

FOR LEASE

RIDGE CREEK WEST I

Ridge Creek West Distribution Center | 10225 Western Ridge Road | Charlotte, NC 28273



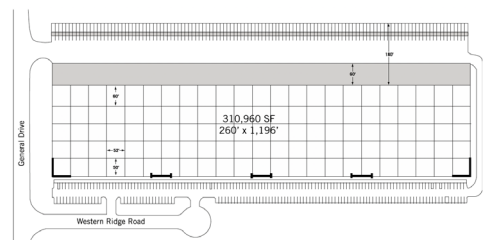
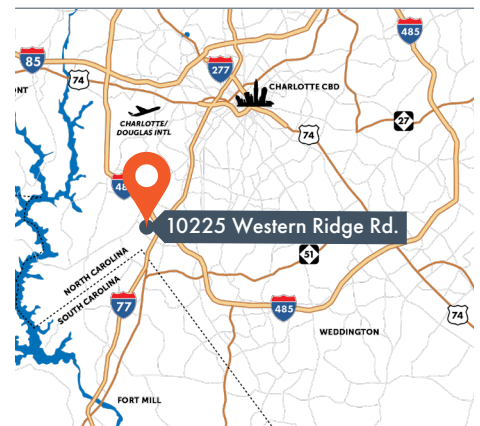
PROPERTY HIGHLIGHTS



Ridge Creek West Distribution Center is located off of Westinghouse Boulevard in Southwest Charlotte with easy access to I-77, I-485, Highway 49, and Charlotte Douglas International Airport. With more than 800,00 square feet, Ridge Creek West sets the standard for highly functional and innovative industrial developments.

- Class A Master-Planned Business Park
- 310,960 SF total (1,196' x 260')
- 30' clear height
- 52'-wide x 50'-deep column spacing with 60'-deep loading bay
- 180'-deep concrete and asphalt truck court
- Rear loading dock location
- ESFR Sprinkler System
- Zoned ML-2
- On-site trailer parking
- Signalized exit to I-77 and I-485 via Westinghouse Blvd. and Highway 49

LOCATION

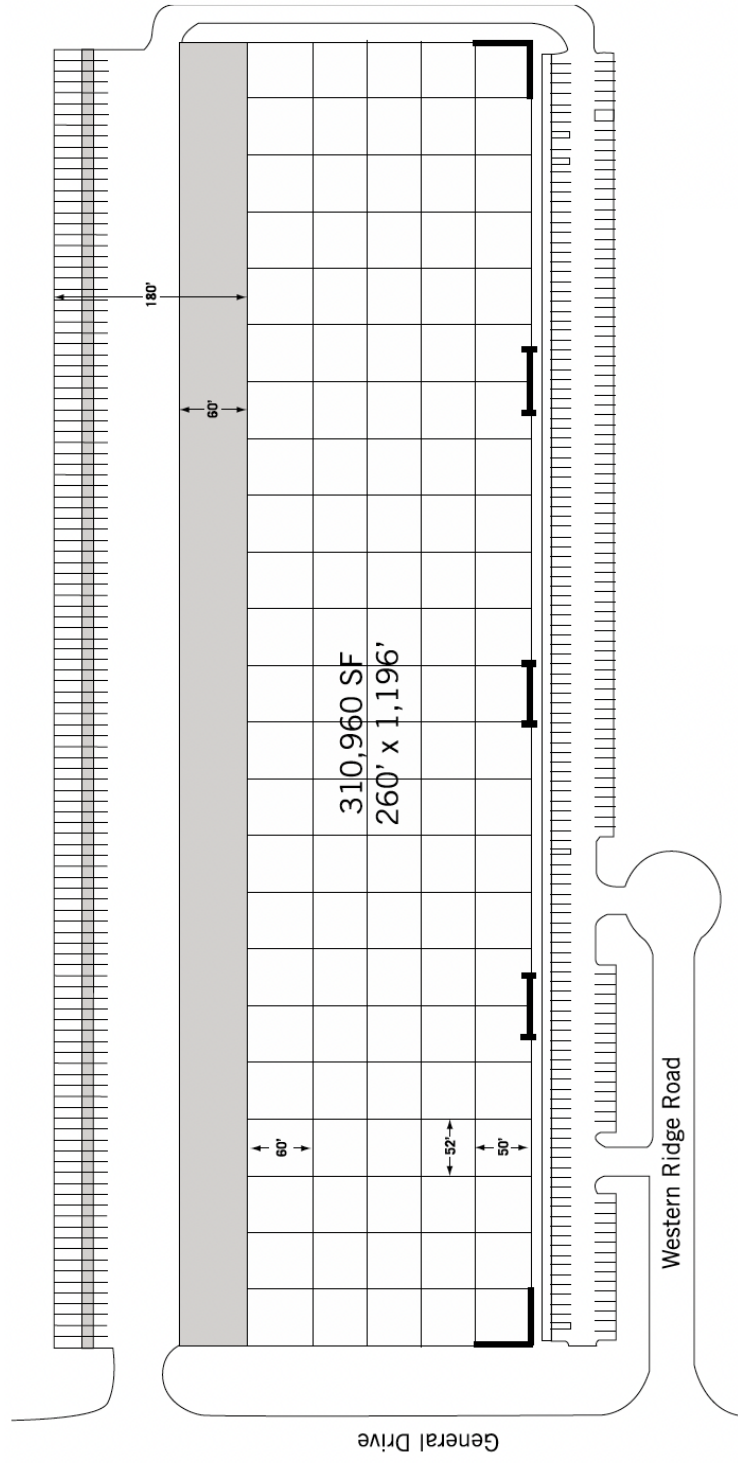


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SITE PLAN

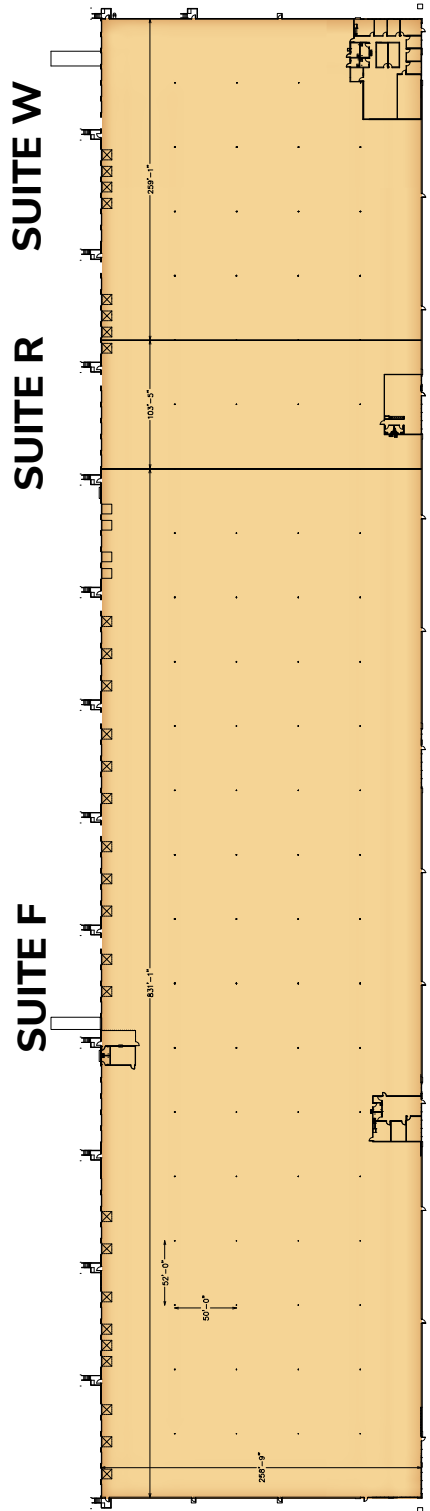


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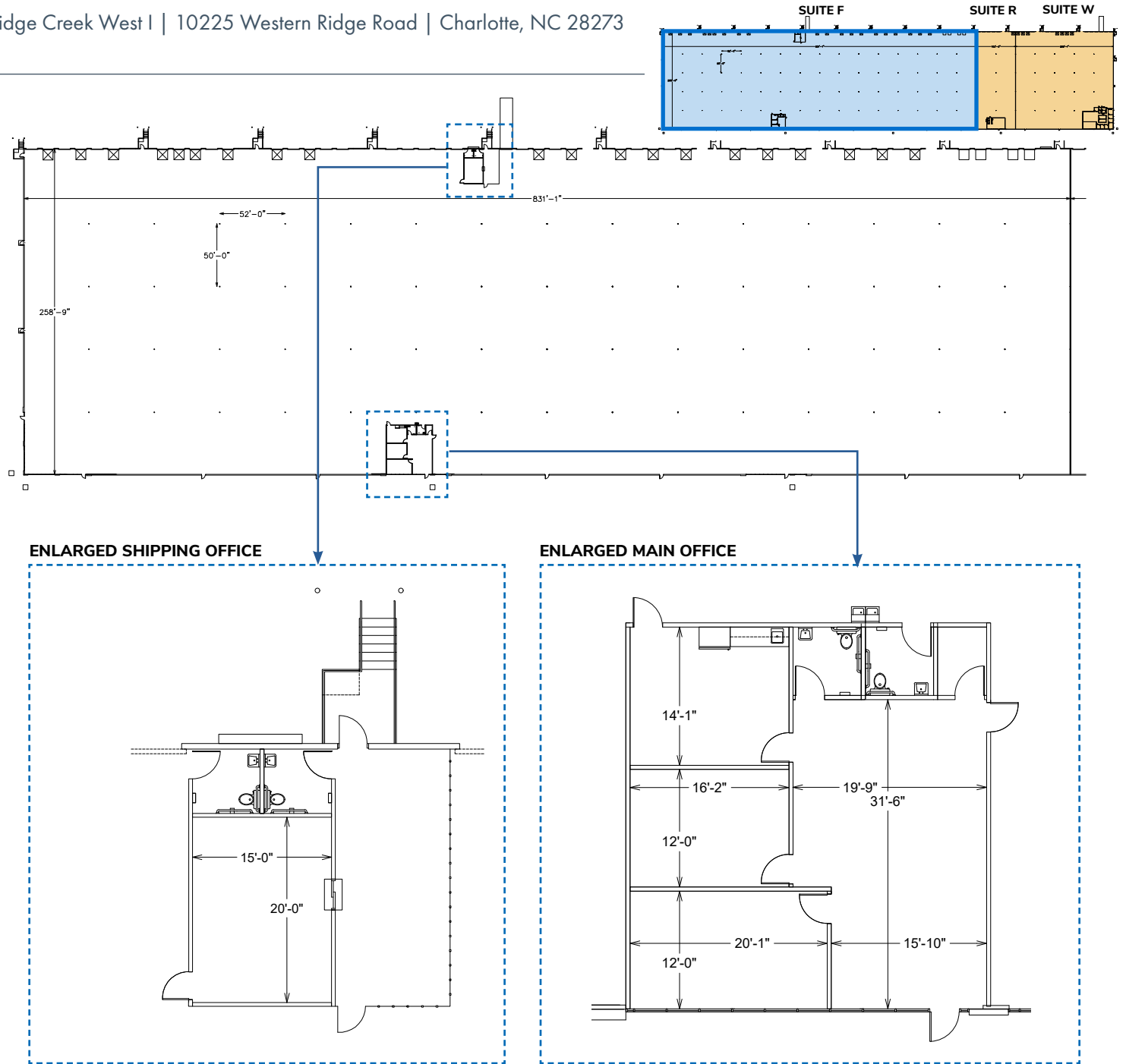
BUILDING PLAN



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10225-F WESTERN RIDGE ROAD

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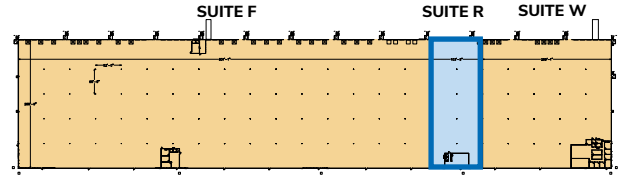
FEATURES - Suite F

- 216,320 SF Total
- 1,500 SF Main Office
- 360 SF Shipping Office With Restrooms
- 214,460 SF Warehouse
- 832'-Wide x 260'-Deep
- Forty-Five (45) 9'-Wide x 10'-High Loading Doors, Twenty-Four (24) With Pit Levelers
- One (1) 9'-Wide x 10'-High Drive-In Door

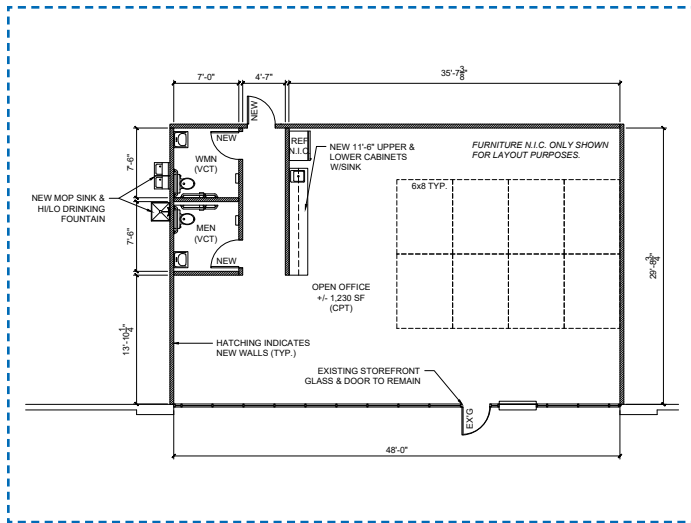
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10225-R WESTERN RIDGE ROAD

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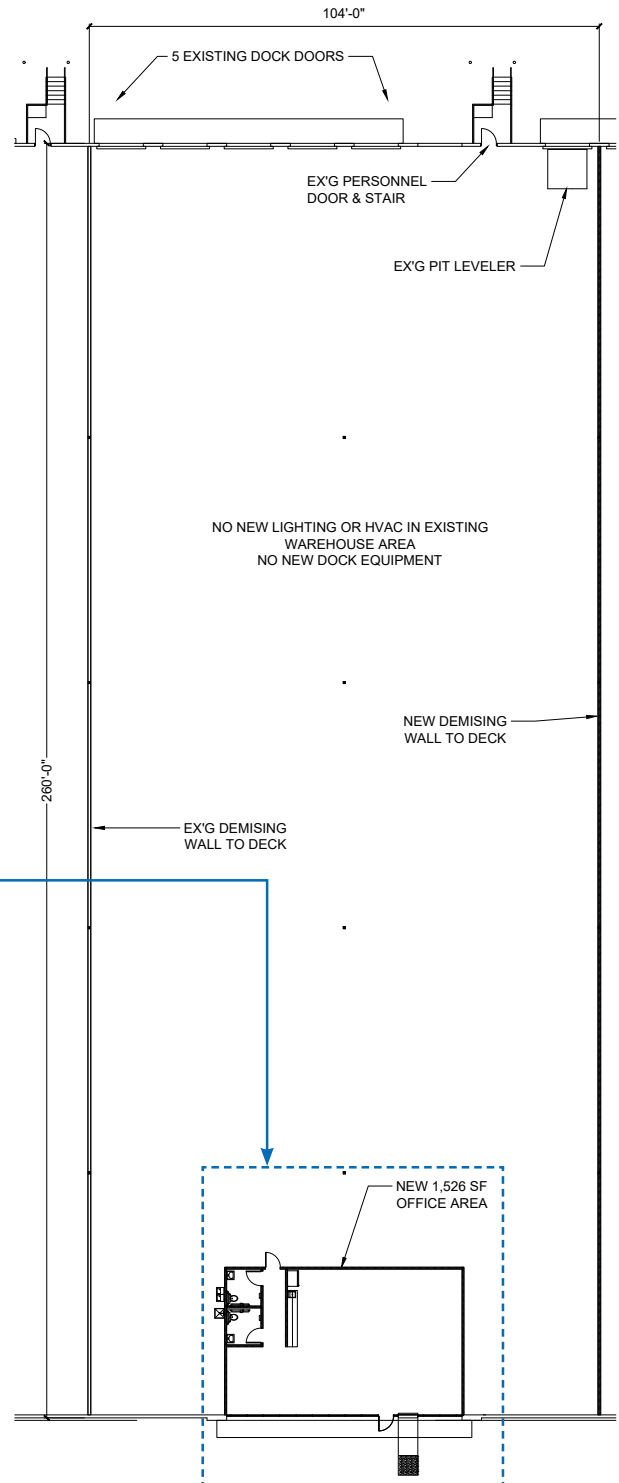


ENLARGED MAIN OFFICE



FEATURES - Suite R

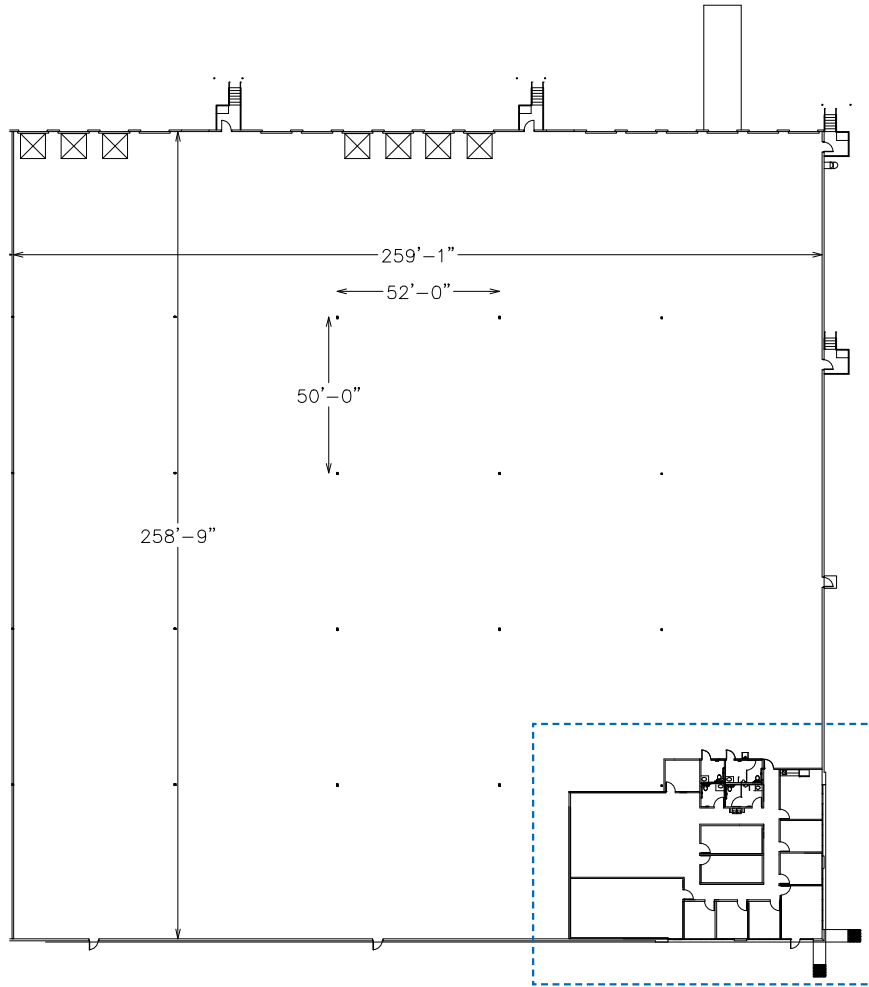
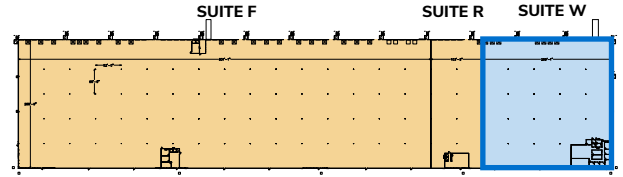
- 27,040 SF total
- 1,526 SF Office
- 25,514 SF Warehouse
- 104'-Wide x 260'-Deep
- Six (6) 9'-Wide x 10'-High Loading Doors, One (1) With Pit Leveler



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10225-W WESTERN RIDGE ROAD

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FEATURES - Suite W

- 67,600 SF Total
- 4,425 SF Main Office
- 63,175 SF Warehouse
- 260'-Wide x 260'-Deep
- Fifteen (15) 9'-Wide x 10'-High Loading Doors, Seven (7) With Pit Levels
- One (1) 9'-Wide x 10'-High Drive-In Door

