# ±34,127 SF WAREHOUSE FOR LEASE | CSX RAIL SPUR

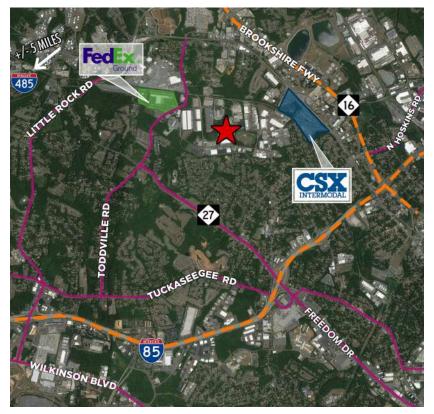
NORTHWEST INDUSTRIAL PARK | 839 EXCHANGE ST | CHARLOTTE, NC 28208



### FEATURES:

# Suite C (<u>+</u>34,127 SF)

- 34,127 square feet available; end unit
- 1,906 SF of office space
- Outside storage potential
- CSX rail spur
- 2 Dock High Doors
- 2 Drive-In Doors
- 2 Rail Doors
- 22' clear height / 40' x 41'8" column spacing
- Fenced truck court
  - Convenient to: I-85 (±2 miles) I-485 (±5 miles) Charlotte Douglas International Airport (±5 miles)





#### FOR MORE INFORMATION, CONTACT:

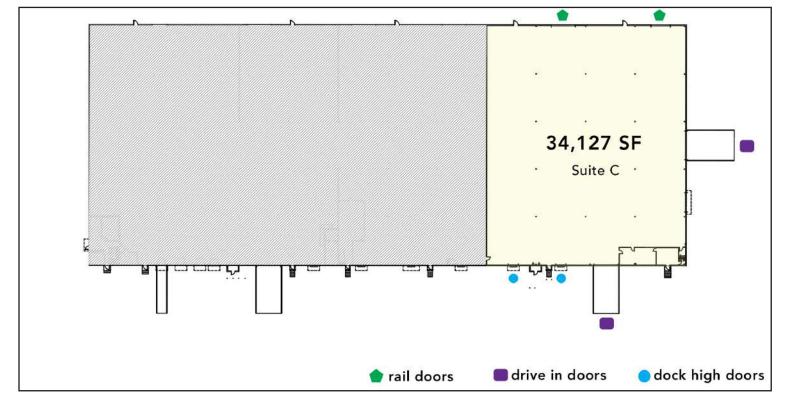
TIM ROBERTSON 704.926.1405 (d) 704.654.9880 (m) tim.robertson@beacondevelopment.com 500 East Morehead Street | Suite 200 | Charlotte, NC 28202 www.beacondevelopment.com

All information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy therof and the property is subject to prior sale, lease or withdrawal.

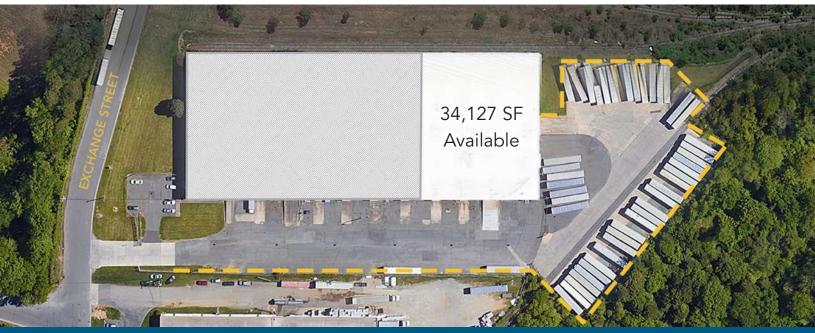
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### FLOOR PLAN:



### AERIAL:



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