

EASTSIDE

LOGISTICS CENTER

P H A S E 2

10301 MONROE RD, MATTHEWS, NC

FOR LEASE BUILDING 1 - ±103,900 SF
BUILDING 2 - ±72,380 SF

LEASING CONTACTS

Henry Lobb, SIOR
Principal
704 469 5964
henry.lobb@avisonyoung.com

Abby Rights
Senior Vice President
704 413 0235
abby.rights@avisonyoung.com

Jewell Gentry
Associate
704 285 2070
jewell.gentry@avisonyoung.com



**AVISON
YOUNG**

EASTSIDE LOGISTICS CENTER PHASE 2

EASTSIDE
LOGISTICS CENTER
P H A S E 2

Located approximately 11 miles from Uptown Charlotte, the facility provides excellent access to South Charlotte's premier neighborhoods and a significant portion of the Charlotte MSA population—making it an ideal location for last-mile distribution and logistics operations. The site also has the potential to be rail-served via the adjacent CSX line.

PROPERTY OVERVIEW

Address:	10301 Monroe Rd, Matthews, NC
County:	Mecklenburg
Parcel ID:	19355101
Zoning:	I-1 (Industrial)



10301 MONROE RD MATTHEWS, NC

EASTSIDE
LOGISTICS CENTER
P H A S E 2

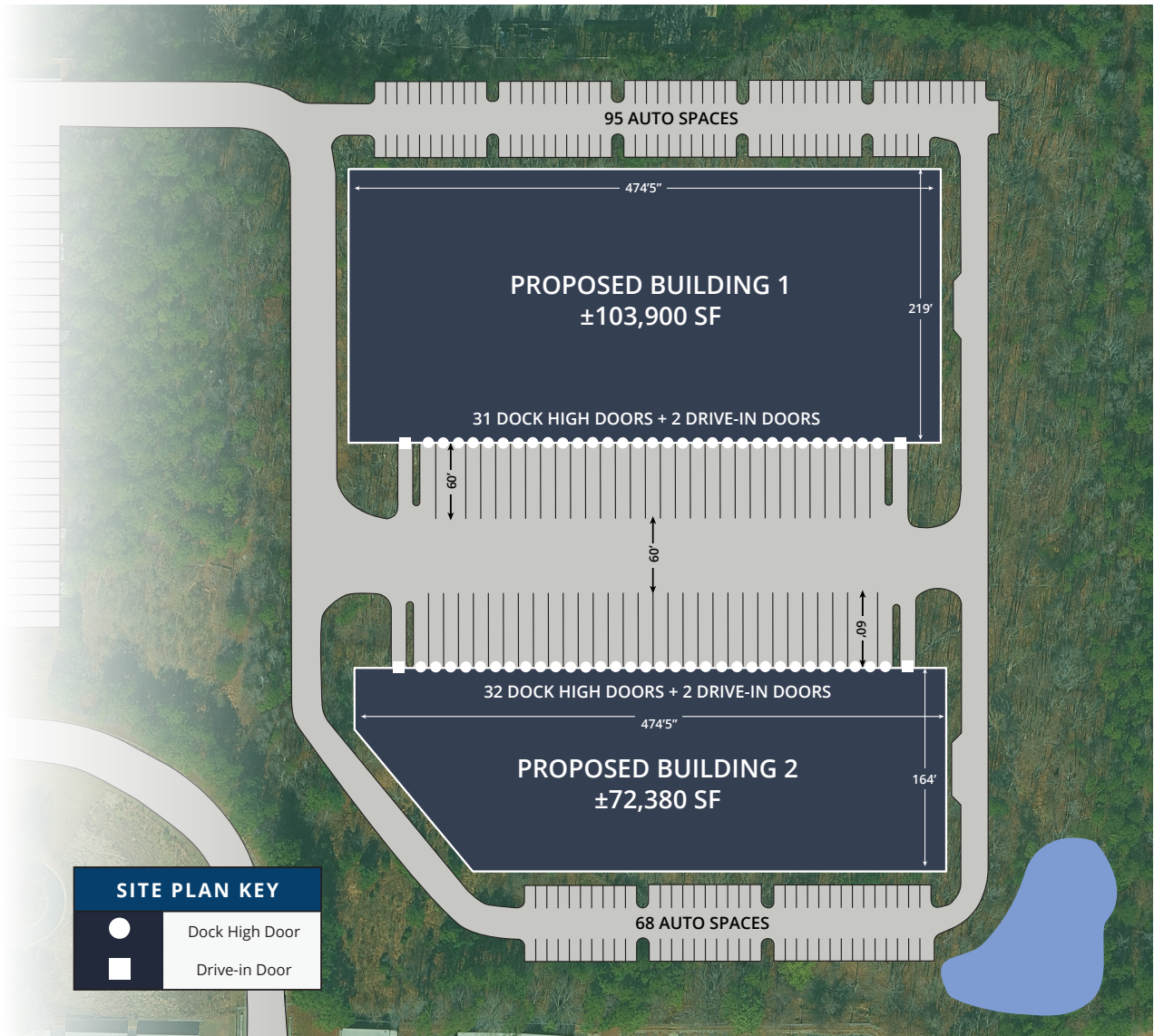
SITE PLAN CONCEPT: TWO BUILDINGS

BUILDING 1 SPECIFICATIONS

SF Available	±103,900 SF
Office	BTS
Column Spacing	52' x 56'4" with 60' Speed Bay
Clear Height	32'
Dock High Doors	(31) 9' x 10' Doors
Drive-In Doors	(2) 12' x 14' Doors
Sprinkler	ESFR
Auto Parking	95 spaces

BUILDING 2 SPECIFICATIONS

SF Available	±72,380 SF
Office	BTS
Column Spacing	52' x 52' with 60' Speed Bay
Clear Height	32'
Dock High Doors	(32) 9' x 10' Doors
Drive-In Doors	(2) 12' x 14' Doors
Sprinkler	ESFR
Auto Parking	68 spaces



10301 MONROE RD MATTHEWS, NC

EASTSIDE
LOGISTICS CENTER
P H A S E 2

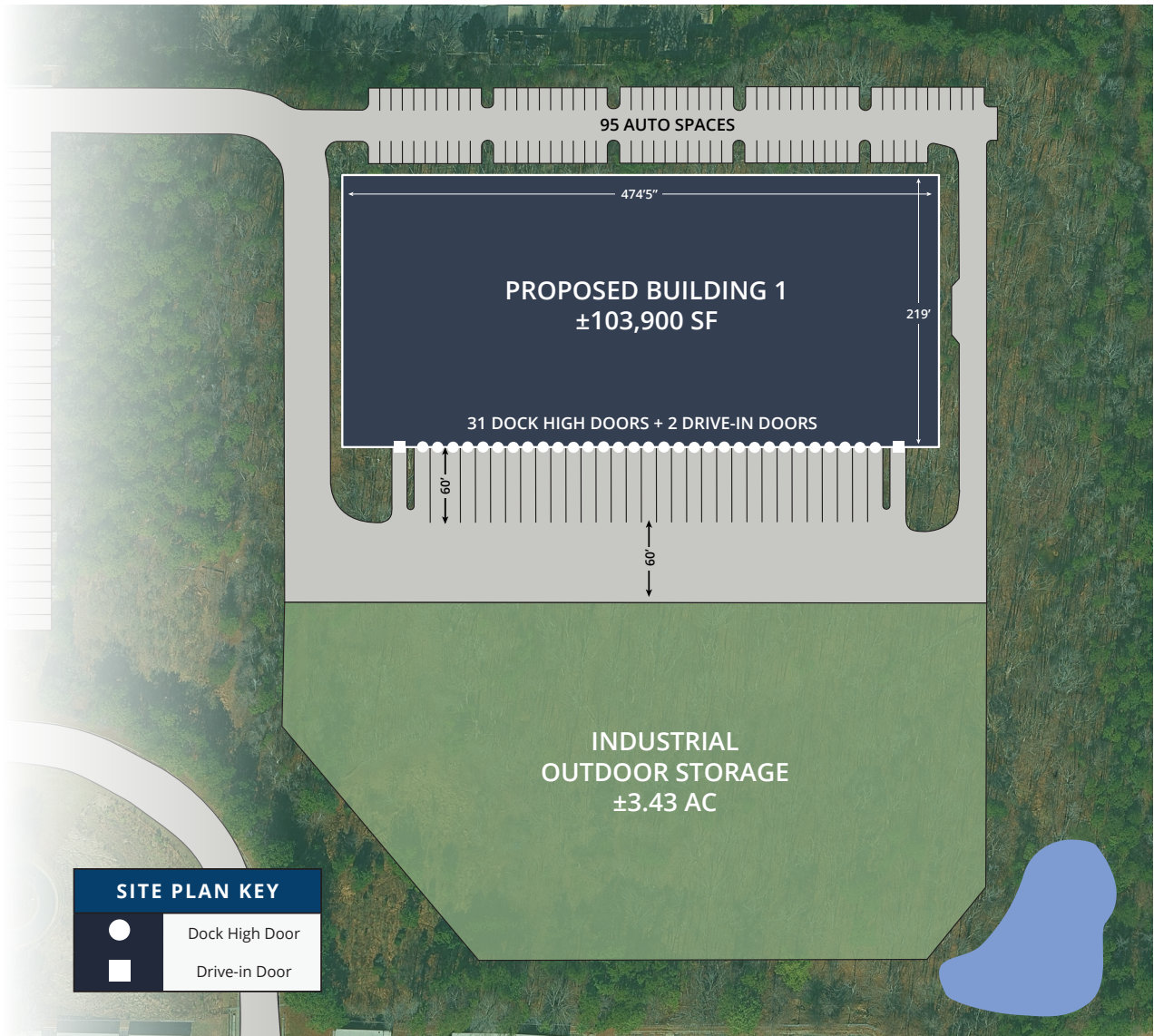
SITE PLAN CONCEPT: BUILDING + IOS

BUILDING 1 SPECIFICATIONS

SF Available	±103,900 SF
Office	BTS
Column Spacing	52' x 56'4" with 60' Speed Bay
Clear Height	32'
Dock High Doors	(31) 9' x 10' Doors
Drive-In Doors	(2) 12' x 14' Doors
Sprinkler	ESFR
Auto Parking	95 spaces

IOS SPECIFICATIONS

AC Available	±3.43 AC
Zoning	I-1 (Industrial)



10301 MONROE RD MATTHEWS, NC

LOCATION OVERVIEW

Located on Monroe Rd in Matthews, NC this site offers a rare opportunity to lease over ±100,000 sf in what is considered Charlotte's "Last Mile" Industrial Submarket. The building's location makes this a very attractive opportunity for distribution companies with its second to none location in the Charlotte market.

A short drive to Uptown Charlotte, South Charlotte neighborhoods as well as the NC/SC border connects last mile users to most of the Charlotte MSA population. The closest interstate is I-485 that is approximately 2 miles away. I-485 is known as the "beltline" to Charlotte, providing a 67-mile loop around the city. I-485 provides access to Charlotte's major thoroughfares, I-77 & I-85, that connect Charlotte to other major cities in the Southeast. As a result of the close proximity to these major interstates, distributors are able to reach more than 60% of the US within a one day drive.

LOCAL DRIVE TIMES

Matthews, NC	5 mins
Southpark	18 mins
Waverly	20 mins
Uptown Charlotte	21 mins
Ballantyne	21 mins
Carowinds	23 mins
Concord, NC	29 mins



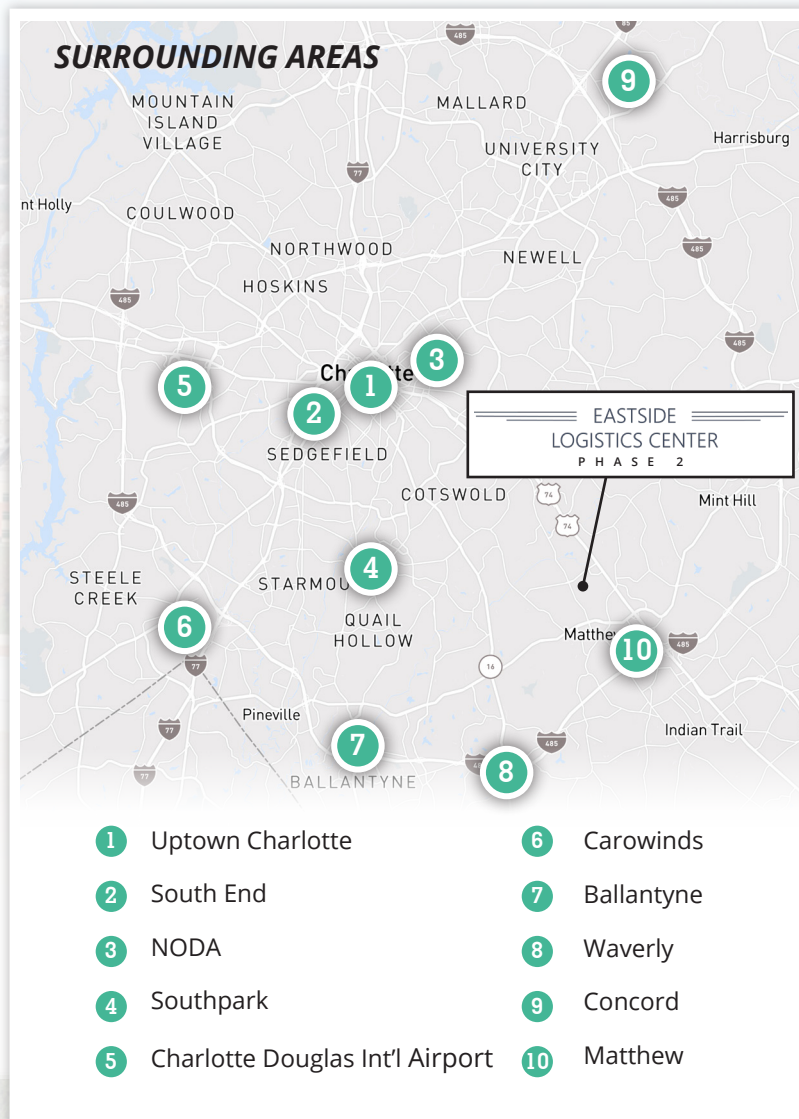
**23 MIN DRIVE
to Interstate 77**



**27 MIN DRIVE
to Interstate 85**



**27 MIN DRIVE
to Airport**



LEASING CONTACTS

Henry Lobb, SIOR
Principal
704 469 5964
henry.lobb@avisonyoung.com

Abby Rights
Senior Vice President
704 413 0235
abby.rights@avisonyoung.com

Jewell Gentry
Associate
704 285 2070
jewell.gentry@avisonyoung.com



**AVISON
YOUNG**