



Sublease

323,209 s.f. cross-dock distribution center

- Located in Donaldson Industrial Center
- Greenville County
- Close access to I-85, I-185 and I-385
- Close proximity to Donaldson Center Airport
- Easily served by Norfolk Southern Railway

**120 Orion Street,
Greenville, SC**

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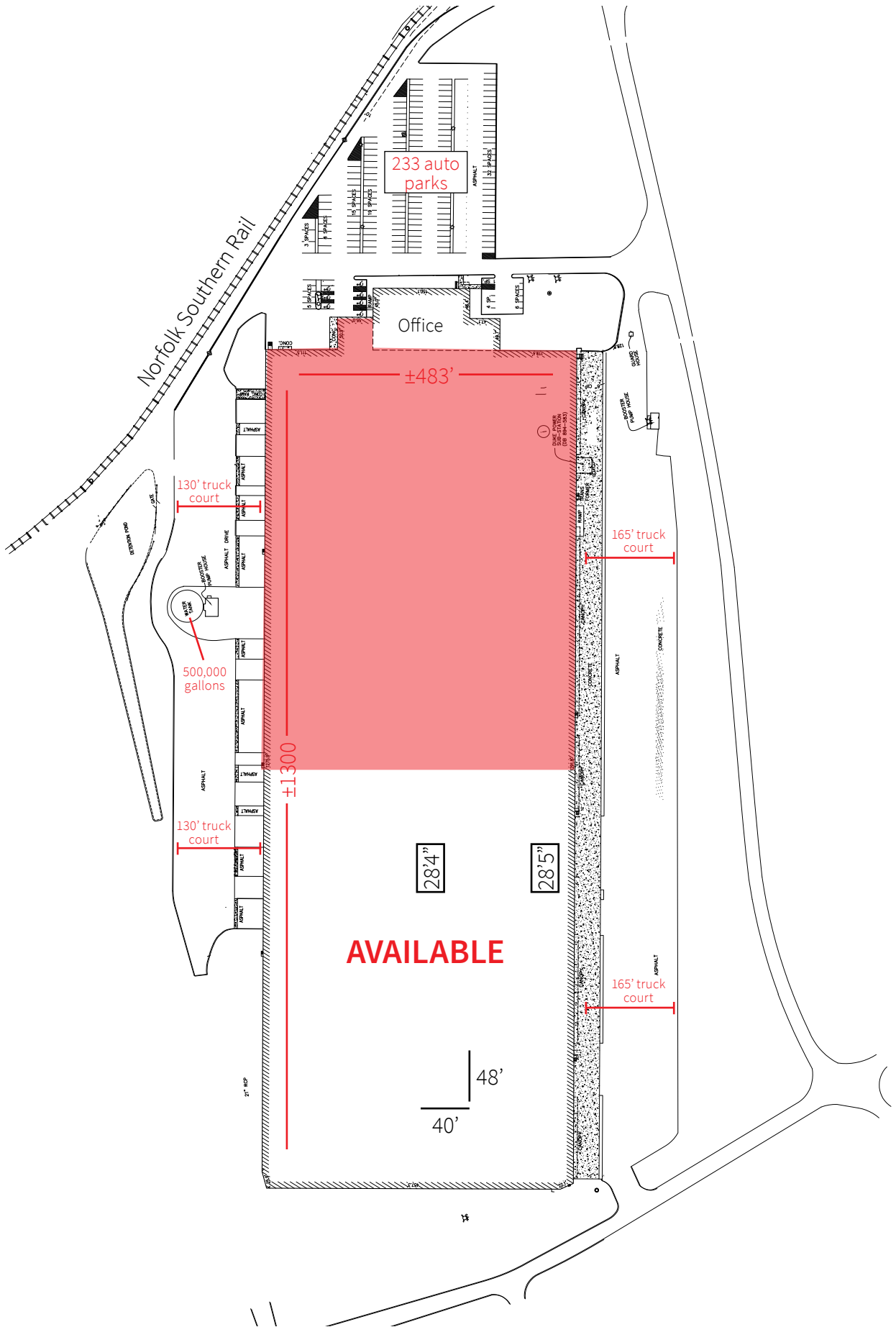
Charlotte, NC 28209

www.jll.com/charlotte

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Building features

- Size: +/-647,785
- Available s.f.: +/-323,209
- Acreage: 33.92 acres
- Zoning: I-1
- Parking: +/- 233 spaces
(expandable to +/- 450)
- Construction: Masonry over block



Southern facing aerial

Available space features

- Warehouse s.f.: +/-323,209
- Ceiling height: 28'4"(eave)
28'5" (center)
- Column spacing: 48'w x 40'd
- Dock doors: +/- 33 doors
- Sprinkler: ESFR
(.52 to .55 GPM over 3,000 s.f.
with 17/32 in., 165 F heads and
a 500,000 gallon water tank)
- Floors: 6", reinforced concrete (est)
- Roof: Rubber membrane
- Power: 3,000 AMP, 3ph, 4w, 277/480V
- Lighting: Metal halide with skylights
- Truck court depth: +/- 165' West
+/- 130' East
- Surplus trailers: Ample



Eastern truck court

Pricing

- Lease rate: \$3.50/s.f. NNN



Front of building - south side



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