

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

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



## FEATURES:

- ±34,127 SF warehouse / distribution facility with ±893 SF of office space
- CSX rail spur
- Outside storage potential
- Two (8' x 10') dock high doors with edge of dock levelers
- One (20' x 14') drive-in door
- One (20' x 14') rail door / One (16' x 12') rail door
- 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:

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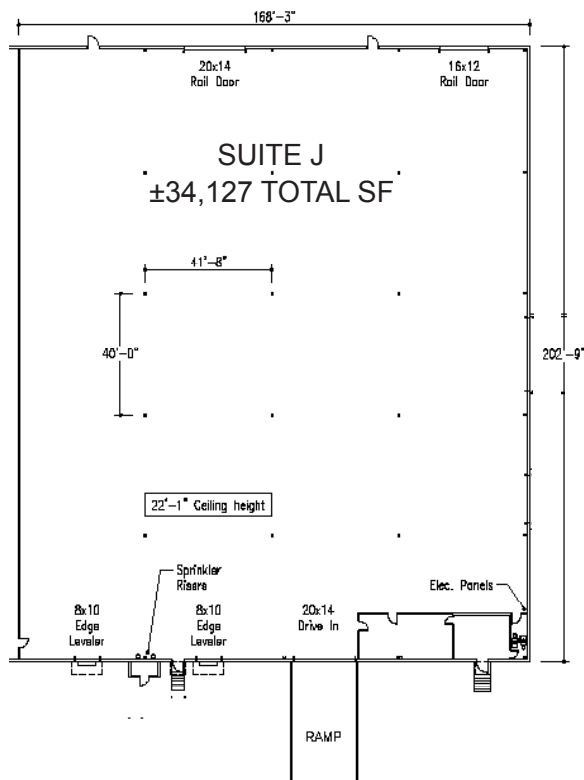
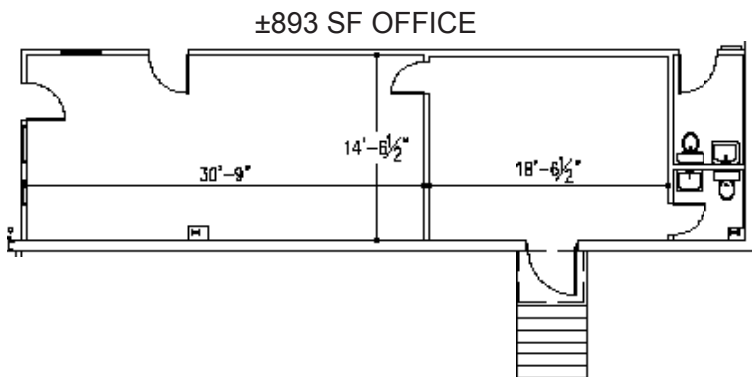
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## FLOOR PLAN



## AERIALS



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