



# S. I-85 SERVICE RD Charlotte, NC 28214

Two Industrial Warehouses

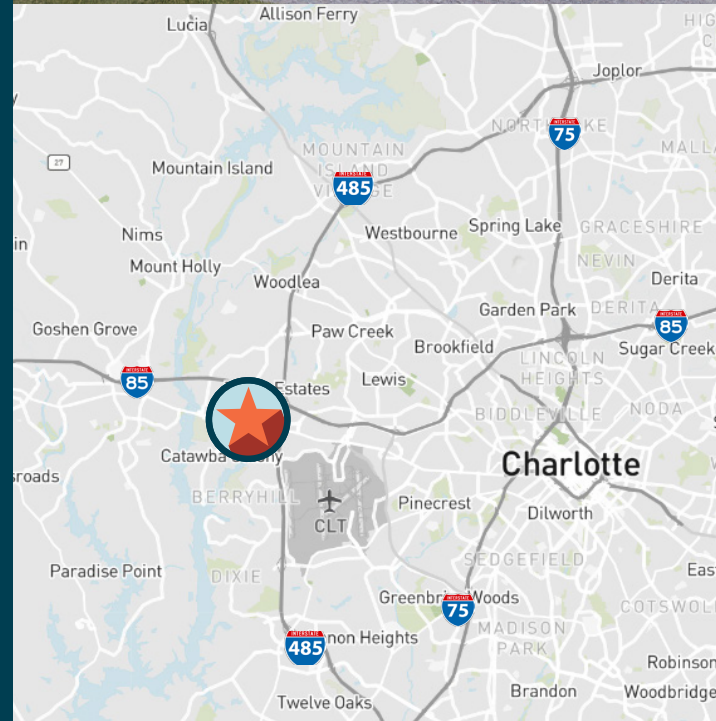
**Building 1: 43,849 SF**

**Building 2: 41,666 SF**

Located in the Airport Submarket

I-85 & I-485 frontage

State-of-the-art facilities & unique  
space in the market



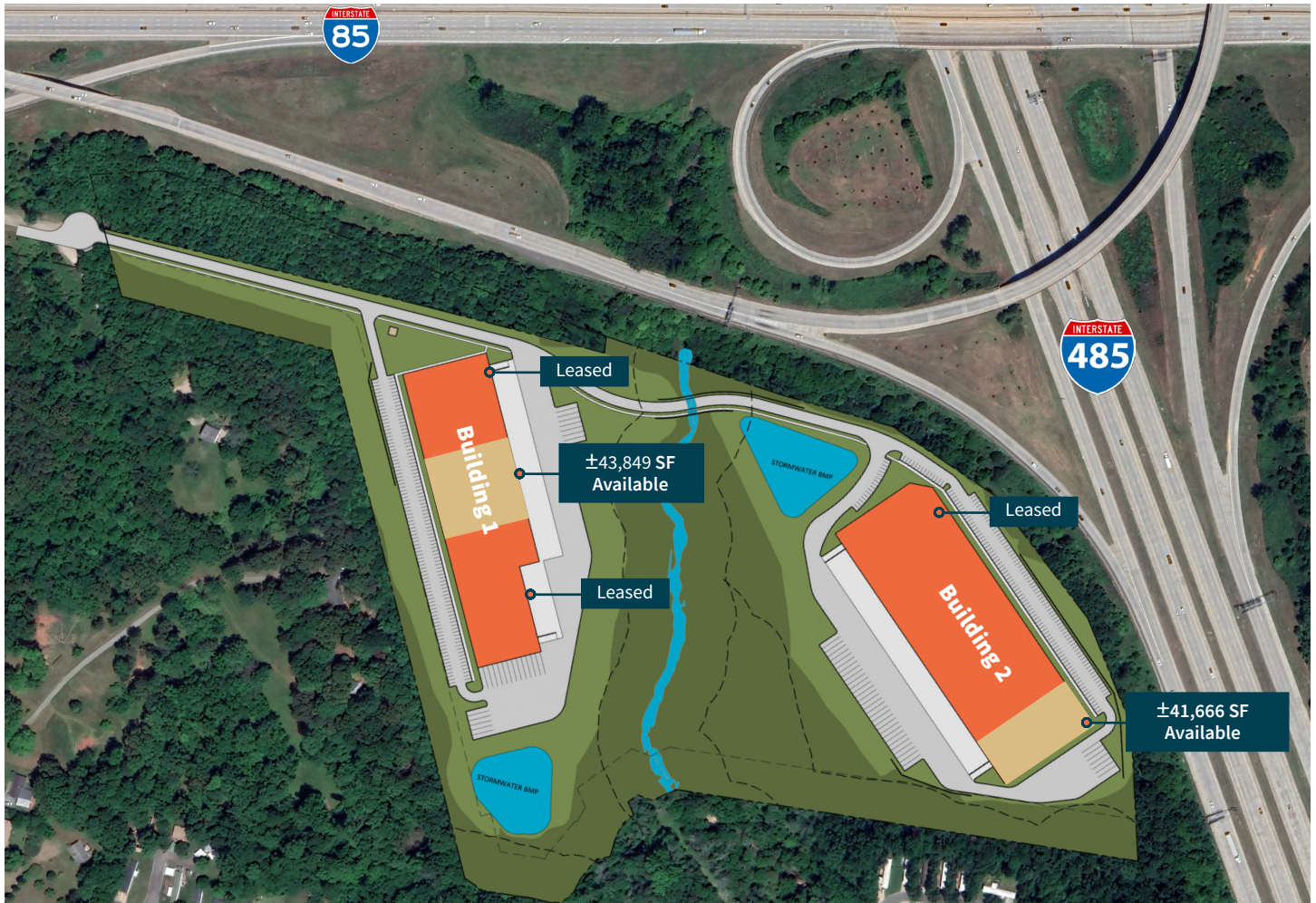
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# Property specifications



## 6615 S. I-85 Service Rd.

### Building 1

<b>Building size</b>	±145,116 SF
<b>Available SF</b>	±43,849 SF
<b>Office SF</b>	2,192 SF of spec
<b>Clear Height</b>	32'
<b>Loading</b>	13 Dock High
<b>Column Spacing</b>	52' x 50' (60' speed bay)
<b>Building Depth</b>	210'
<b>Power</b>	480V, 3 Phase, 2000 Amp
<b>Sprinkler System</b>	ESFR
<b>Trailer Parking</b>	5 spaces
<b>Truck Court Depth</b>	130'

## 6601 S. I-85 Service Rd.

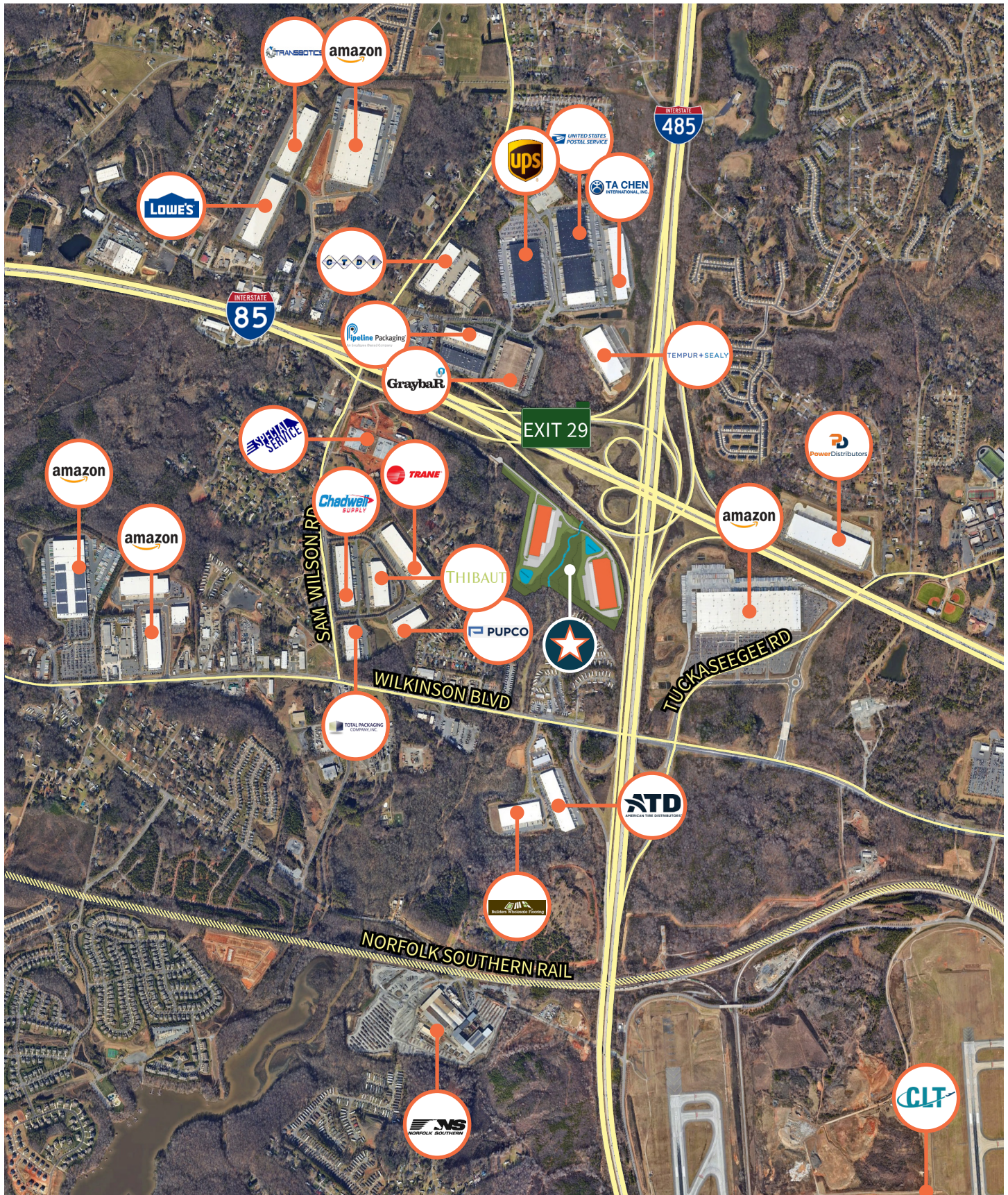
### Building 2

<b>Building size</b>	±189,741 SF
<b>Available SF</b>	±41,666 SF
<b>Office SF</b>	1,990 SF of spec
<b>Clear Height</b>	32'
<b>Loading</b>	7 Dock High   1 Drive In
<b>Column Spacing</b>	52' x 50' (60' speed bay)
<b>Building Depth</b>	260'
<b>Power</b>	480V, 3 Phase, 2000 Amp
<b>Sprinkler System</b>	ESFR
<b>Trailer Parking</b>	28 spaces
<b>Outdoor Storage</b>	Ability to secure the space allotting for ±1.0 acre of storage
<b>Auto Parking</b>	±25 spaces
<b>Truck Court Depth</b>	185'

# Availability



# Surrounding Area



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