

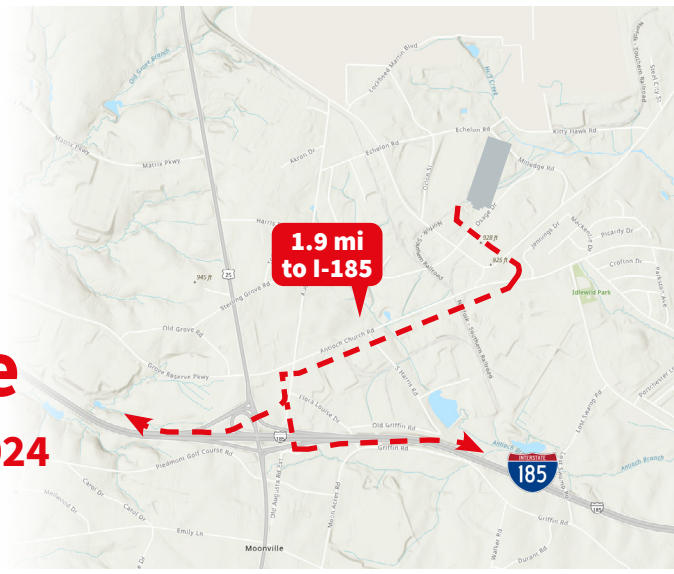


120 Orion St.

Greenville, SC 29605

±297,752 SF for Sublease

Flexible Lease Terms, Available February 2024



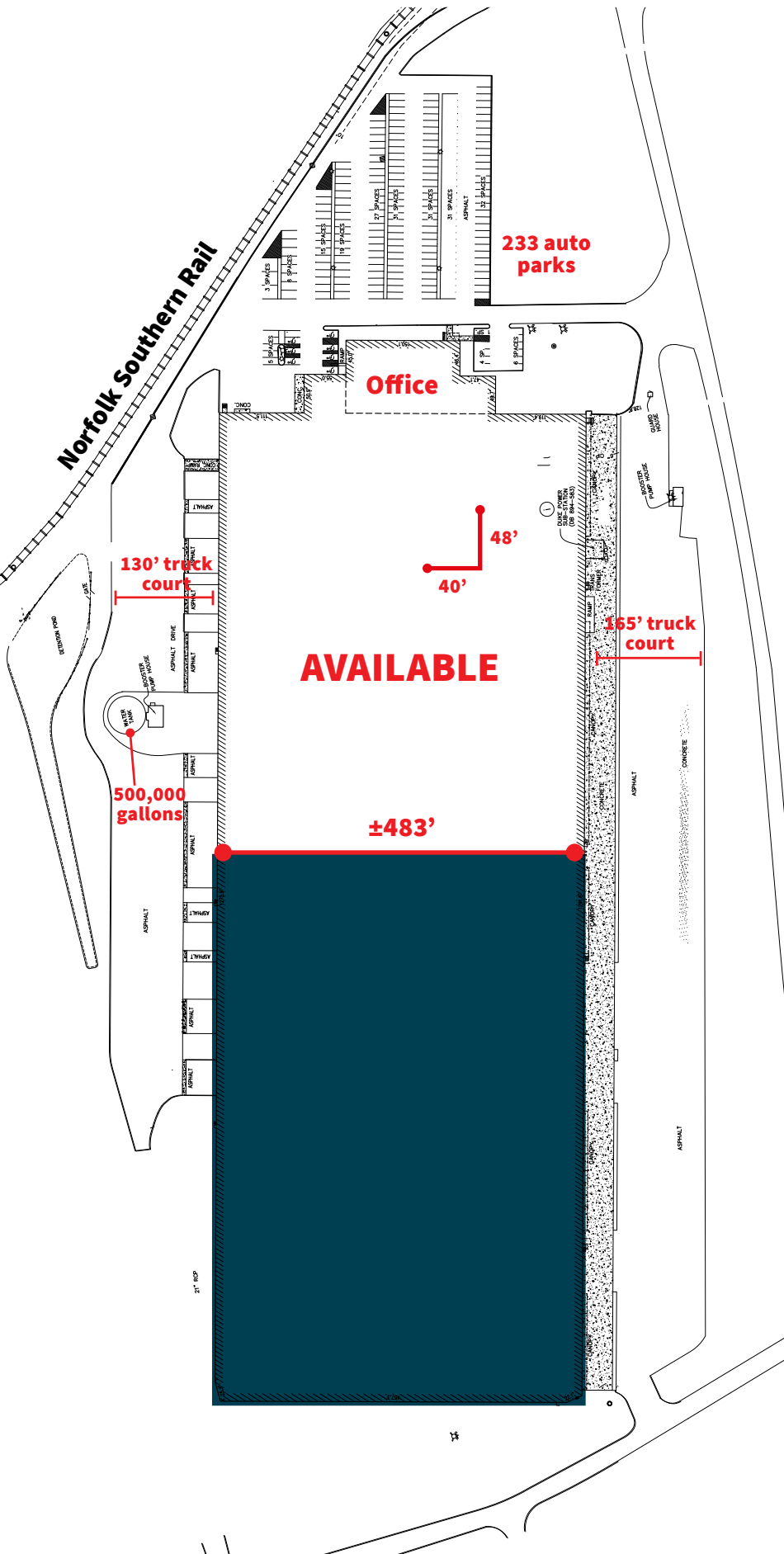
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Property Specifications



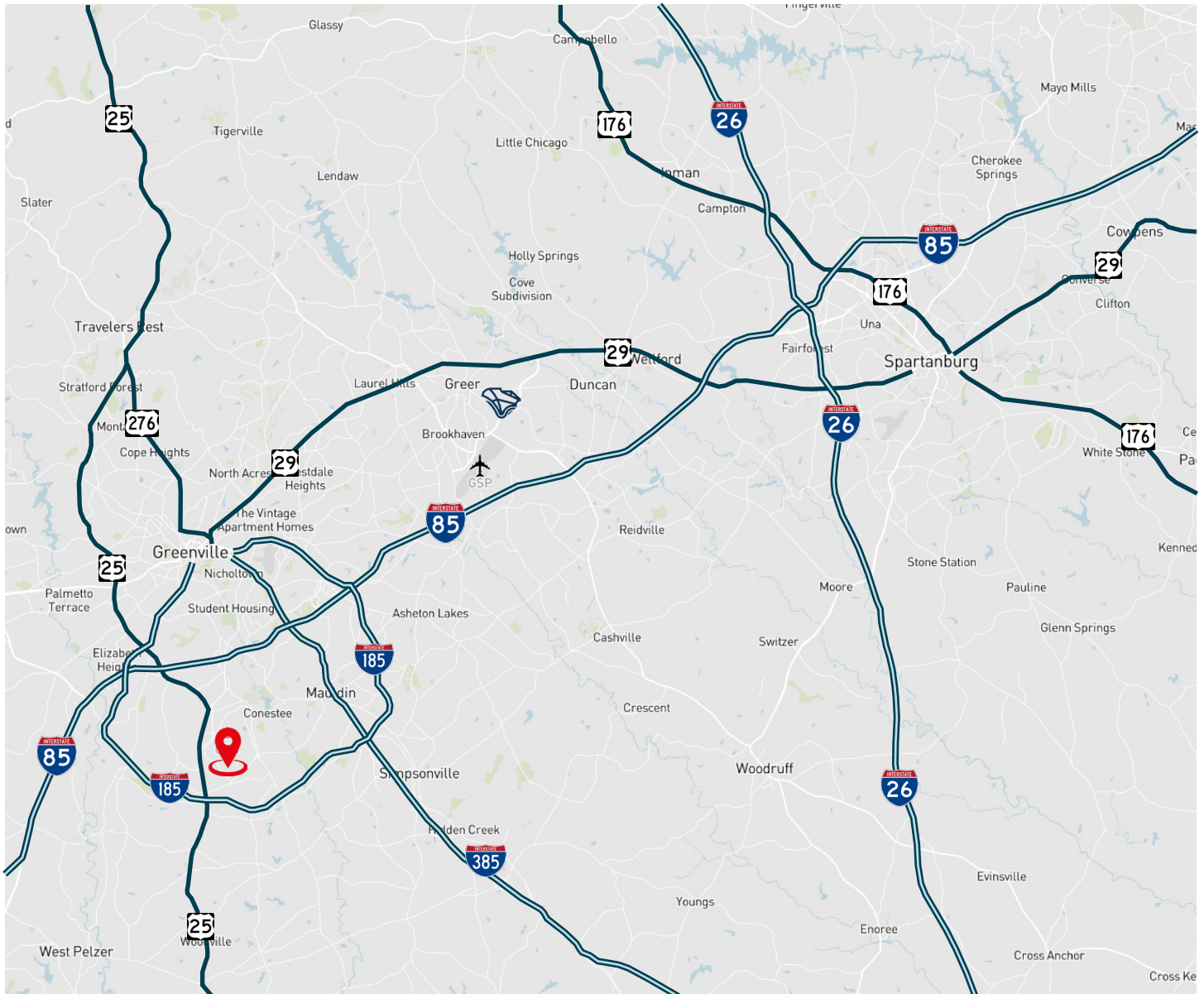
Total SF	±649,908 SF
Available SF	±297,752 SF
Office SF	±19,544 SF
Zoning	I-1
Parking	±233 positions
Construction	Masonry over block
Clear Height	28'4"
Column Spacing	48' x 40'
Loading	43 DH, 1 DI
Sprinkler	ESFR
Floors	6" reinforced concrete
Roof	Rubber membrane
Power	3,000 amps, 277/480V, 3 ph
Lighting	Metal halide with skylights
Truck Court Depth	130' East side 165' West side
Asking Rate	\$4.85/SF NNN
Availability	February 2024



Location Highlights

INTERSTATE 185	±2 MILES
INTERSTATE 85	±5 MILES
INTERSTATE 385	±7 MILES
GSP AIRPORT	±17 MILES
SC INLAND PORT	±21 MILES
INTERSTATE 26	±30 MILES
CHARLOTTE CBD	±106 MILES
ATLANTA CBD	±146 MILES
ATLANTA AIRPORT	±155 MILES
CHARLESTON SEAPORT	±207 MILES

Nearby Tenants



SouthEast Access



28 MAJOR CITIES WITHIN A ONE-DAY DRIVE

Chicago	Pittsburgh	Nashville	Wilmington
Detroit	Philadelphia	Memphis	Charleston
New York City	Richmond	Birmingham	Savannah
Columbus	Norfolk	Atlanta	Jacksonville
Indianapolis	Louisville	Charlotte	New Orleans
Cincinnati	St. Louis	Raleigh	Tampa
Jackson	Orlando	Columbia	Washington D.C.

