630,885 SF  
OFFICE SPACE  
±16,900 SF



80 DOCK DOORS  
55 ON THE WEST WALL  
25 ON THE EAST WALL  
1 DRIVE-IN DOOR



LOCATED LESS THAN  
1.6 MILES FROM U.S. 25  
& 2.8 MILES FROM I-185

- ±647,785 SF | SUBDIVIDABLE DISTRIBUTION FACILITY
- WAREHOUSE SPACE: ±630,885 SF & OFFICE SPACE: ±16,900 SF
- CEILING HEIGHT: 28'4"
- COLUMN SPACING: 40' X 48'
- DRIVE-IN DOORS: 1 (10' X 10')
- DOCK DOORS: 80 WITH PIT LEVELERS
- 6" REINFORCED CONCRETE FLOOR
- ESFR SPRINKLERS
- LIGHTING: LED WITH SKYLIGHTS
- ROOF: RUBBER MEMBRANE
- WAREHOUSE: SUSPENDED GAS HEATERS
- ADDITIONAL TRAILER PARKING AVAILABLE
- **LEASE RATE \$3.50/SF NNN**



## FOR MORE INFORMATION:

Grice Hunt, SIOR  
O: 864 678 5935  
grice@naief.com

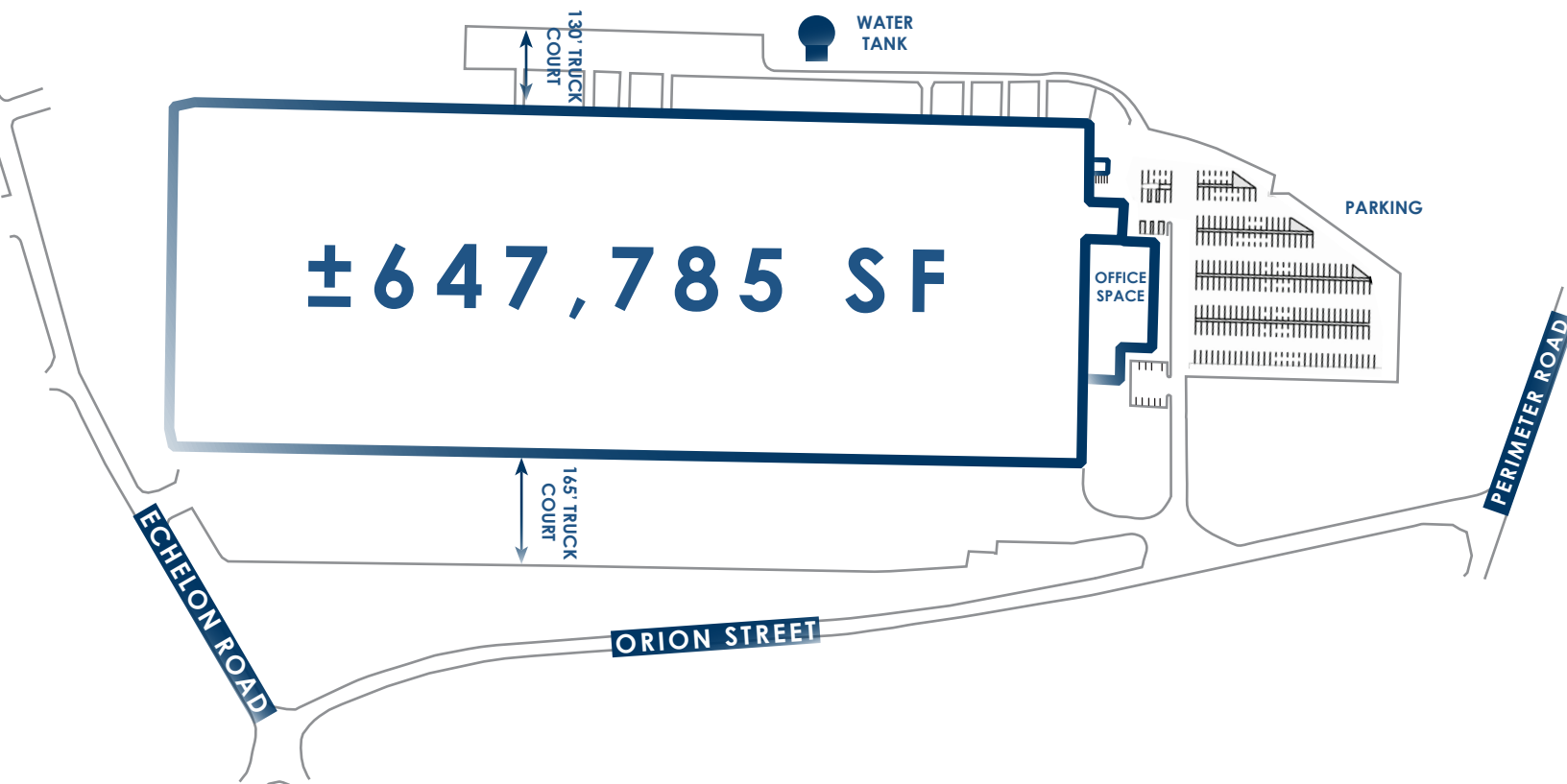
Clay Williams  
O: 864 678 5938  
clay@naief.com

Ford Borders, SIOR  
O: 864 678 5943  
fborders@naief.com

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TRUCK COURT  
DEPTH:  
165' WEST  
130' EAST



CONSTRUCTION:  
MASONRY OVER  
BLOCK

SURFACE PARKING  
233 SPACES

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**NAI** Earle Furman