

FOR LEASE  
**ATLAS INDUSTRIAL PARK**  
539 TRIBAL RD., BLACKSBURG, SC



**±49,600 SF AVAILABLE**



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# PROPERTY FEATURES



**±49,600 SF**

TOTAL AVAILABLE SPACE

**BUILDING OR TRUCK PARKING**

EXPANSION AVAILABLE

**300' X 165'**

BUILDING DEPTH

**NO ZONING RESTRICTIONS**

CHEROKEE COUNTY

**LED/FLUORESCENT**

LIGHTING

**2,000 AMPS (277/480V)**

HEAVY POWER

**2 TRUCK STOPS**

WITHIN 5 MILES

**HIGH DENSITY WET SYSTEM**

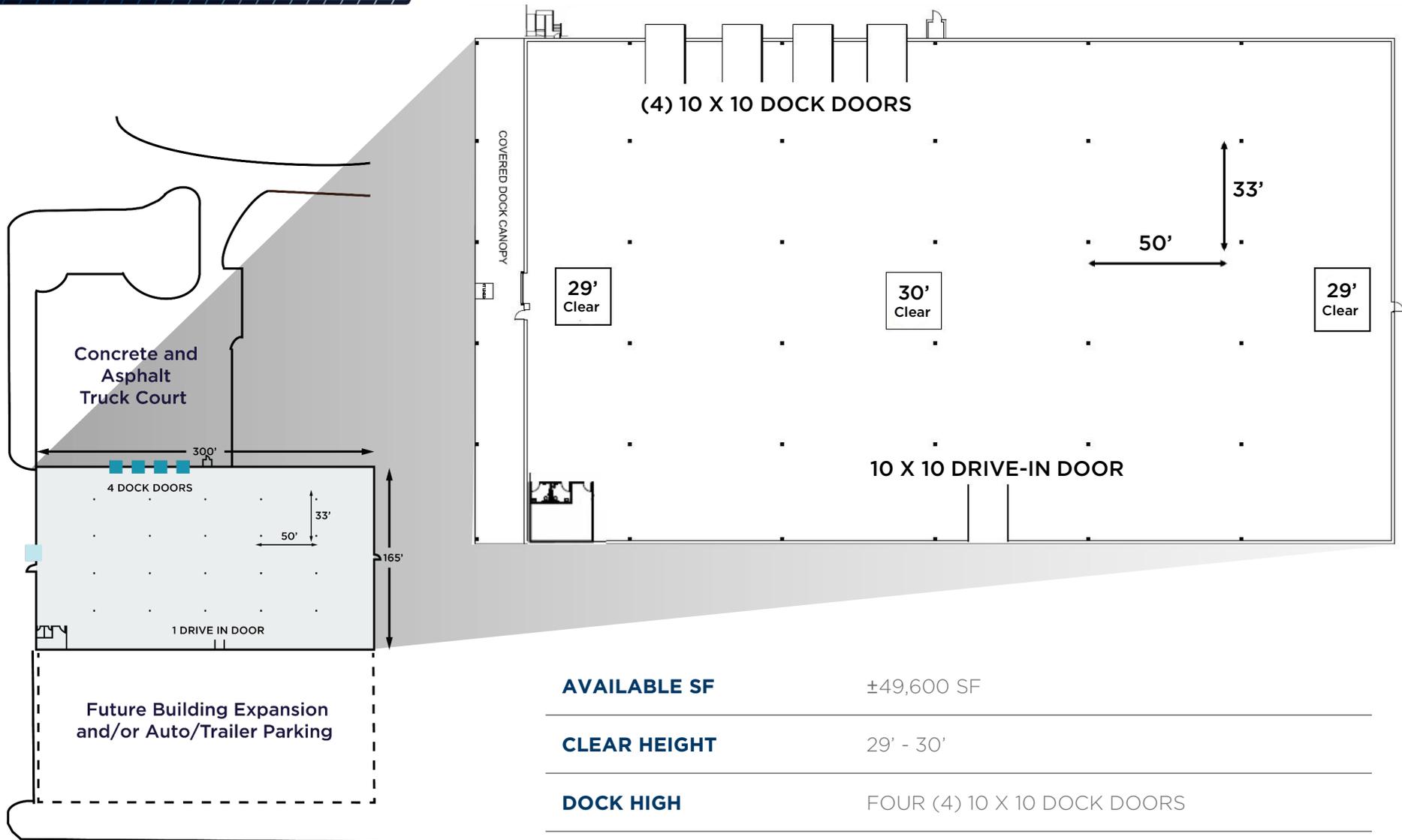
FULLY SPRINKLERED

**TIER 4 INCENTIVES**

[CLICK FOR MORE INFO](#)



# PROPERTY SITE PLAN



<b>AVAILABLE SF</b>	±49,600 SF
<b>CLEAR HEIGHT</b>	29' - 30'
<b>DOCK HIGH</b>	FOUR (4) 10 X 10 DOCK DOORS
<b>DRIVE-INS</b>	1
<b>COLUMN SPACING</b>	33' X 50'

- Existing Dock Door
- Future Dock Door Locations

CHARLOTTE: 41.5 MILES →



TRIBAL ROAD

**Loves**  
WITH SERVICE CENTER AND SCALE

EXIT 104

**GALAXY**  
EXPRESS TRUCK WASH

**PAX INDUSTRIES**



NORFOLK SOUTHERN RAIL



**BUILD-TO-SUIT OPPORTUNITY**  
±92.84 ACRES

**Pilot**  
FLYING J

EXIT 102

← GREENVILLE: 60.5 MILES

NORFOLK SOUTHERN RAIL

# PROPERTY AERIAL MAP



## ATLAS INDUSTRIAL PARK

### DRIVE TIMES TO 153 GIBBONS RD.

Charlotte Douglas International Airport	40 Minutes
Charlotte Center City	47 Minutes
Greenville-Spartanburg International Airport	50 Minutes
Downtown Greenville	60 Minutes



## MEET WESTON

At Weston Inc., we dedicate ourselves to providing homes for businesses by finding innovative solutions that create lasting value in the industrial real estate market. With over 50 years of experience, we strive for excellence by going above and beyond as strategic business partners committed to the success and growth of our clients. Our mission remains unchanged: to be “The Best Landlord in Town.”

## THE WESTON WAY

### Excellent Long-Term Reputation

With a solid track record spanning over several decades, we have established an outstanding reputation in the industry.

### Entrepreneurial Dealmakers

We approach each opportunity with an entrepreneurial spirit, continuously seeking creative solutions that benefit both tenants and landlords.

### Managed by Owners

With over 50 years of proud ownership management, we prioritize the long-term success of our clients and companies in every decision we make.



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