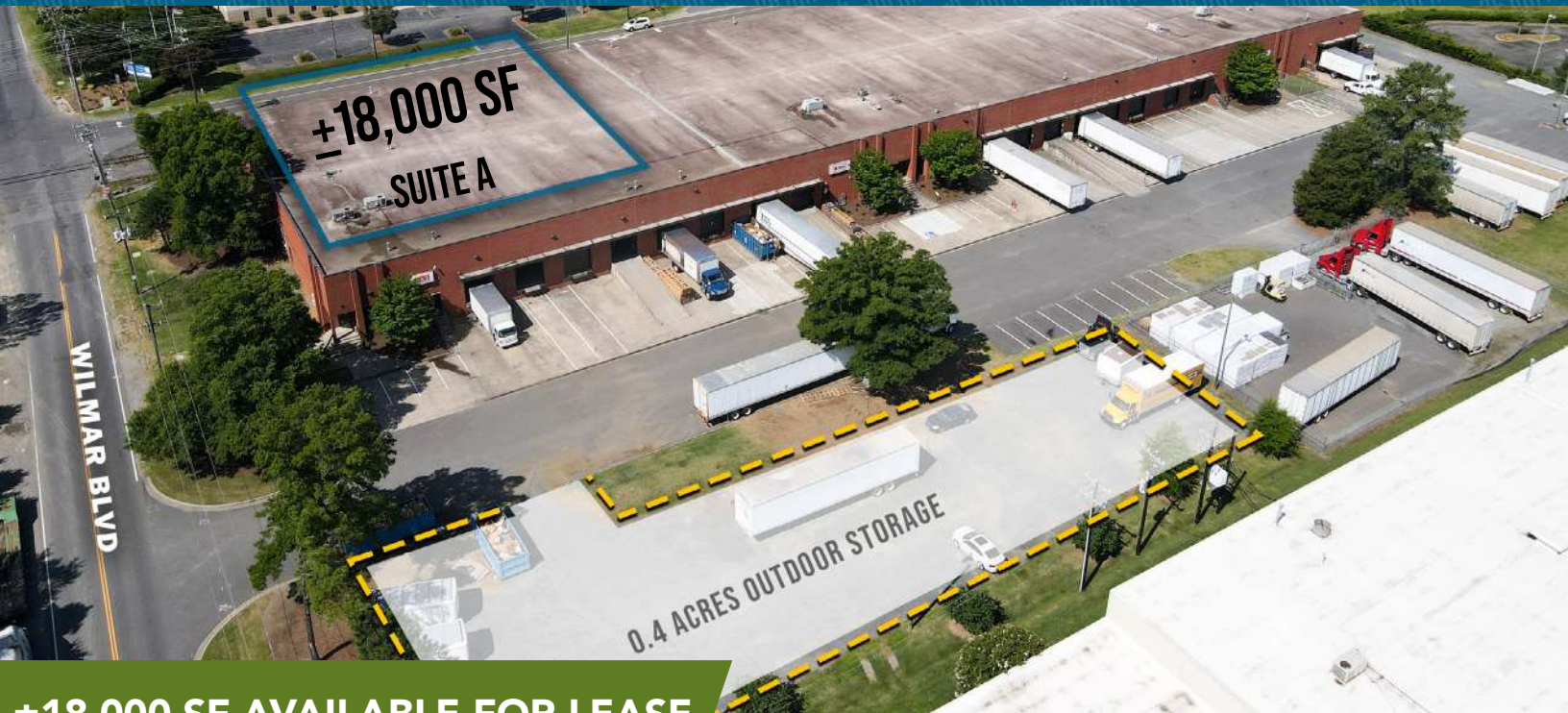


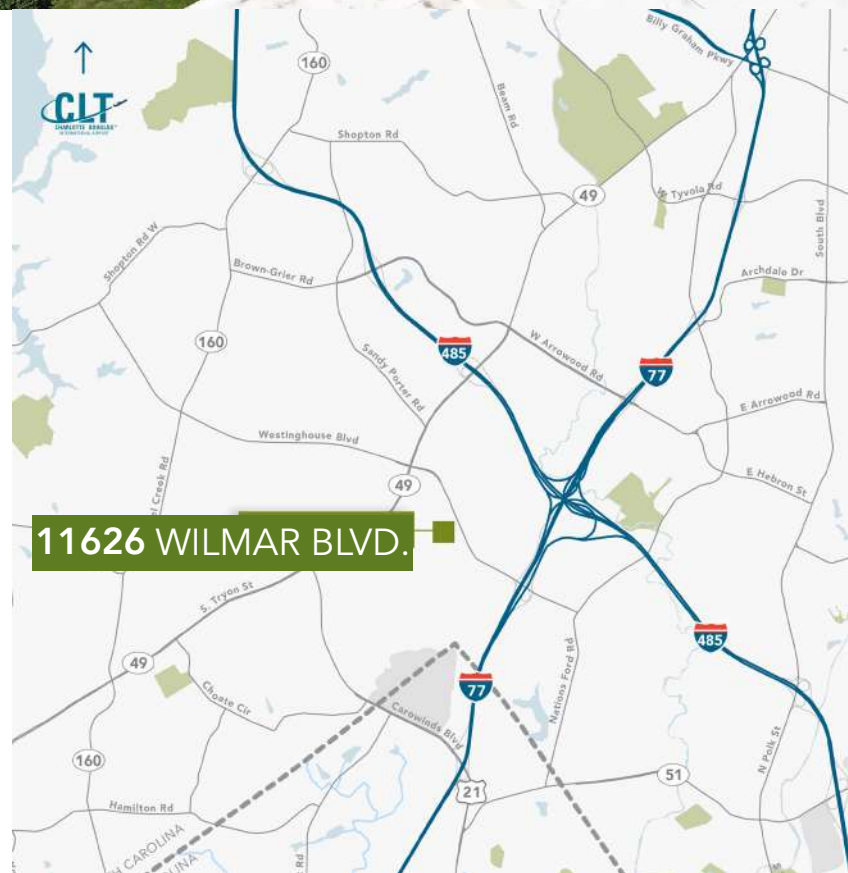
11626 WILMAR BLVD, SUITE A

CHARLOTTE, NC 28273
COMMERCE PARK



±18,000 SF AVAILABLE FOR LEASE

- ±18,000 SF front-load, rail served facility
- ±1,751 SF office space
- ML-2 zoning with 0.4 acres of fenced outdoor storage
- Wet sprinkler
- 20' clear height
- Three (3) 10' x 10' Dock High Doors
- One (1) 10' x 10' Drive In Door
- Easy access to Westinghouse Blvd and numerous amenities
- Conveniently located in Commerce Park, a master-planned park in Southwest Charlotte:
 - ±1 mile to I-77
 - ±1.5 miles to I-485
 - ±10 miles to CLT Airport



BEACON
PARTNERS

ALEX HABECKER

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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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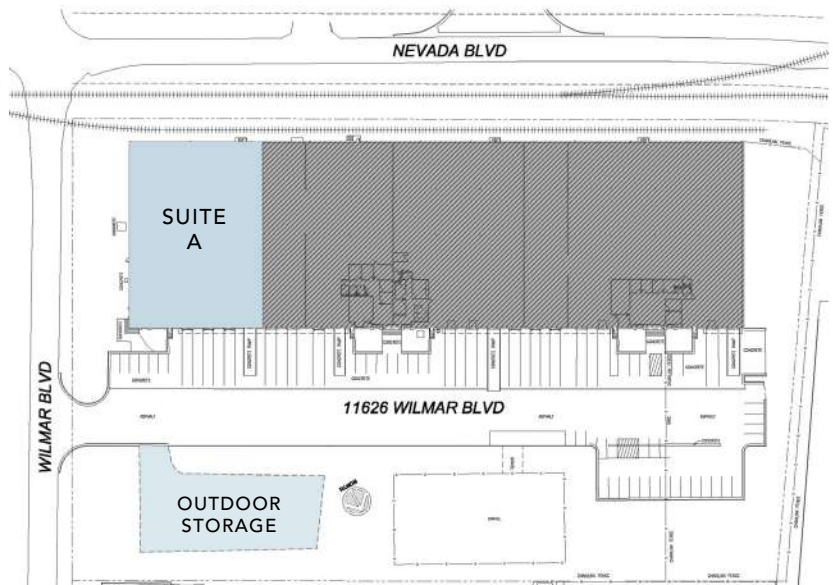
COMMERCE PARK

SITE & FLOOR PLAN



Three (3) 10' x 10' Dock-High Doors

One (1) 10' x 10' Drive-In Door



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