

# 1304 BERRYHILL ROAD

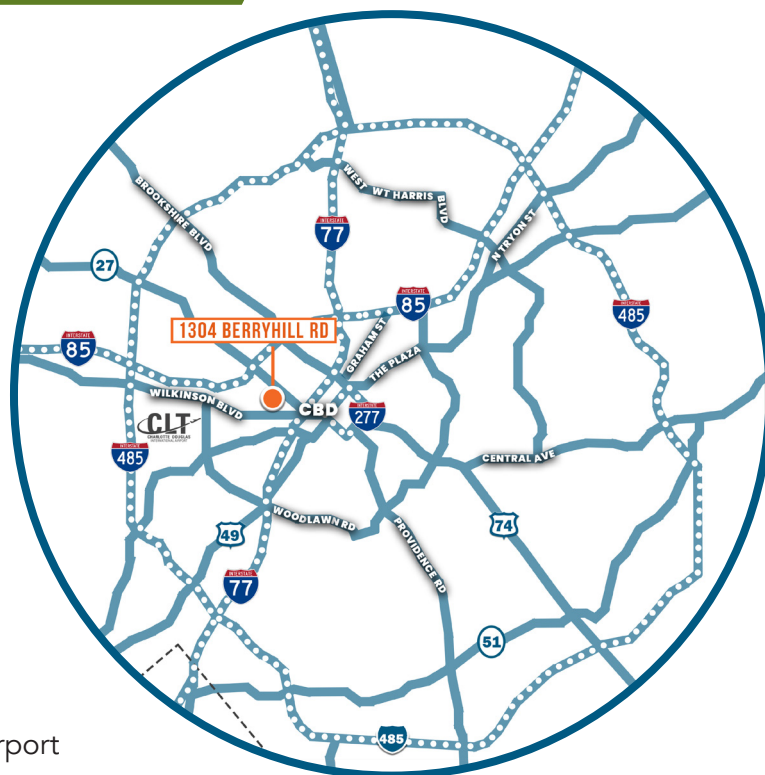
CHARLOTTE, NC 28208

FREEMORE WEST SUBMARKET



## ±54,072 SF AVAILABLE FOR SHORT-TERM LEASE

- ±54,072 SF with ±5,771 SF of office
- Power: 800 amps 480V
- Loading: Six (6) dock high doors  
Three (3) drive-in doors
- Clear height: 15' to 18'
- Fully conditioned warehouse
- Located near the Freedom Drive and Berryhill Road signaled intersection
- Ideal Central Charlotte location:
  - ±1.2 miles to I-77
  - ±1.7 miles to I-85
  - ±2 miles to Charlotte CBD
  - ±3.5 miles to Charlotte Douglas International Airport



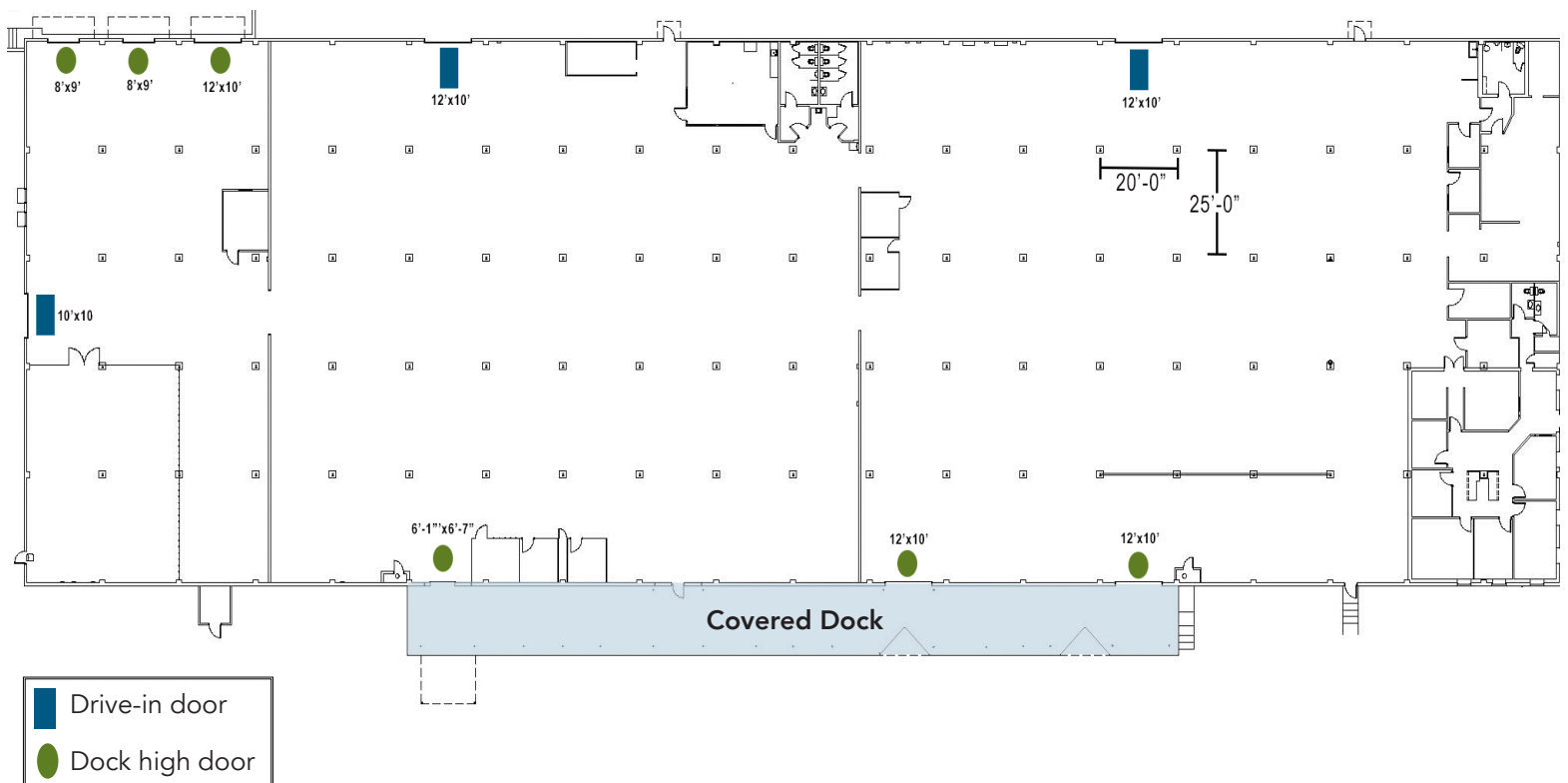
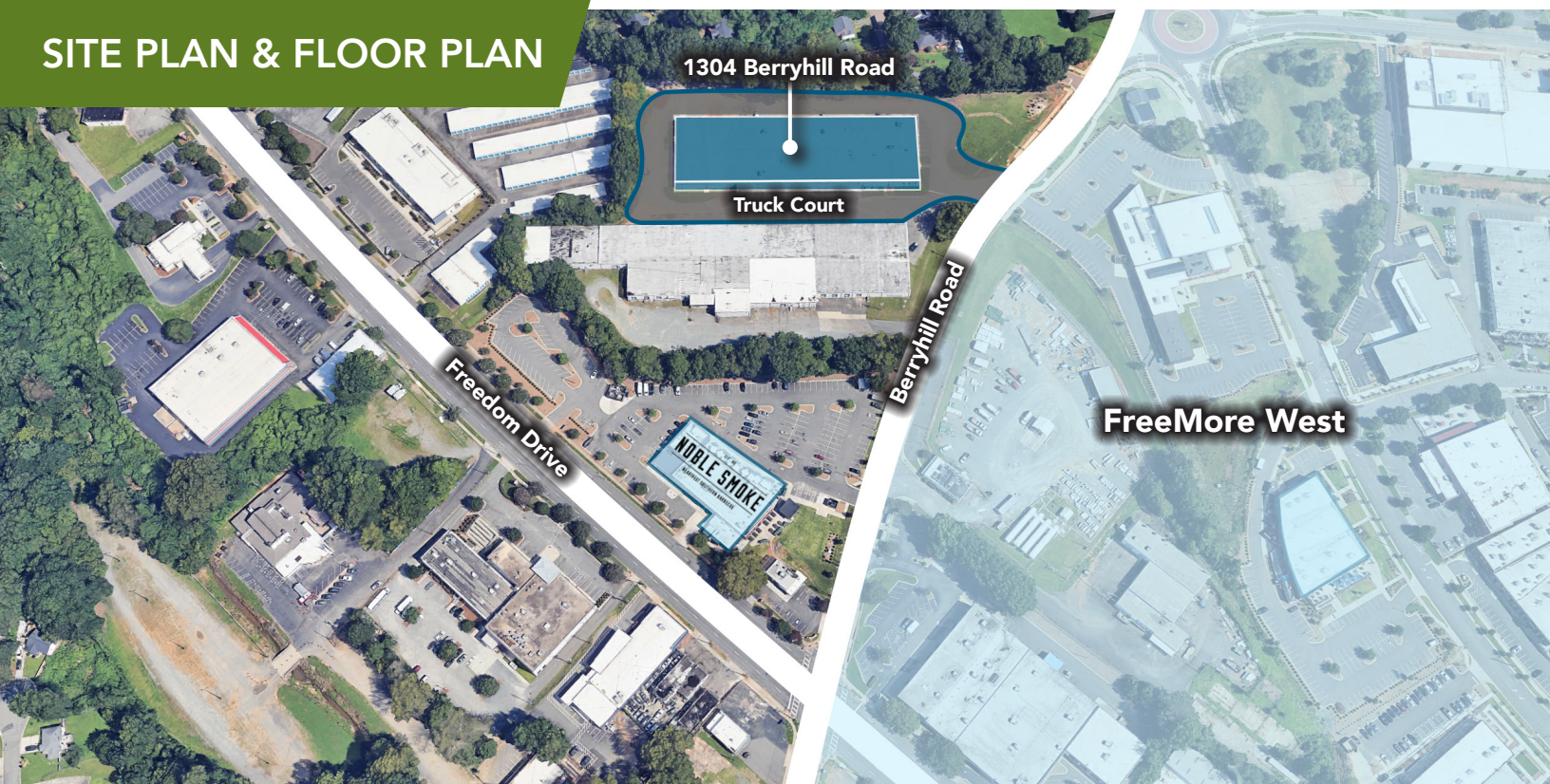


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## SITE PLAN & FLOOR PLAN



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