



**GRAHAM  
PARK — CLT**

**AVAILABLE FOR LEASE**

*ANTICIPATED DELIVERY DATE: Q3 2026*



**±172,255 SF Industrial Facility with Outdoor Storage**

**2241 Graham Park Dr, Charlotte, NC 28273**

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**CROW  
HOLDINGS**  
CAPITAL



**TRINITY**CAPITAL

**AVISON  
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# BUILDING SUMMARY



## *Multiple Storefronts Available*

Offering multiple storefronts, designed to accommodate numerous tenants.

Located at 2241 Graham Park Drive, Graham Park CLT is a 172,255-sf industrial facility in the Southwest submarket of Charlotte offering Class A industrial space to Tenants ranging in size from 20,000 sf and up. This project has 2 acres of dedicated outdoor storage and is adjacent to Norfolk Southern Rail Line.



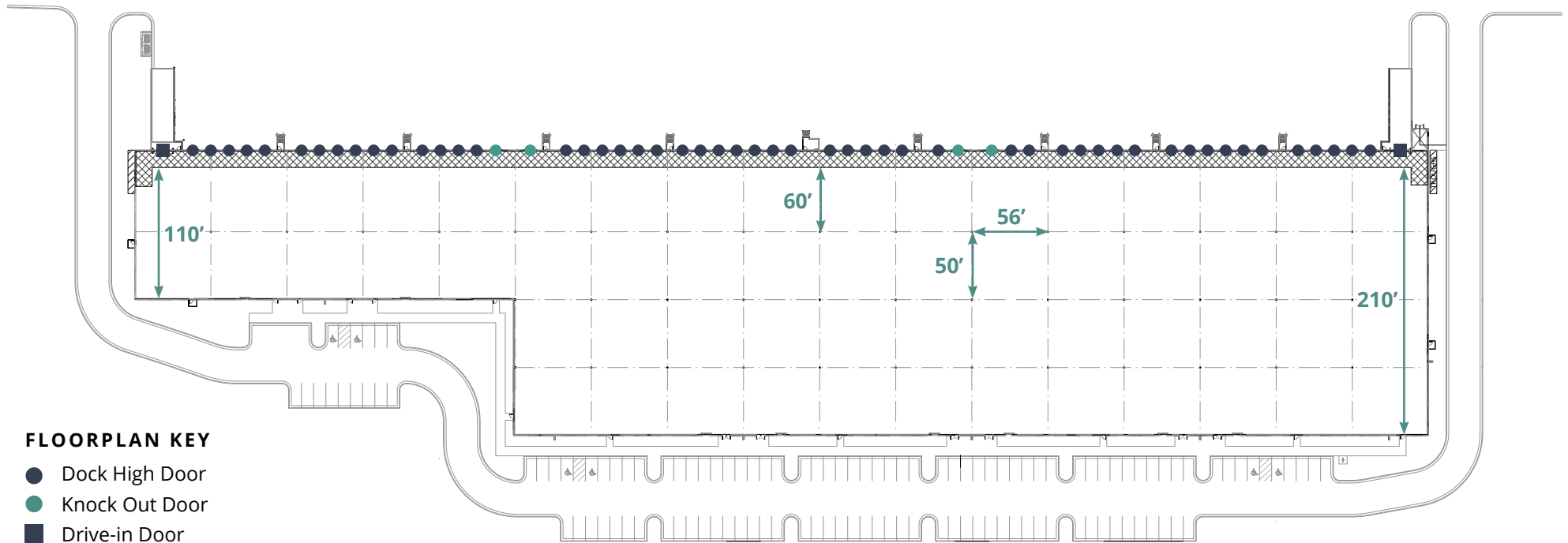
# PROPERTY OVERVIEW



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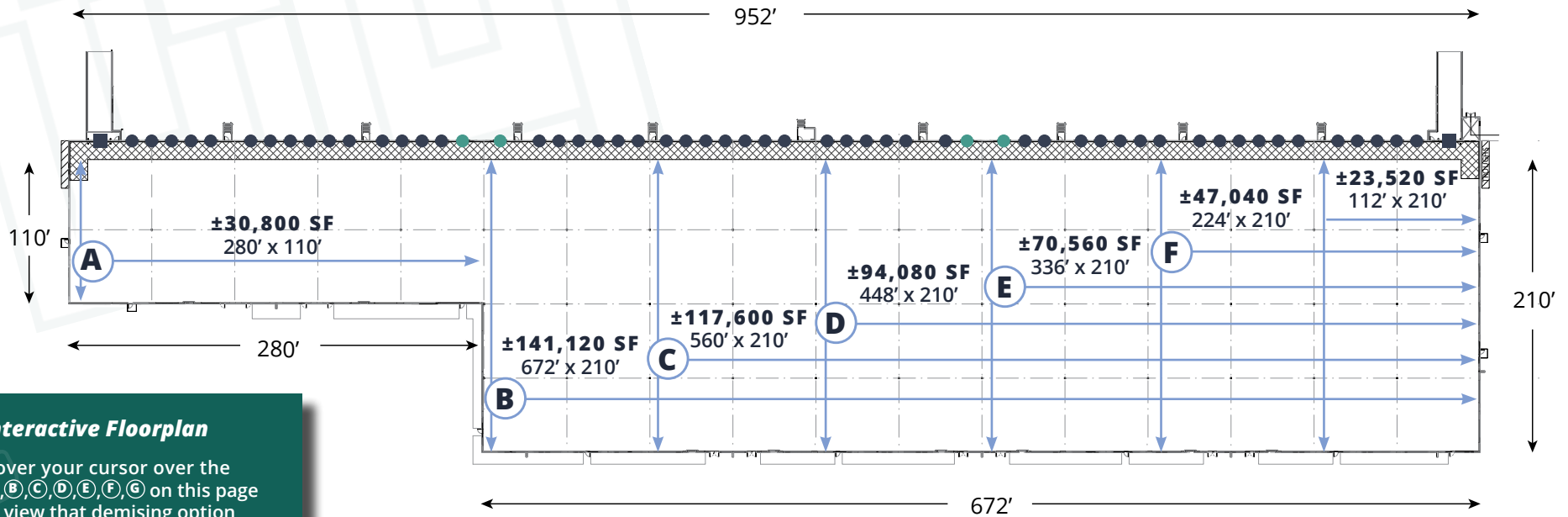
|                            |             |                           |               |   |  |
|----------------------------|-------------|---------------------------|---------------|---|--|
| <b>Building Dimensions</b> | 952' x 210' | <b>Column Spacing:</b>    | 56' x 50'     | <b>Dock Configuration:</b>                | Rear load warehouse  |
| <b>Site Size:</b>          | ±17.38 ac   | <b>Speed Bay:</b>         | 60'           | <b>Trailer Parking / Outdoor Storage:</b> | (±58) trailer spaces with 10' concrete dolly strip (±2 ac) |
| <b>Zoning:</b>             | I-2 (cd)    | <b>Truck Court Depth:</b> | 130.5'        | <b>Auto Parking:</b>                      | ±124 spaces  |
| <b>Building Size</b>       | ±172,255 sf | <b>Dock High Doors:</b>   | (56) 9' X 10' | <b>Fire Protection System:</b>            | K 25.2 ESFR  |
| <b>Office SF:</b>          | BTS         | <b>Drive In Doors:</b>    | (2) 14' X 16' | <b>Electrical:</b>                        | 2,000 amps   |
| <b>Clear Height:</b>       | 32'         | <b>Knock Out Doors:</b>   | (4) 14' X 16' | <b>Slab Thickness &amp; Spec:</b>         | 6" slab, 4,000 PSI, unreinforced                           |



## FLOORPLAN KEY

- Dock High Door
- Knock Out Door
- Drive-in Door

# DEMISING OPTIONS



## Interactive Floorplan

Hover your cursor over the **A, B, C, D, E, F, G** on this page to view that demising option

**A ±30,800 SF OPTION**  
 Dimensions: 280' x 110'  
 ● 15 Dock High Doors  
 ● 1 Knock Out Door  
 ■ 1 Drive-in Door

**B ±141,120 SF OPTION**  
 Dimensions: 672' x 210'  
 ● 37 Dock High Doors  
 ● 3 Knock Out Doors  
 ■ 1 Drive-in Door

**C ±117,600 SF OPTION**  
 Dimensions: 560' x 210'  
 ● 31 Dock High Doors  
 ● 2 Knock Out Doors  
 ■ 1 Drive-in Door

**D ±94,080 SF OPTION**  
 Dimensions: 448' x 210'  
 ● 24 Dock High Doors  
 ● 2 Knock Out Doors  
 ■ 1 Drive-in Door

**E ±70,560 SF OPTION**  
 Dimensions: 336' x 210'  
 ● 18 Dock High Doors  
 ● 1 Knock Out Door  
 ■ 1 Drive-in Door

**F ±47,040 SF OPTION**  
 Dimensions: 224' x 210'  
 ● 12 Dock High Doors  
 ■ 1 Drive-in Door

**G ±23,520 SF OPTION**  
 Dimensions: 112' x 210'  
 ● 5 Dock High Doors  
 ■ 1 Drive-in Door

# LOCATION OVERVIEW



LAKE WYLIE  
6 MILES

CHARLOTTE DOUGLAS  
INTERNATIONAL AIRPORT  
11 MILES

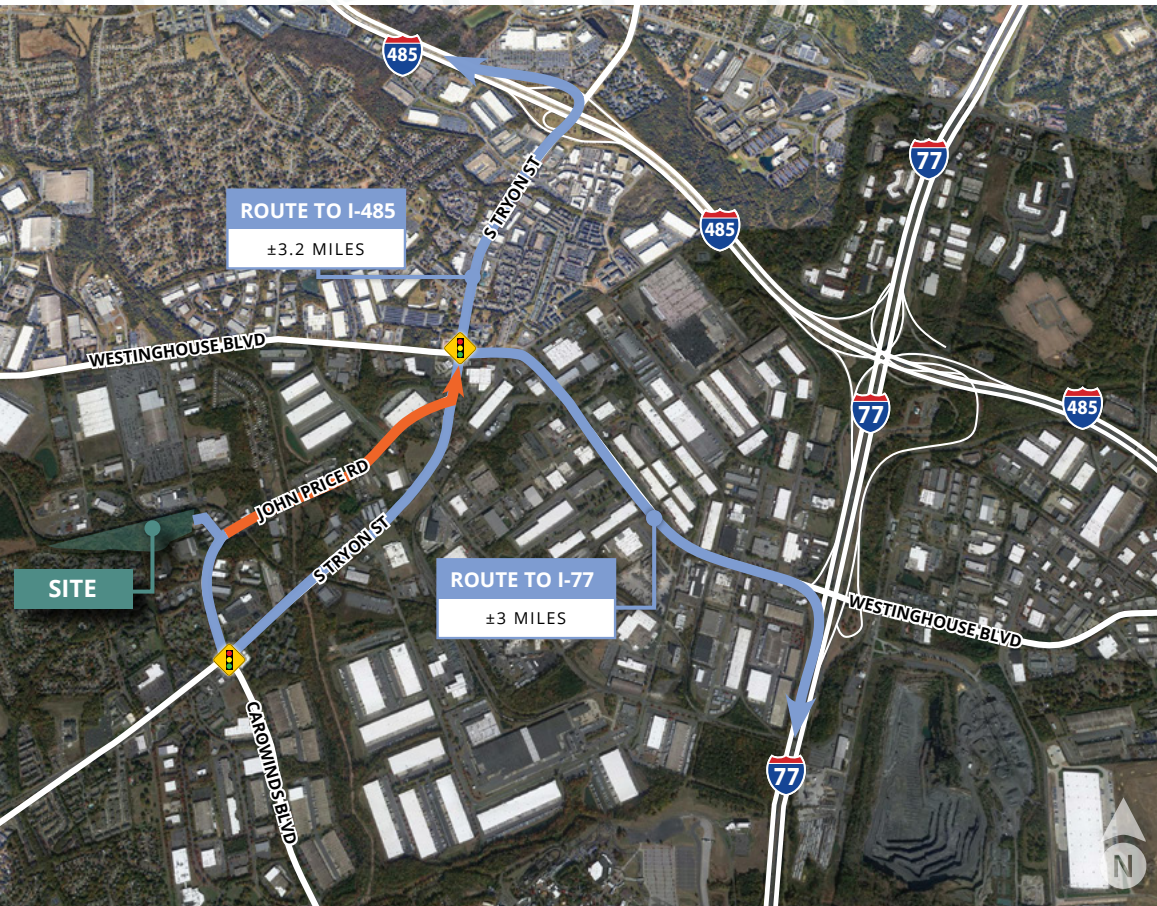
UPTOWN CHARLOTTE  
15 MILES



GRAHAM PARK CLT | 2241 GRAHAM PARK DR



# INTERSTATE ACCESS



INTERSTATE 77  
3 miles



INTERSTATE 485  
3.2 miles



CHARLOTTE DOUGLAS  
INTERNATIONAL AIRPORT  
11 miles

**If you would like more information on this offering, please get in touch.**

LISTING TEAM

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