

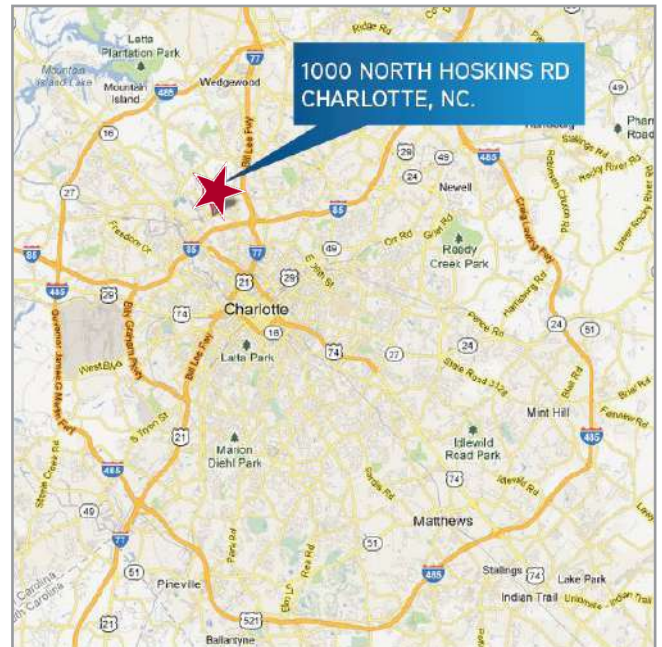
# ±115,398 SF WAREHOUSE | FOR SALE OR LEASE

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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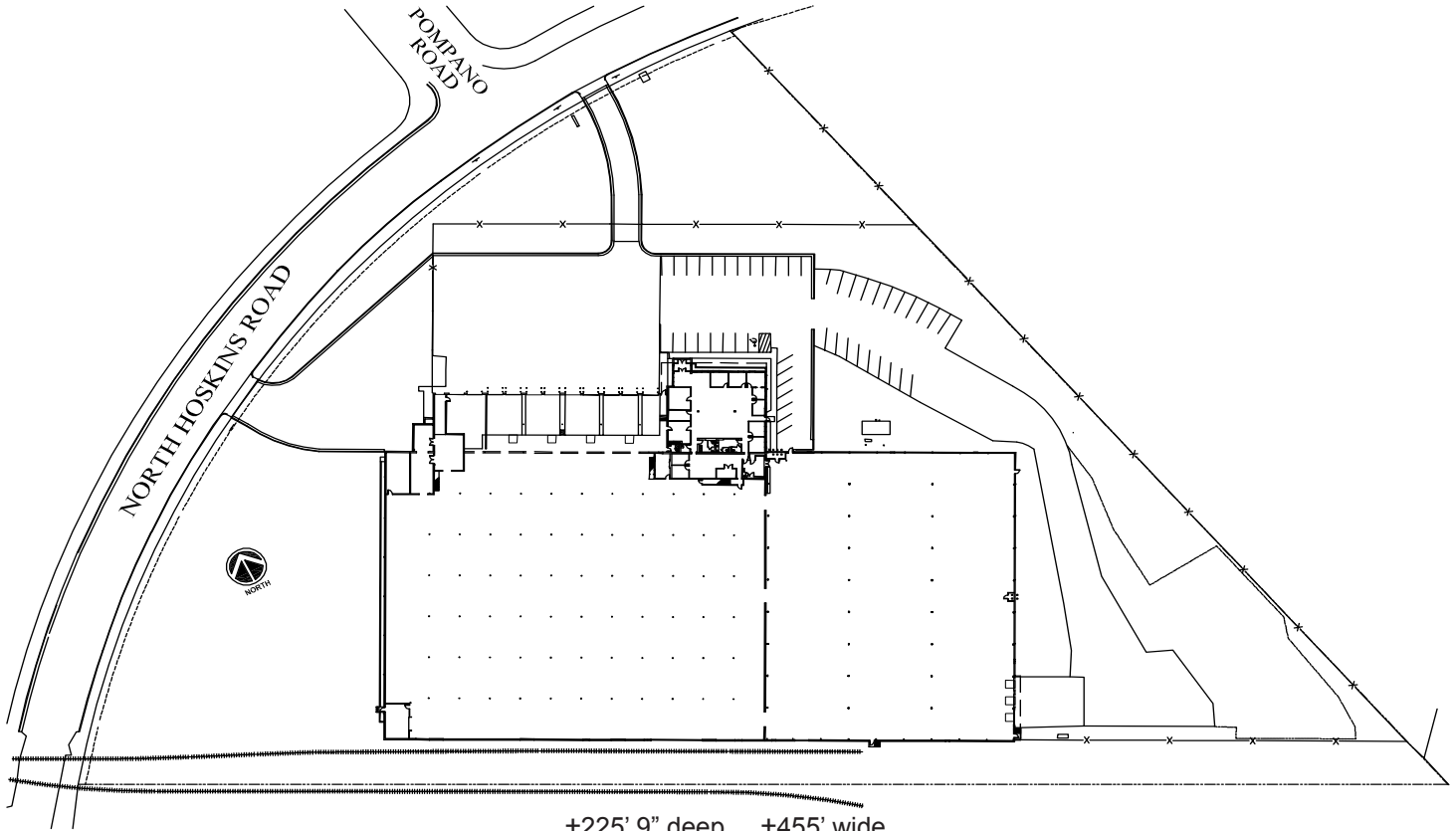
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## SITE PLAN



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



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