

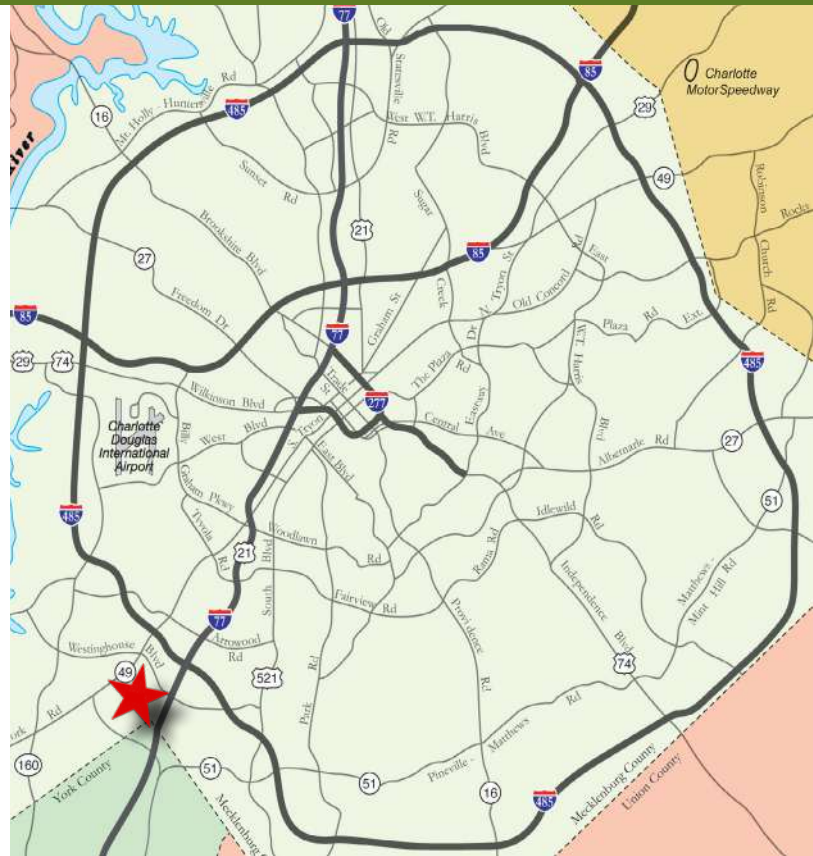
# UP TO ±156,000 SF INDUSTRIAL FACILITY | SOUTHWEST SUBMARKET

13021 GENERAL DRIVE | CHARLOTTE, NC 28273



## FEATURES:

- Up to 156,000 SF
- 12 acres site zoned I-2
- Easy access to Westinghouse Boulevard
- 32' clear height
- ESFR Sprinkler System
- 185' truck court
- 30 trailer dedicated parking area
- ±80 parking spaces
- Building signage opportunity
- Strategic distribution location; convenient to I-77, I-485, CLT Airport, CBD and numerous amenities
- Beacon Partners, the largest single-entity owner of industrial space in Charlotte, providing maximum flexibility and service to customers



FOR MORE INFORMATION, CONTACT:

**TIM ROBERTSON**

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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.

SITE PLAN:



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