

**Drone  
Video**

## AVAILABLE FOR LEASE

**153 GIBBONS ROAD, BLACKSBURG, SC**

### HIGHLIGHTS

- 80,000 to 426,400 sq. ft on 48.3 acres
- Excellent Manufacturing or Warehouse building overlooking I-85 centrally located between Charlotte, NC and Greenville, SC
- Active Norfolk Southern rail borders the southwest side of the building with seven 8' x 10' dock high rail door
- Approximately 13,400 sq. ft. of recently renovated office, conference room, large break area and restrooms
- 31 dock high loading positions. Up to 50 more can be added.

### PROPERTY DESCRIPTION

Rail served industrial manufacturing and warehouse building that was recently renovated which included a roof replacement, dock doors, exterior paint, sprinkler (ESFR ready) and lighting upgrades.

### LOCATION DESCRIPTION

The facility fronts on Interstate 85 at Exit 104, approximately 35 miles from the Charlotte Douglas International Airport and 48 miles from the Greenville / Spartanburg International Airport and the Inland Port- Greer, SC

### SUMMARY

<b>Lease Rate:</b>	\$3.50 SF/yr (NNN)
<b>Available SF:</b>	80,000 - 426,400 SF
<b>Lot Size:</b>	48.29 Acres

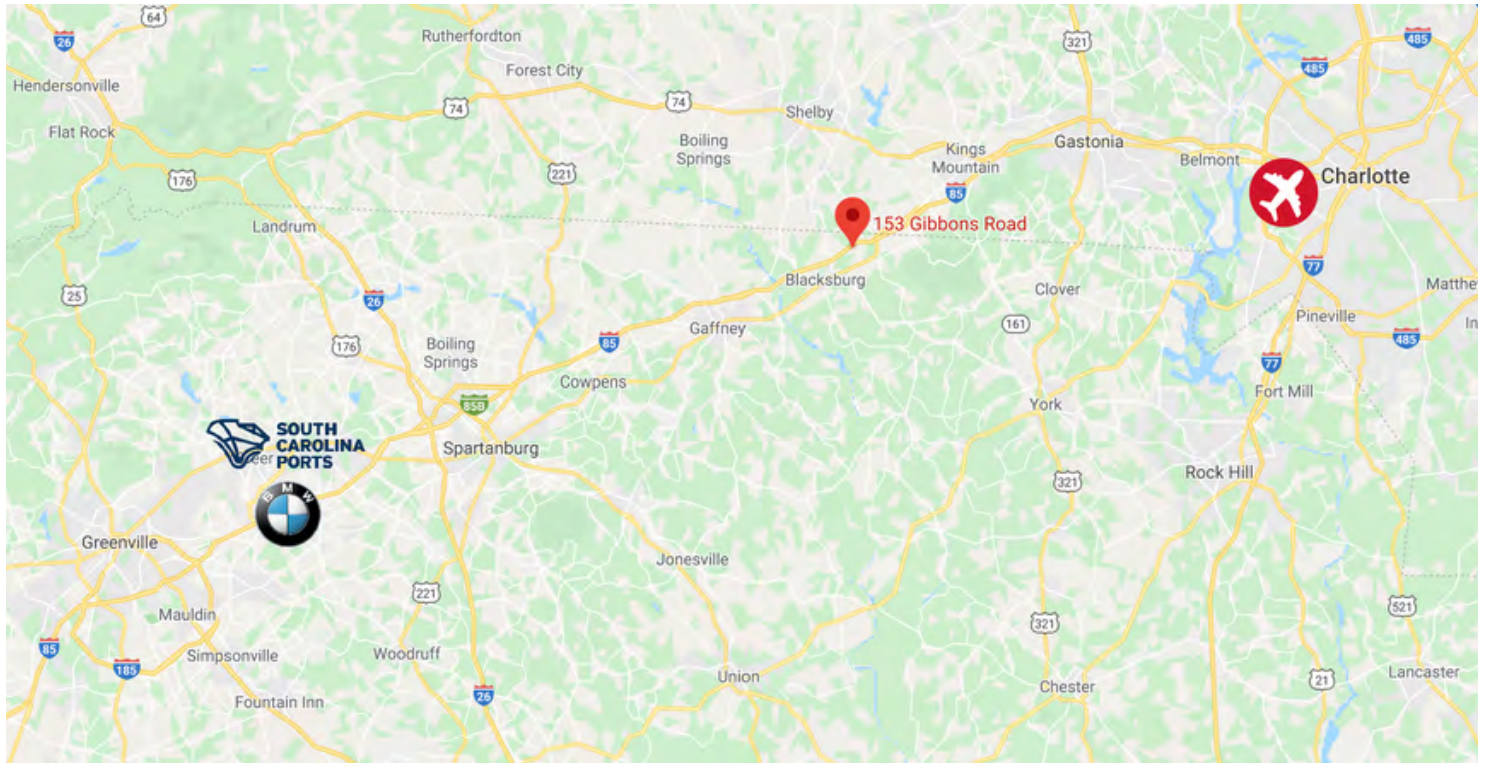
### CONTACTS

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## SPECIFICATIONS

**YEAR OF CONSTRUCTION** 1963-1987 \$5M renovation in 2002, \$2M in 2012

**SIZE:** Approximately 80,000 to 426,400 sq. ft.

**ACREAGE:** 48.3 Acres (adjacent acreage available)

**CONSTRUCTION FEATURES:**

**Floors:** 6" reinforced concrete

**Walls:** 7" concrete with some insulated metal walls

**Columns:** 8" Steel pipe columns and 10" x 10" I-beams.

Many columns have concrete protective barriers at the base

**Roof:** Roof was replaced entirely in 2002 and 2003 with a new four-ply, built-up asphalt and gravel roof over insulated metal deck and is in excellent condition

**COLUMN SPACING:** Varies from 25' x 50' to 34' x 27'

**CEILING HEIGHT:** - Approximately 62,000 sq. ft. is 12' clear. Approximately 24,000 sq. ft. is 18' - 20' clear. - Approximately 240,000 sq. ft. is 22' clear - Approximately 80,000 sq. ft. is 30' clear

**LIGHTING:** T5 & T8 High Output Fluorescent

**WATER:** Supplied by the City of Blacksburg: 8" main available on Frontage Rd in front of the property and 10" main available on Route 29 (Tribal Rd.); 2" service line

**POWER:** Supplied by Duke Power Company

- Three 500 KVA pad-mounted transformers

- 1600 AMP 480/277 volt, 3 phase, 4 wire switchgear

- One 75 KVA Caterpillar emergency generator

**SEWER:** Supplied by City of Blacksburg 8" main with a 4" available along the Frontage Road in front of the property

**TELECOMMUNICATIONS:** High-speed AT&T fiber optics internet connectivity

**HVAC:** Office is heated and cooled. The warehouse is cooled via wall fans and louvers and new gas-fired heaters (2012)

**SPRINKLER:** .100% wet system(ESFR Ready). A 2,000 GPM Cummins diesel pump and a 1,000-gallon electric pump draw water for the sprinkler from an onsite pond and a 100,000 gallon elevated water tank on site. 8" fire loop

**OFFICE:** Approximately 13,400 sq. ft. of office, conference room, restrooms, and shop area

**RESTROOMS:** Office: Men: 4 toilets, 3 urinals, 4 sinks  
Women: 5 toilets, 5 sinks

**TRUCK LOADING:** Total of 31 dock high loading positions around the building. 22 are individual dock high doors and 9 are on the continuous loading dock in the truck court. Landlord can add up to 80 additional doors.

**RAIL:** One siding with seven 8' x 10' rail doors at dock-high serve the southern portion of the warehouse. Service provided by Norfolk Southern Rail. Switch is intact, but the cross ties need some upgrading

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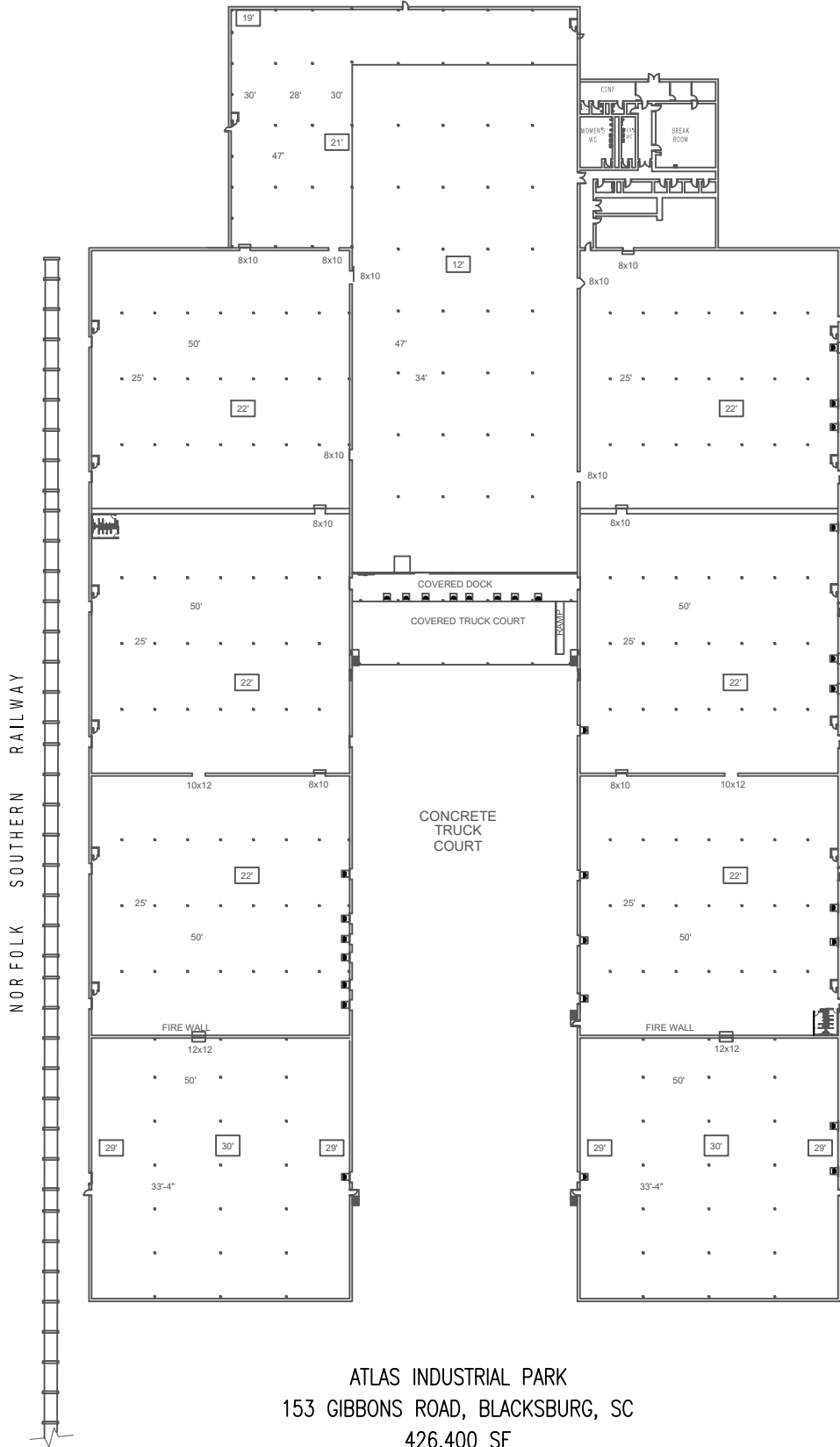
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ATLAS INDUSTRIAL PARK  
 153 GIBBONS ROAD, BLACKSBURG, SC  
 426,400 SF

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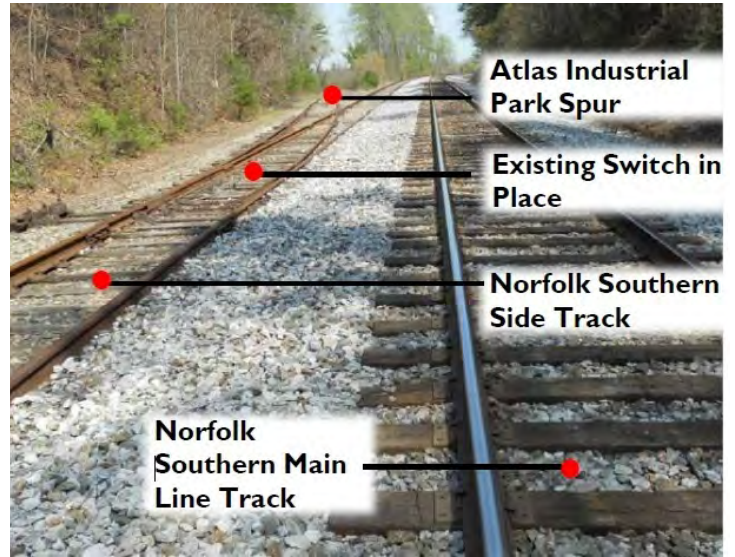


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