



# CHARLOTTE INDUSTRIAL - FOR LEASE

±49,000 RSF AVAILABLE ON 15+ ACRE SITE

(1) 2,000 KVA TRANSFORMER

(1) 1,500 KVA TRANSFORMER

CURRENTLY 3MW POWER. FAST TRACK TO 5-7MW

VISIT OUR PROPERTY ON

## PROPERTY OVERVIEW

A ±168,300 SF industrial facility situated on 15.078 acres, offering a mix of production, distribution, office, and lab / showroom spaces. The building features 30' clear heights in the production area, 33' peak height in the distribution area and comprehensive loading infrastructure with multiple dock-high doors and mechanical pit levelers. With 3MW power capacity and a substation nearby, it's equipped for energy-intensive operations. Located 2.5 miles from I-485, 2.9 miles from I-77 and 10.6 miles from Charlotte Douglas International Airport, the site offers exceptional connectivity. Additional highlights include secure fencing, concrete truck courts, and ample parking, supported by a strong local labor force and competitive wage conditions, making it ideal for manufacturing operations.

## WAREHOUSE FEATURES

**CLEAR HEIGHTS:** 30' - 33'

**POWER:** Currently 3MW Power. Fast Track to 5-7MW

**LIGHTING:** LED Lighting

**SPRINKLER SYSTEM:** Wet & Dry System

**LOADING:** 16 Dock-level Doors +3 Drive In Doors

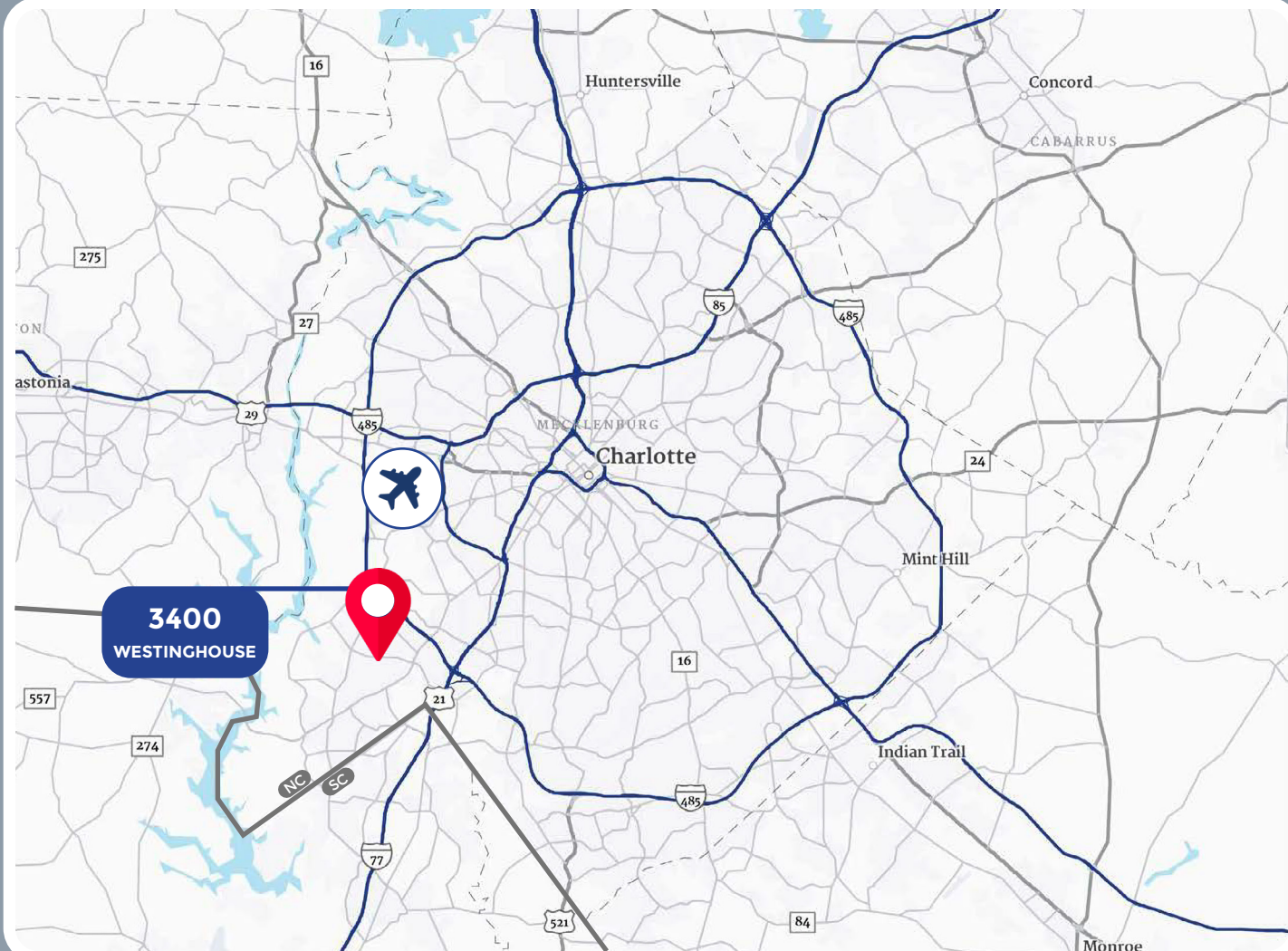
**LOCATION:** 10.6 miles to CLT Airport, 2.9 miles to I-77.

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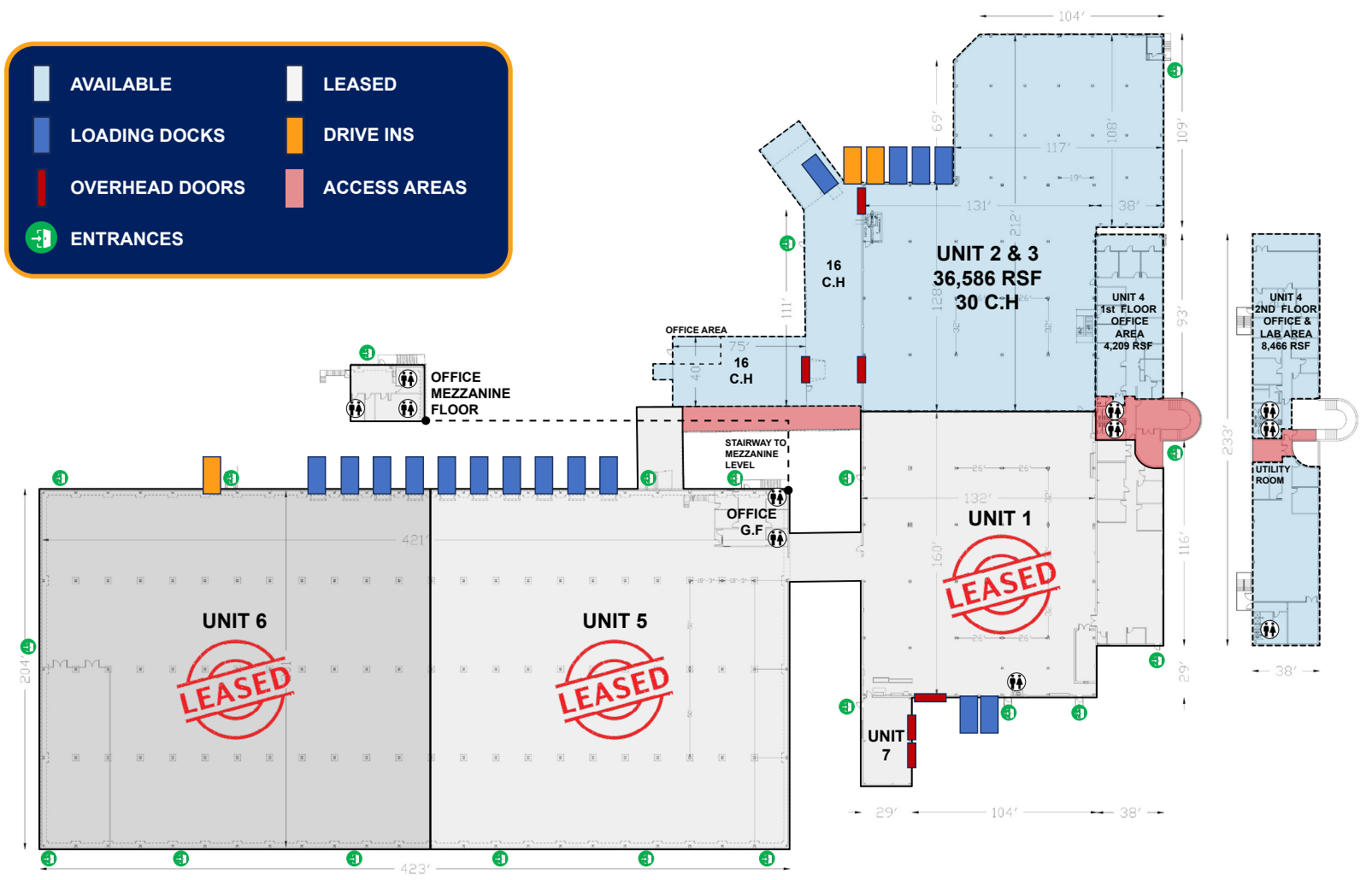
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	AVAILABLE		LEASED
	LOADING DOCKS		DRIVE INS
	OVERHEAD DOORS		ACCESS AREAS
	ENTRANCES		



Preferred Investments is a team of accomplished value-add real estate developers. Our strength lies in our experience, ability to navigate complex situations, and our commitment + personal involvement pledged to our tenant's success. We are adaptive to the needs of businesses, offering innovative renovation packages that are 'built-to-suit' long term growth objectives.

