

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, a mix of private offices, open office space and a large meeting room
- 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

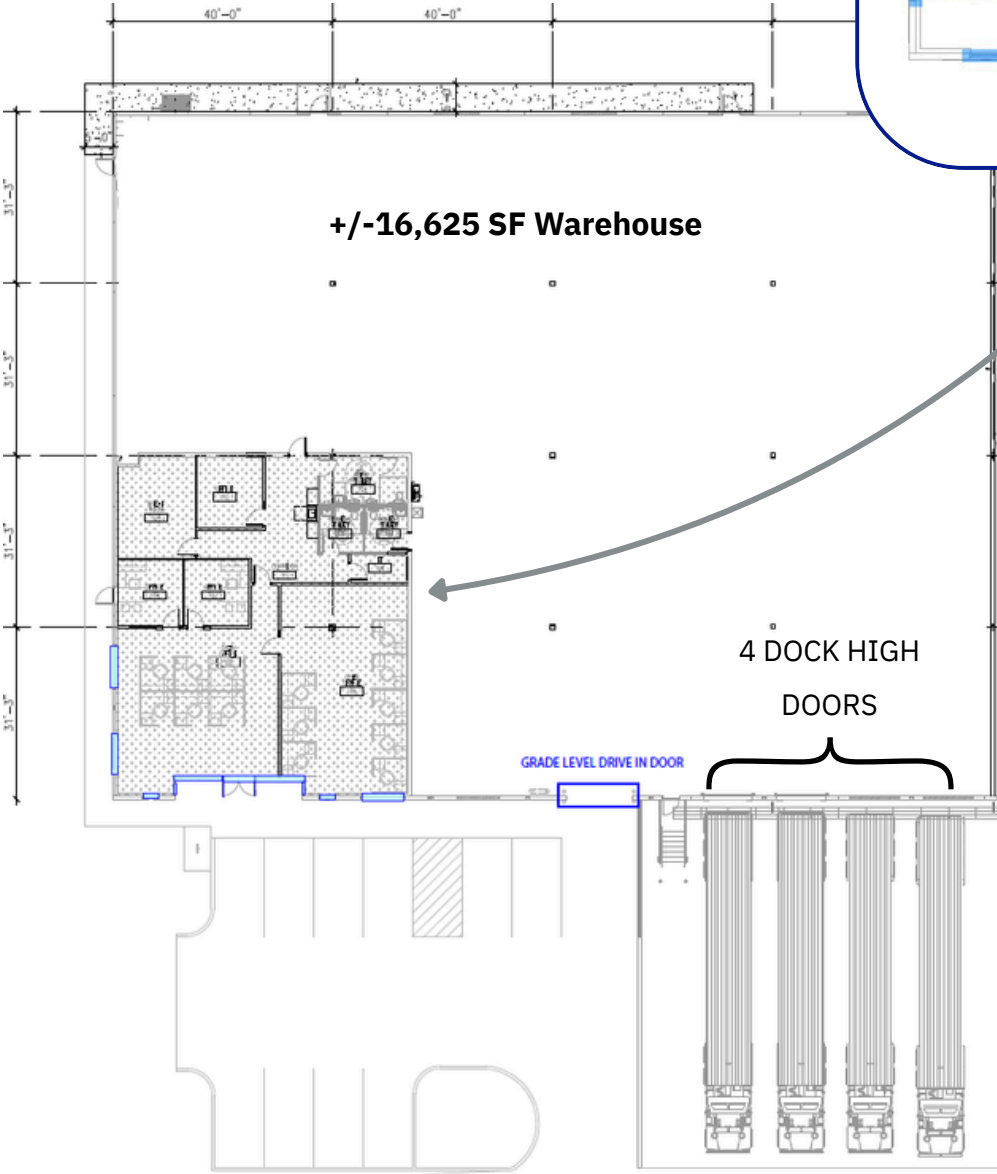
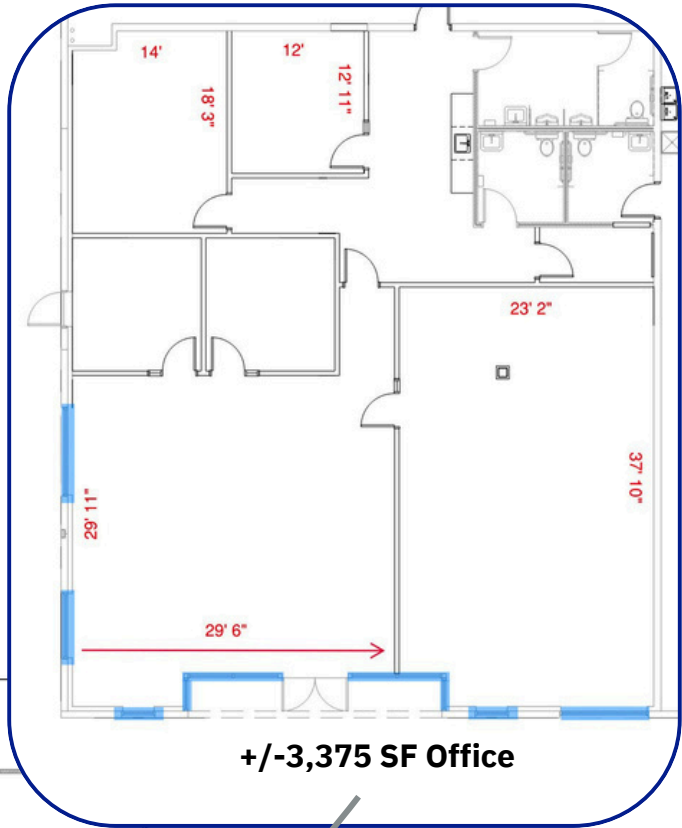
William Maxwell

(704) 575-1130

wmaxwell@colony-commercial.com



Interiors



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(704) 575-1130

wmaxwell@colony-commercial.com



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



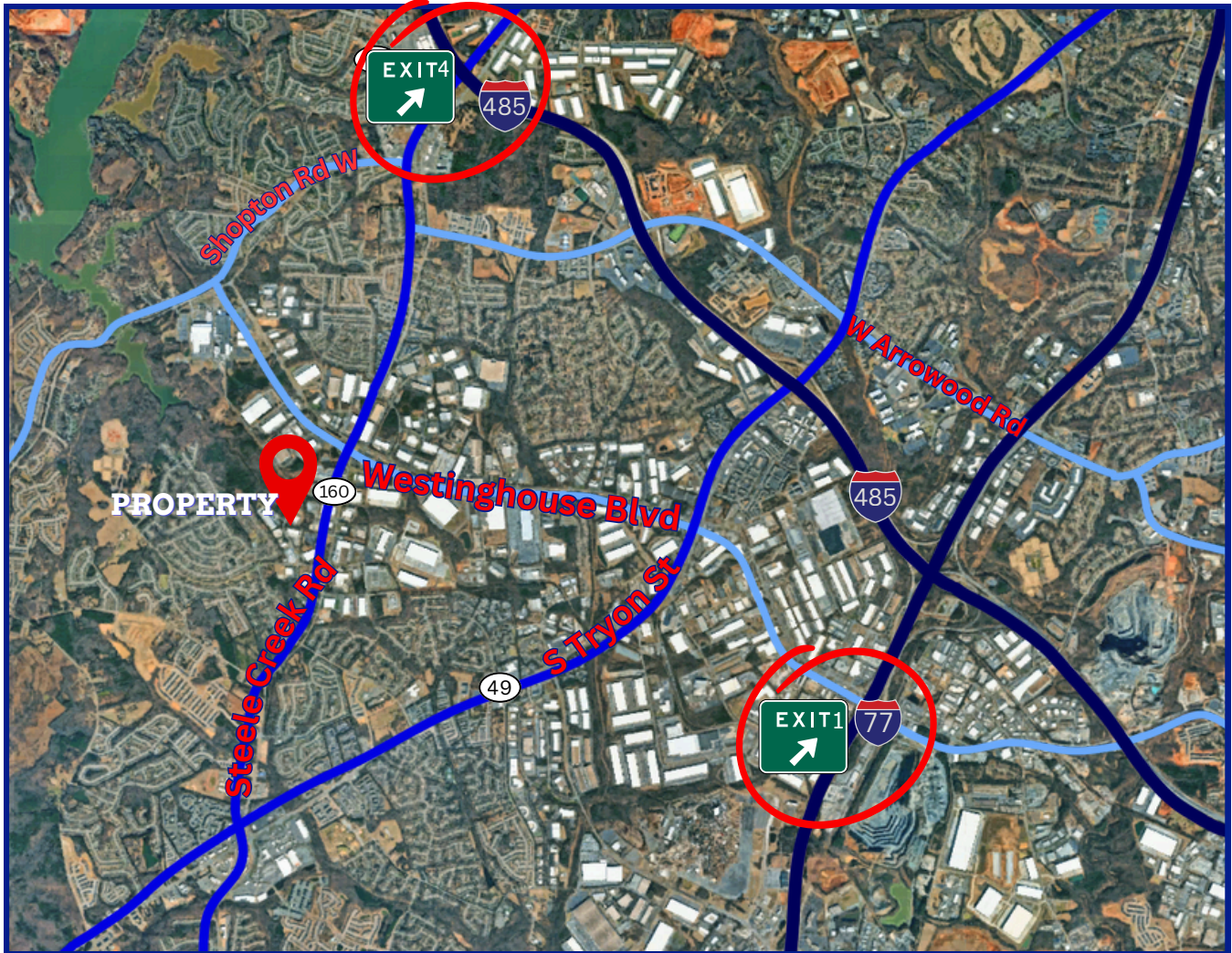
| 4.8 miles



| 10 miles



| 6 miles to Norfolk Southern Intermodal Yard



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SITE PLAN



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