

AVAILABLE FOR LEASE

ANTICIPATED DELIVERY DATE: Q3 2026



GRAHAM PARK — CLT



±172,255 SF Industrial Facility with Outdoor Storage

2241 Graham Park Dr, Charlotte, NC 28273

Tom Tropeano, SIOR

Principal
+1 704 413 0228
tom.tropeano@avisonyoung.com

Henry Lobb, SIOR

Principal
+1 704 469 5964
henry.lobb@avisonyoung.com

Gray Gaines

Vice President
+1 704 413 0230
gray.gaines@avisonyoung.com

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HOLDINGS**
CAPITAL



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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.



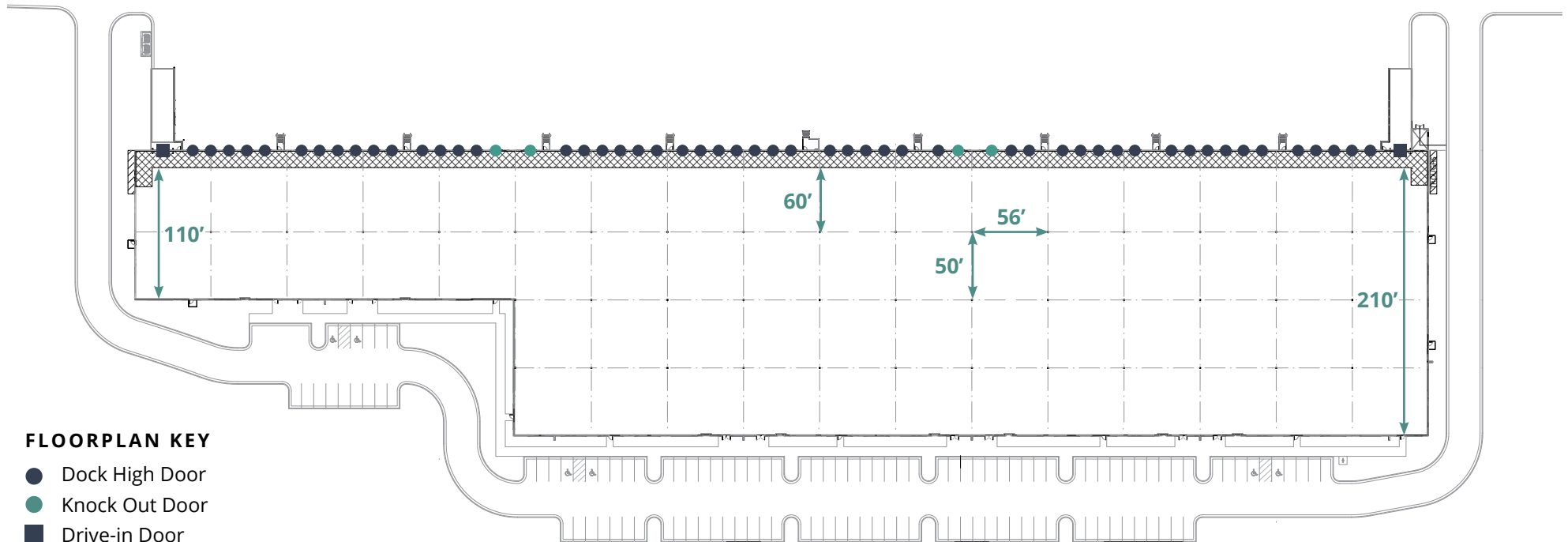
PROPERTY OVERVIEW



PROPERTY OVERVIEW



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

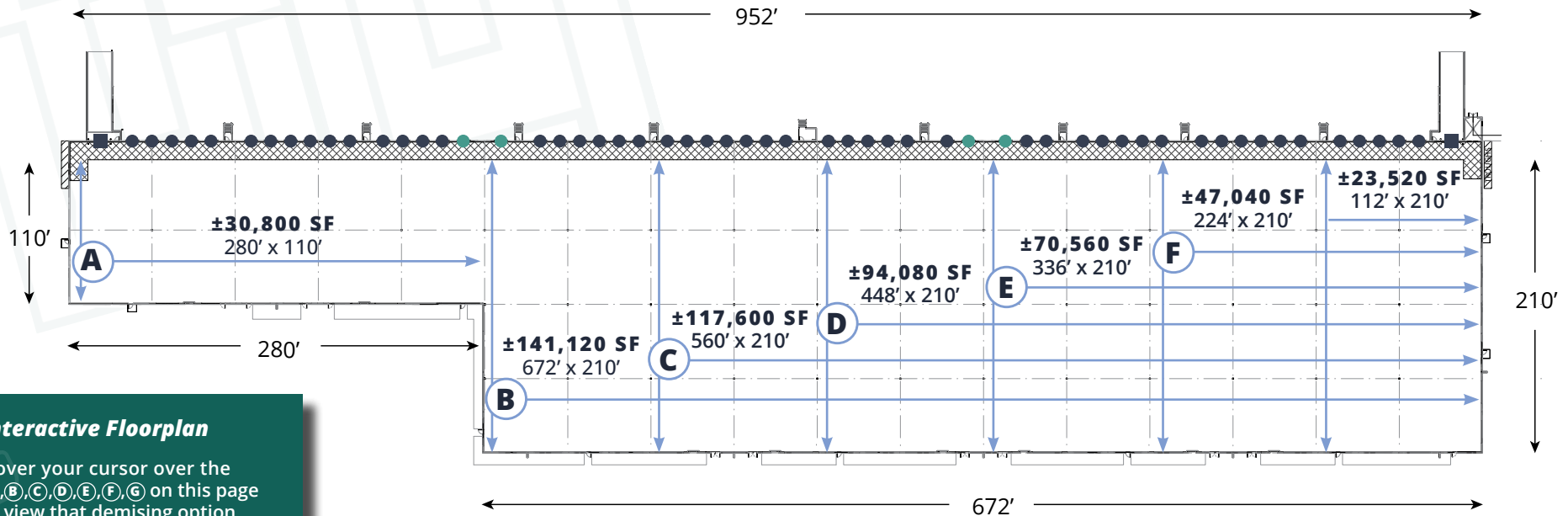


FLOORPLAN KEY

- 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

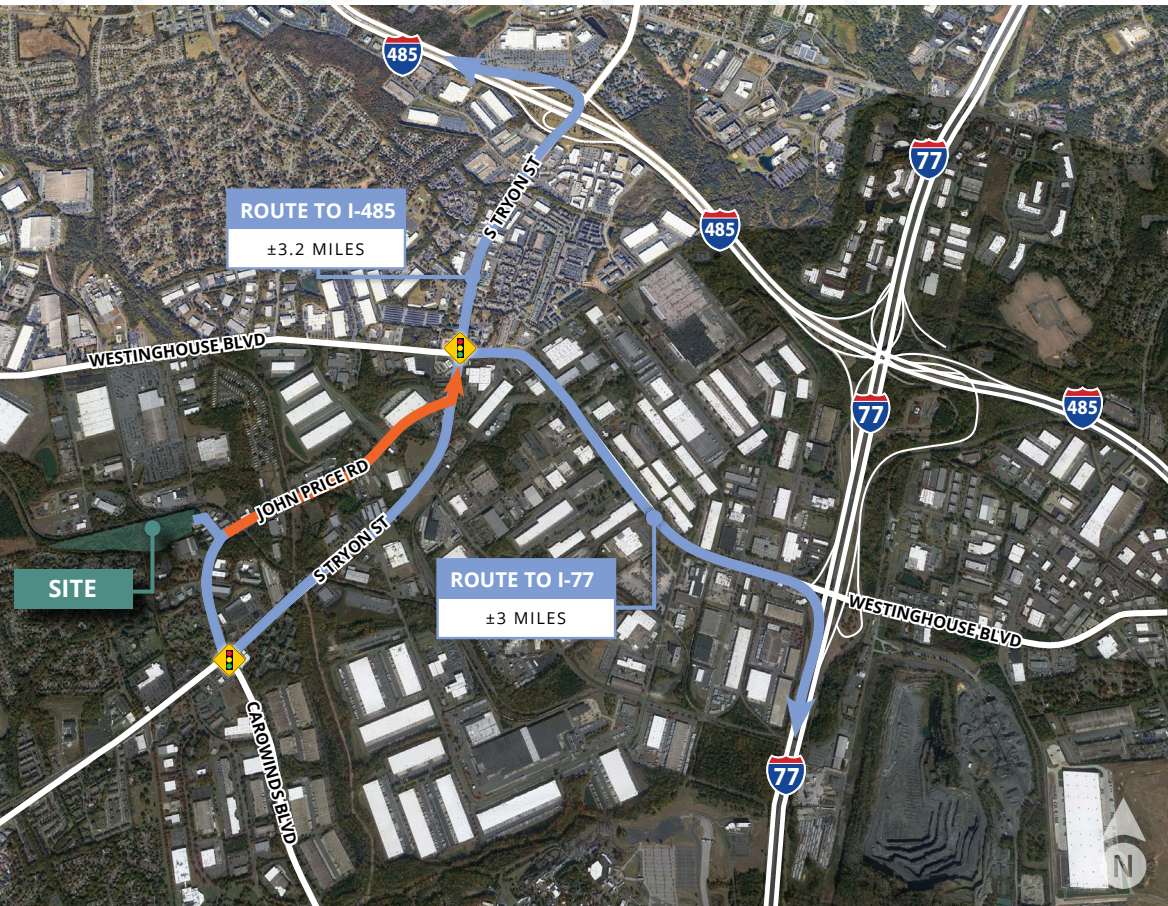
F ±47,040 SF OPTION
Dimensions: 224' x 210'
 ● 12 Dock High Doors
 ■ 1 Drive-in Door

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

LOCATION OVERVIEW



INTERSTATE ACCESS



INTERSTATE 77
3 miles



INTERSTATE 485
3.2 miles



CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT
11 miles



CONSTRUCTION PROGRESS



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

LISTING TEAM

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Principal
704 413 0228
tom.tropeano@avisonyoung.com

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Visit us online
avisonyoung.com

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800 Gesco St, Suite 250, Charlotte, NC 28208

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