

FOR LEASE

# NEVADA II

2011 Nevada Blvd. | Charlotte, NC 28273



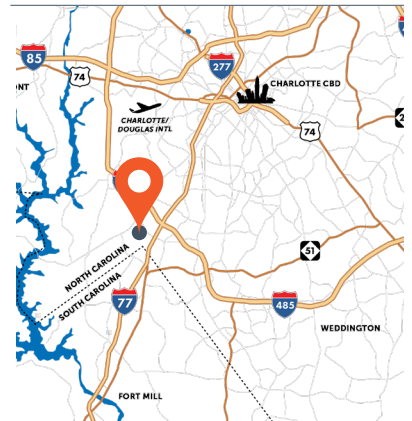
## PROPERTY HIGHLIGHTS



Nevada Business Park is the newest Charlotte-area industrial business park development located near the I-77/Westinghouse Boulevard interchange on Nevada Boulevard. It's strategic location and superior features make it perfectly suited to accommodate the unprecedented demand for small and medium sized tenants in the area.

<b>BUILDING SIZE</b>	94,500 SF rear-loading building Office Size: 1,858 SF of office
<b>BUILDING DIMENSIONS</b>	450' x 210'
<b>COLUMN SPACING</b>	50'-wide x 50'-deep with 60'-deep loading bay
<b>CLEAR HEIGHT</b>	30'
<b>DOCK DOORS</b>	(18) 9' x 10' dock doors (with 18 edge of dock levelers)
<b>DRIVE-IN DOORS</b>	(6) 9' x 10' and (3) 12' x 14' drive-in doors
<b>EMPLOYEE PARKING</b>	95 auto parking spaces
<b>TRAILER PARKING</b>	24 trailer parking spaces
<b>TRUCK COURT</b>	180' and 130'-deep with 60' concrete apron
<b>SPRINKLER</b>	ESFR
<b>FLOOR</b>	6" concrete slab (4000 PSI)
<b>ZONING</b>	ML-2

## LOCATION



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