



SUNPOINT

CLT

Class A Industrial Building
±98,446 SF Available
8301 Old Dowd Road
Charlotte, NC 28214



SITE PLAN



AVAILABILITY OVERVIEW

Property: SunPoint CLT
8301 Old Dowd
Road, Charlotte, NC

**Building
Depth:** 270'

**Box Truck
Parking:** 5 | 40' Deep

**Clear
Height:** 32'

**Available
SF:** 98,446 SF
Available

**Loading
Bay:** 60'

**Dock High
Doors:** (23) 9' x 10'
(1) With Mechanical
Pit Leveler

Sprinkler: ESFR

**Spec
Office:** ± 1,598 SF

**Auto
Parking:** 194

**Drive-In
Doors:** Ability to Add

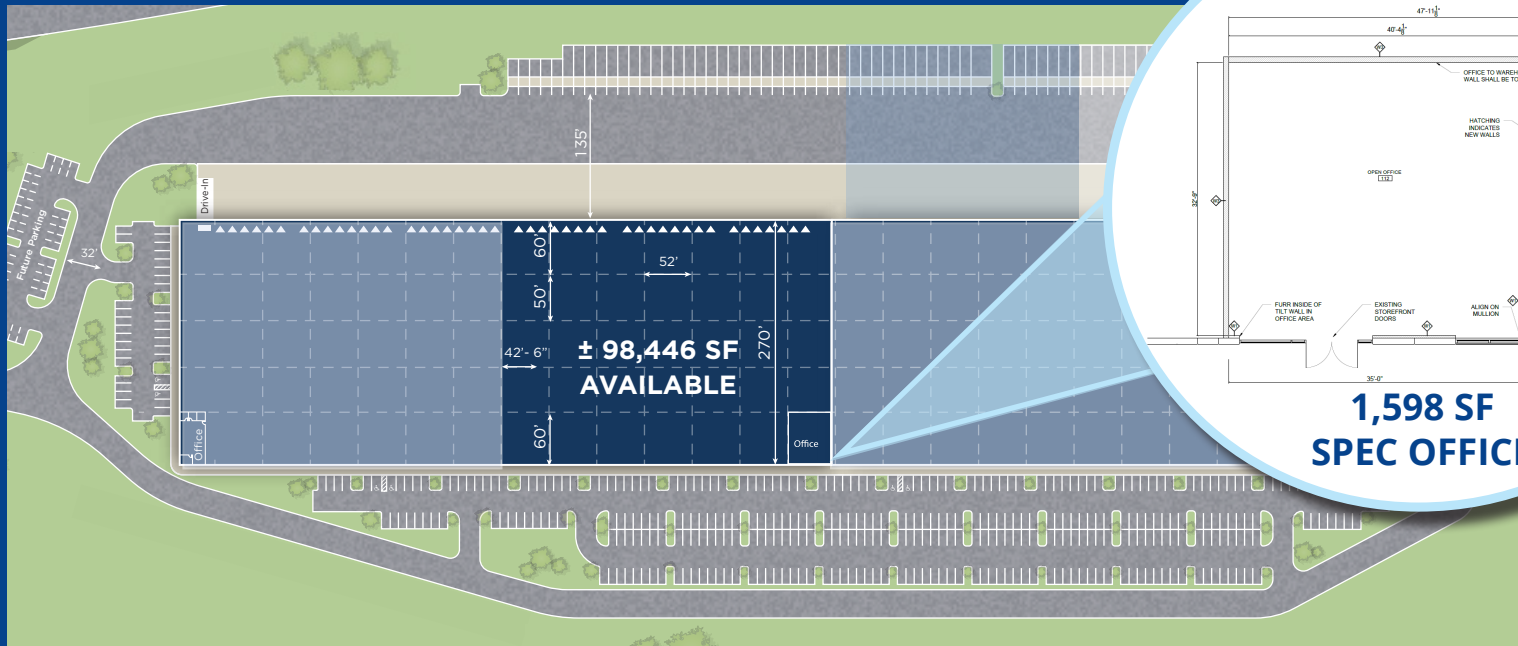
**Truck
Court:** 190'

**Column
Spacing:** 52' x 50'

**Trailer
Parking:** 26 | 55' Deep

Slab: 8" Concrete Slab on
Grade

Power: Up to 1,500 Amps
To the entire premise



**1,598 SF
SPEC OFFICE**

PRIME LOCATION

DRIVE TIMES | DISTANCE



< 5 MIN | < 1 MILE



< 15 MIN | < 10 MILES



< 5 MIN | < 3 MILES



< 50 MIN | < 50 MILES



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PROPERTY GROUP

**Goldman
Sachs**

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