

# WESTHALL INDUSTRIAL PARK FOR LEASE



12031 WESTHALL DR.  
CHARLOTTE, NC 28278

## Property Overview:



- **20,000 SF** Class A Industrial Space
- **+/-3,375 SF** of office with ample natural light and a mix of open office space, large meeting room, and private offices
- ESFR sprinkler system and **24'** clear heights
- **4** dock high doors
- **1** grade level drive in door
- Property is zoned ML-2 (Heavy Industrial) and has a small outside storage yard

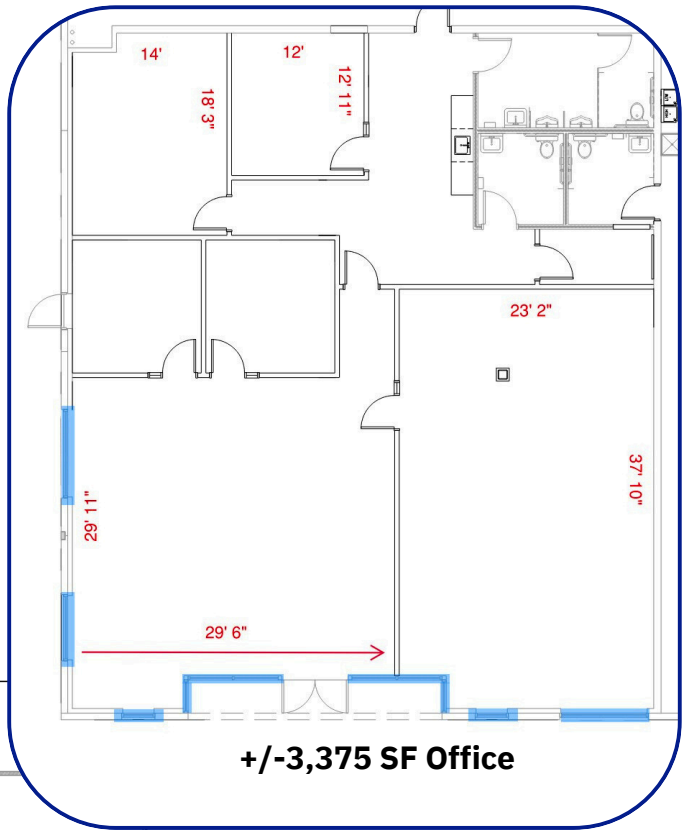
**William Maxwell**

(704) 575-1130

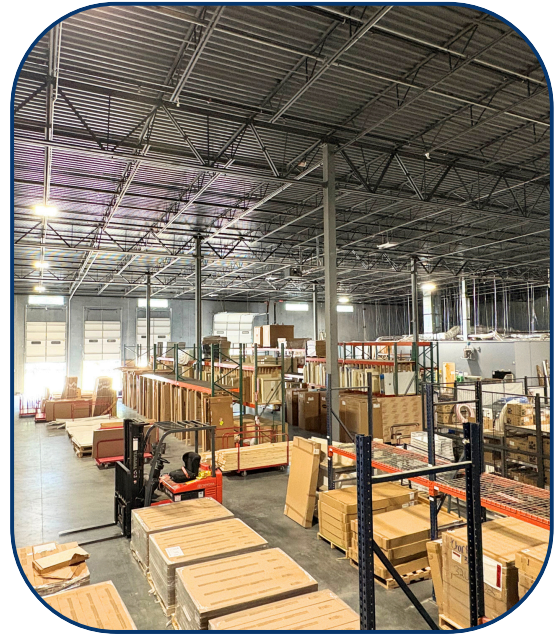
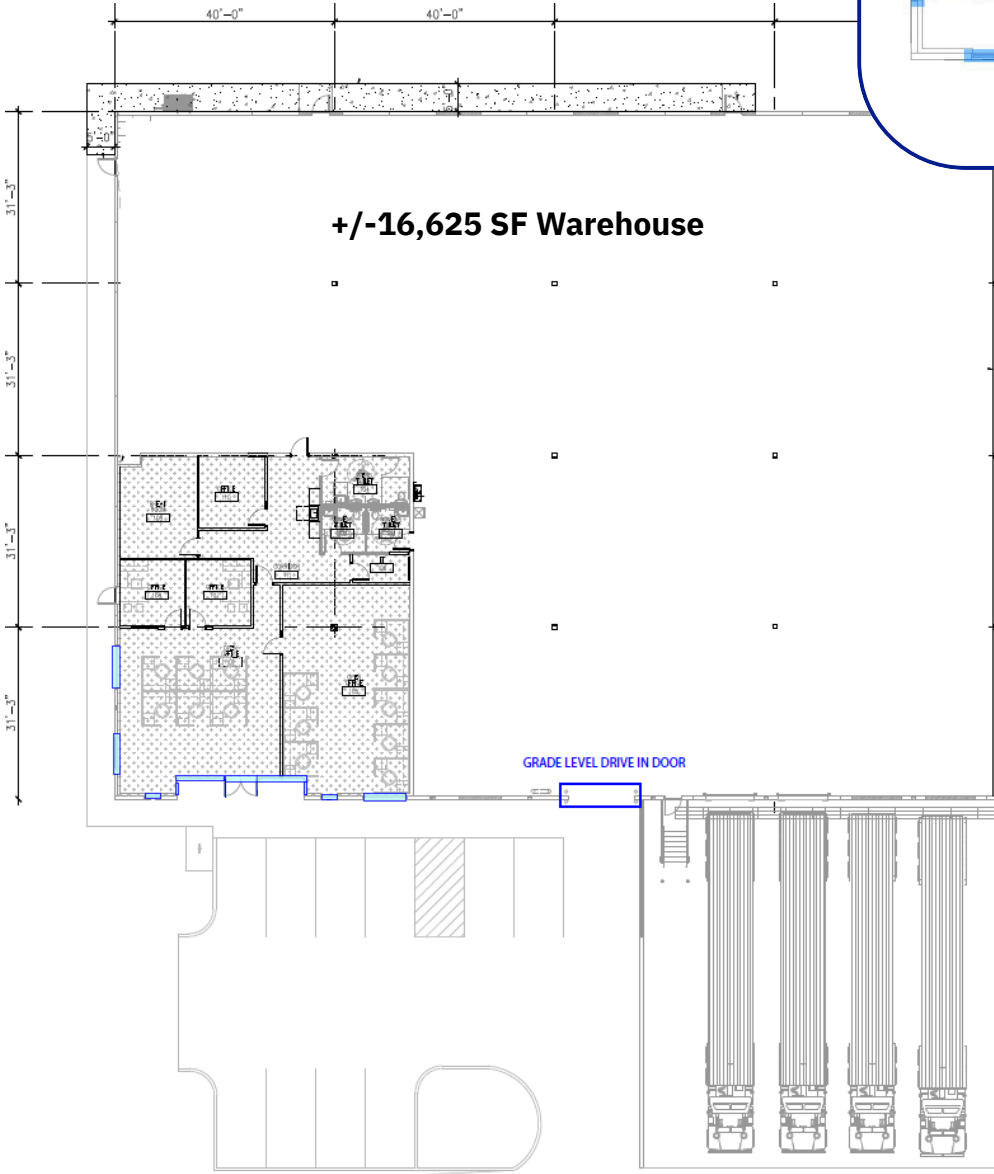
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# Interiors



**+/-16,625 SF Warehouse**



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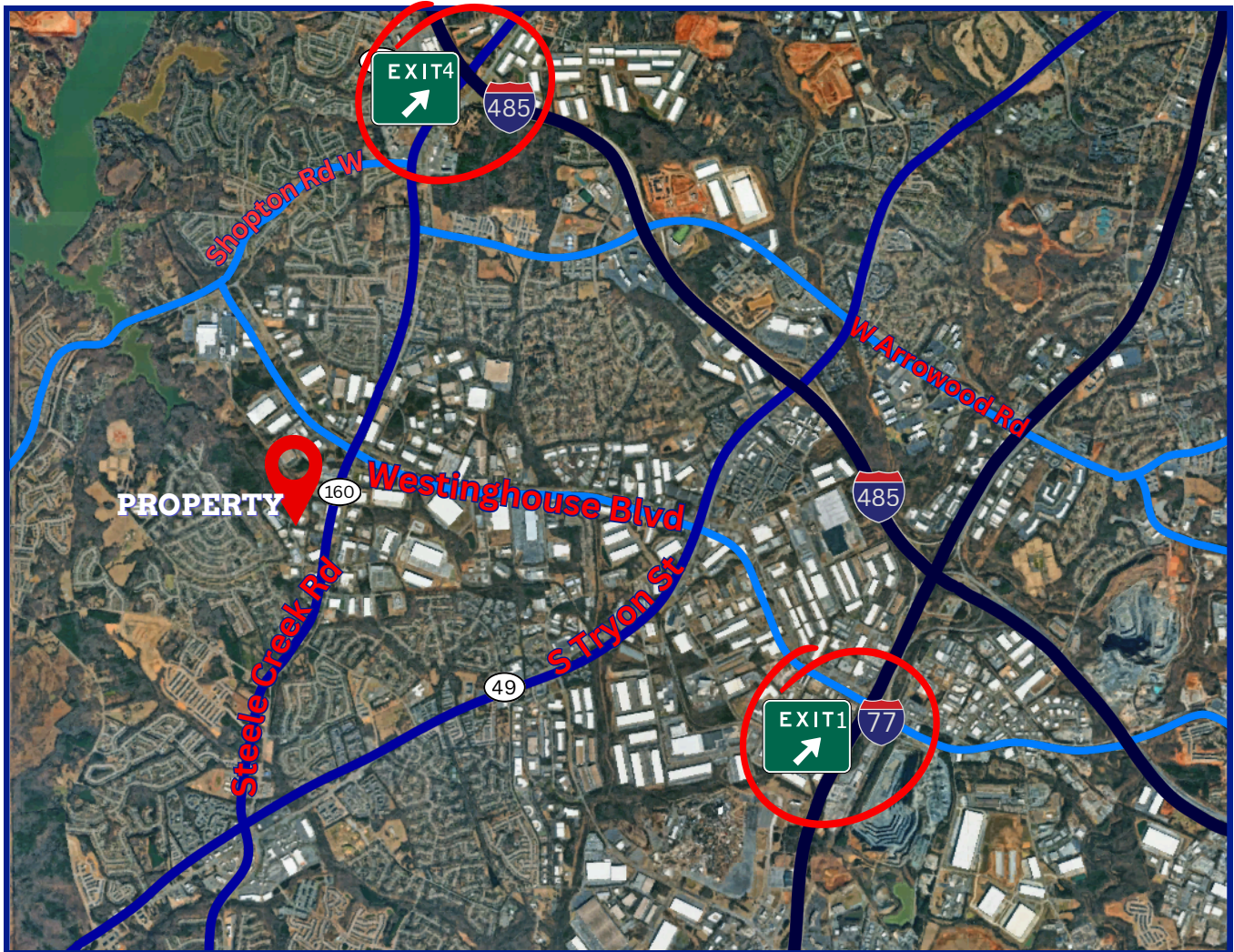
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Strategically located in Charlotte's southwest industrial corridor, 12031 Westhall offers convenient access to I-485 and I-77, providing seamless connectivity to major logistics networks, the Charlotte Douglas International Airport, and regional distribution hubs. Positioned within a strong industrial submarket, the property benefits from Charlotte's growing role as a premier Southeast distribution and manufacturing center.



- | 3.6 miles
- | 4.8 miles
- | 10 miles
- | 6 miles to Norfolk Southern Intermodal Yard



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## SITE PLAN



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