## ±115,398 SF WAREHOUSE | FOR SALE OR LEASE

1000 N. HOSKINS RD | CHARLOTTE, NC 28216



## FEATURES:

- ±115,398 SF, fully fenced warehouse/distribution facility
- ±9,478 SF of office space (±3,290 SF on 2nd floor)
- Situated on ±7.815 acres / Zoned I-2
- 11 internal docks with (11'x14') drive-in doors
- 1 (6'x9') drive-in door
- 3 (10'x10') dock high doors
- 5 (10'x10') rail doors
- 20' clear height in original warehouse / 22'-24' in expansion space
- 150' concrete truck court
- · Fully sprinklered
- CSX rail potential

## FOR MORE INFORMATION, CONTACT:

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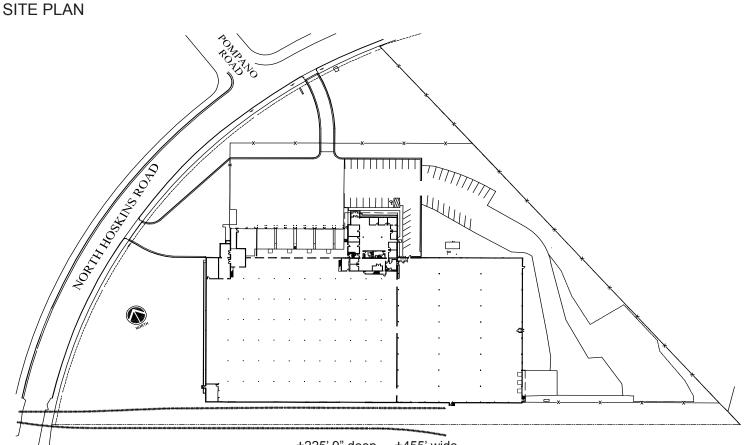




All information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof, and the property is subject to prior sale, lease or withdrawal

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±225' 9" deep ±455' wide 22' x 32' column width (original building) 60' x 25' column width (expansion building)



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