



# SUNPOINT

CLT

Class A Industrial Building  
±98,446 SF Available  
8301 Old Dowd Road  
Charlotte, NC 28214



# SITE PLAN



# AVAILABILITY OVERVIEW

**Property:** SunPoint CLT  
8301 Old Dowd  
Road, Charlotte, NC

**Building  
Depth:** 270'

**Box Truck  
Parking:** 5 | 40' Deep

**Clear  
Height:** 32'

**Available  
SF:** 98,446 SF  
Available

**Loading  
Bay:** 60'

**Dock High  
Doors:** (23) 9' x 10'  
(1) With Mechanical  
Pit Leveler

**Sprinkler:** ESFR

**Spec  
Office:** ± 1,598 SF

**Auto  
Parking:** 194

**Drive-In  
Doors:** Ability to Add

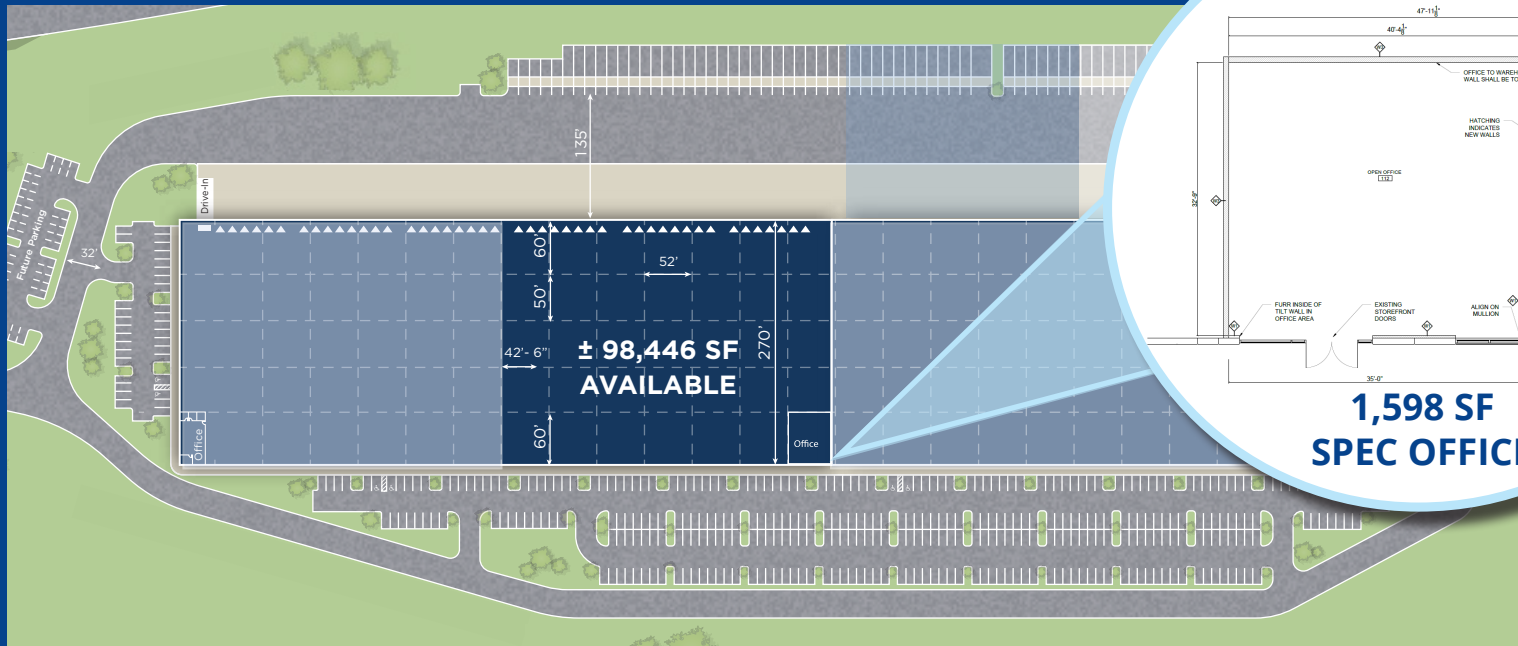
**Truck  
Court:** 190'

**Column  
Spacing:** 52' x 50'

**Trailer  
Parking:** 26 | 55' Deep

**Slab:** 8" Concrete Slab on  
Grade

**Power:** Up to 1,500 Amps



**1,598 SF  
SPEC OFFICE**

# PRIME LOCATION

## DRIVE TIMES | DISTANCE



< 5 MIN | < 1 MILE



< 15 MIN | < 10 MILES



< 5 MIN | < 3 MILES



< 50 MIN | < 50 MILES



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## For More Information, Please Contact:

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