±92,060 SF INDUSTRIAL FACILITY WITH ±8 USABLE ACRES



3135 NEVADA BLVD. CHARLOTTE, NC 28273

FEATURES

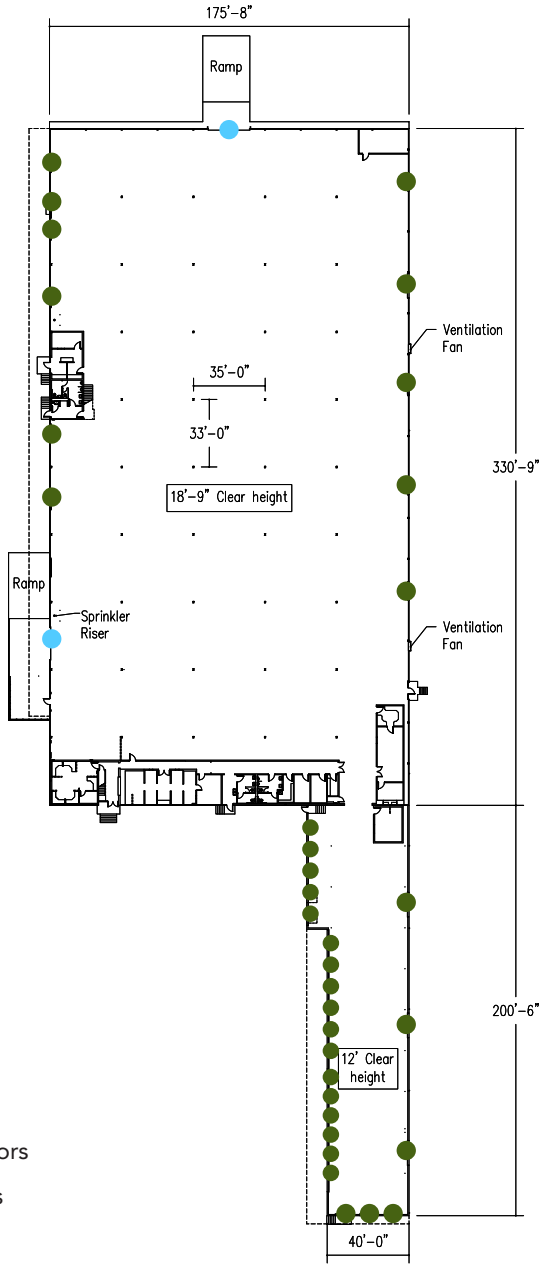
- Wet sprinkler system
- Southwest Charlotte submarket location
- Site has an active Norfolk Southern rail spur
- ML-2 Zoning
- Strategic distribution location that is convenient to I-77, I-485, Charlotte Douglas International Airport and Charlotte Business District

BEACON PARTNERS

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SITE PLAN

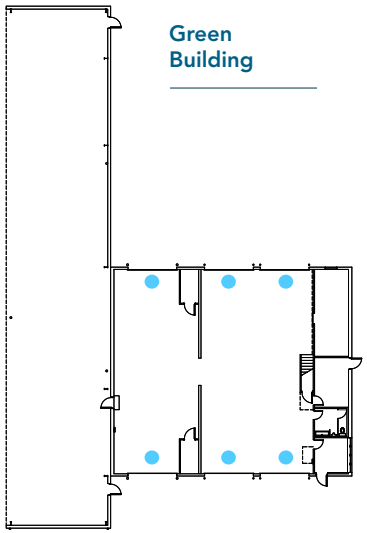
Main Building



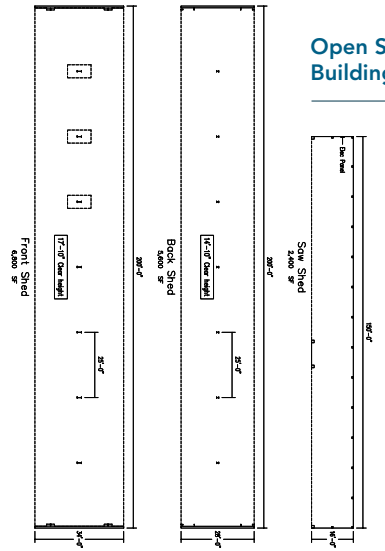
dock high doors

drive-in doors

Green Building



Open Sided Buildings



AVAILABLE SF	±92,060 SF
OUTDOOR STORAGE	±8 acres of outdoor storage
OFFICE SF	±6,624 SF
CLEAR HEIGHT	18'- 9"
LOADING	**34 DOCK HIGH DOORS** (6) 7'8 x 8' dock high doors (22) 8' x 8' dock high doors (1) 9' x 10' dock high door w/ edge leveler (3) 12' x 8' dock high doors (1) 12' x 12' dock high door (1) 18' x 10' 8 dock high door, w/ 2 pit levelers **2 DRIVE-IN DOORS** (1) 16' x 12' drive-in door (1) 20' x 14' drive-in door
ON-SITE UTILITIES	**Water & Sewer:** Charlotte Water **Natural Gas:** Piedmont Natural Gas **Sanitary/Storm:** Charlotte Water

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MAJOR ACCESS POINTS

INTERSTATE 77
±2.0 MILES

INTERSTATE 485
±2.8 MILES

INTERSTATE 85
±10.5 MILES

CHARLOTTE DOUGLAS AIRPORT
±12.0 MILES

DOWNTOWN CHARLOTTE
±211.5 MILES



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SITE PHOTOS









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