

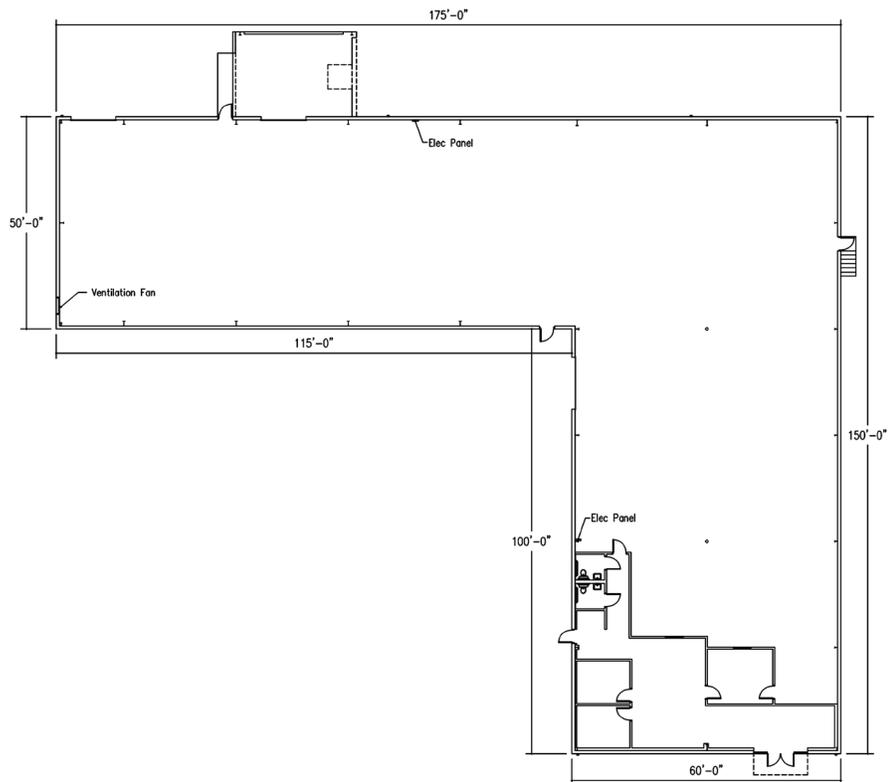
# ±15,291 TOTAL SF AVAILABLE | FREEMOREWEST NEIGHBORHOOD

2228 THRIFT RD | CHARLOTTE, NC 28208



## FEATURES:

- Intended for industrial use, showroom, or retail space
- 15,291 total SF
  - > ±13,125 SF warehouse
  - > ±1,625 SF office
  - > 541 SF covered dock
- 0.95-acre site with outside storage opportunity
- Loading:
  - > One (1) 10' x 12' drive-in door
  - > One (1) 10' x 12' dock high door w/pit leveler
  - > One (1) 12' x 13' drive-indoor
- I-2 Zoning
- 16' to 22' ceiling height
- Ideal Charlotte location - approximately:
  - > 0.4 miles to Freedom Drive
  - > 1.0 miles to I-77
  - > 1.5 miles to I-85
  - > 2.0 miles to I-277
  - > 2.2 miles to CBD
  - > 6.0 miles CLT Airport
- Beacon owns, leases and manages 9.5 million SF of property



FOR MORE INFORMATION, CONTACT:

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