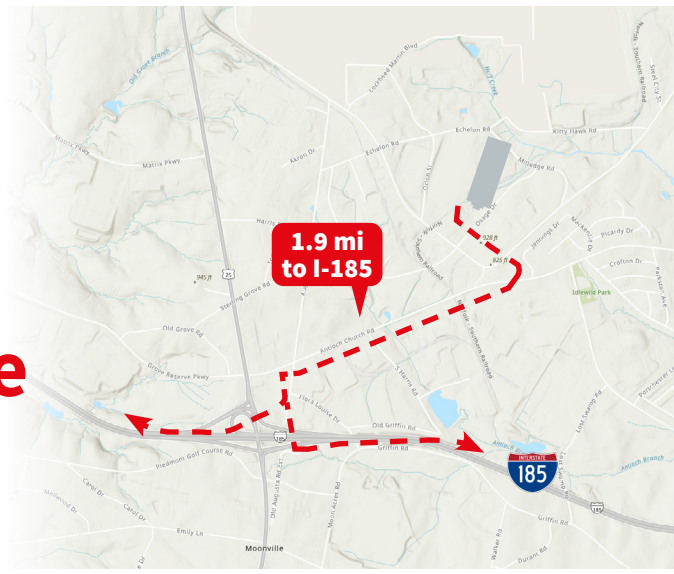




120 Orion St.

Greenville, SC 29605

±297,752 SF for Sublease



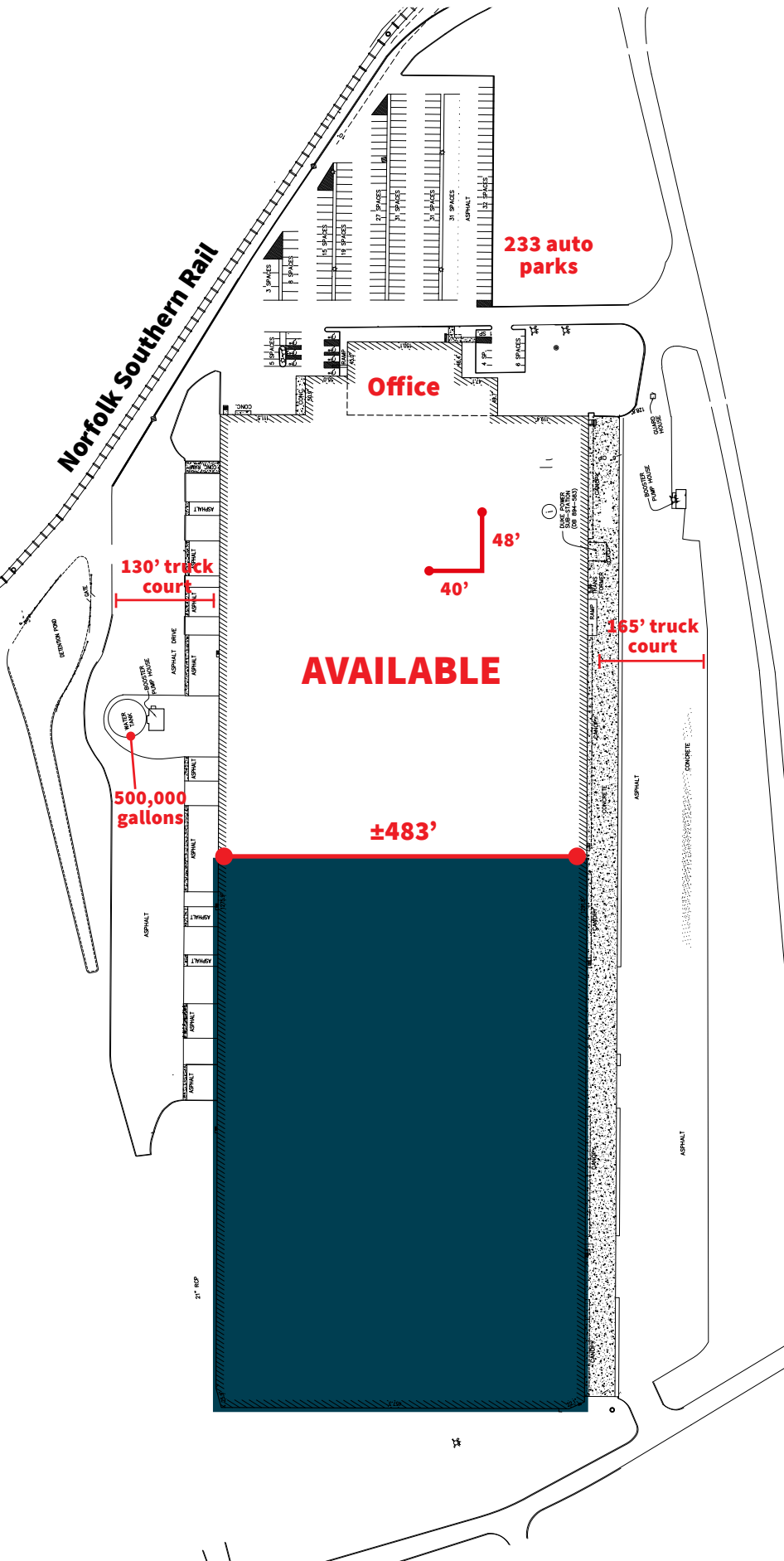
Perry Major, SIOR
864 567 7739
perry.major@jll.com

John Cashion, SIOR
704 507 3188
john.cashion@jll.com

Chad Stepp
864 641 8536
chad.stepp@jll.com



Property Specifications



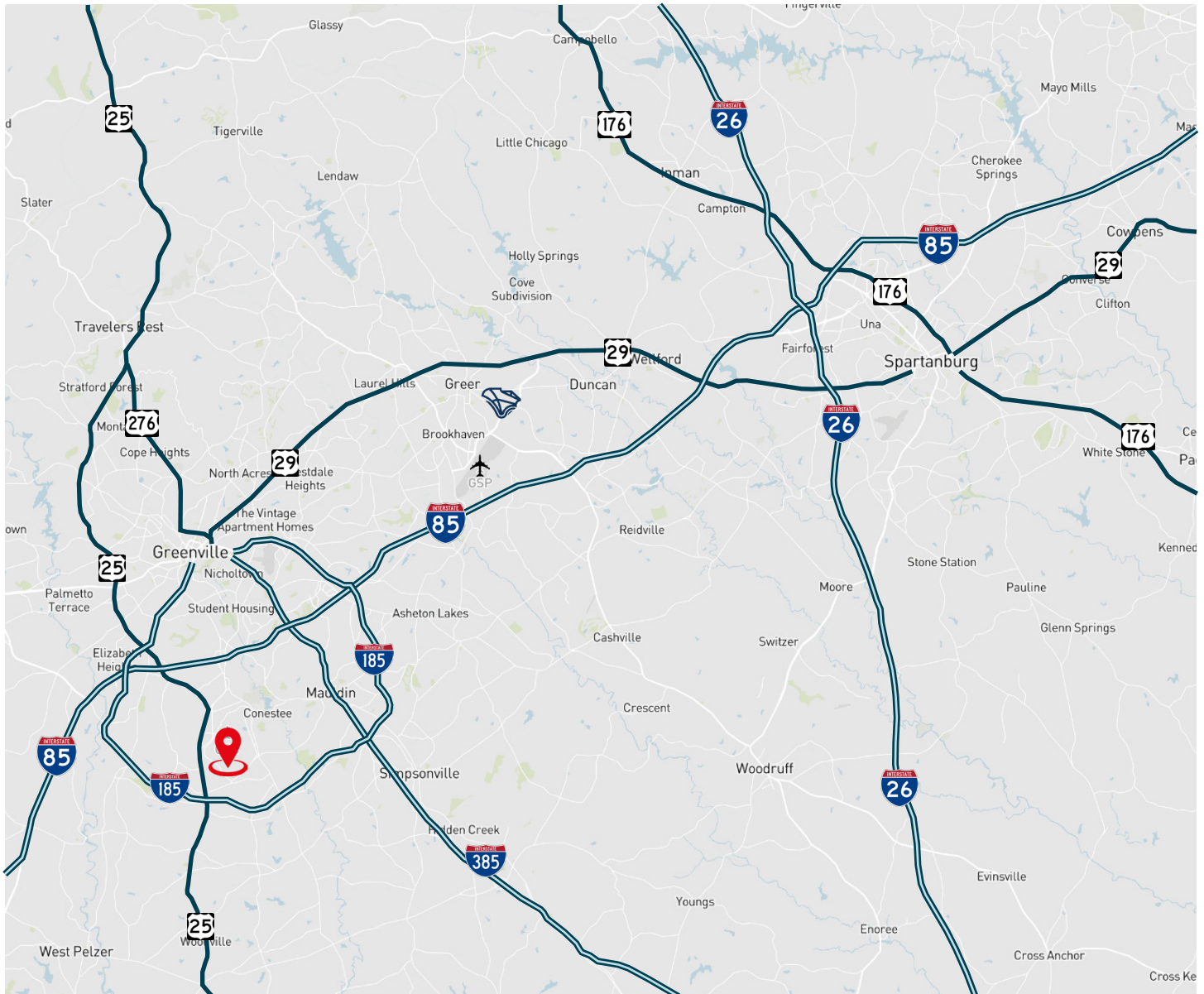
Total SF	±649,908 SF
Available SF	±297,752 SF
Office SF	±19,544 SF
Zoning	I-1
Parking	±233 positions
Construction	Masonry over block
Clear Height	28'4"
Column Spacing	48' x 40'
Loading	43 DH, 1 DI
Sprinkler	ESFR
Floors	6" reinforced concrete
Roof	Rubber membrane
Power	3,000 amps, 277/480V, 3 ph
Lighting	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. |

