



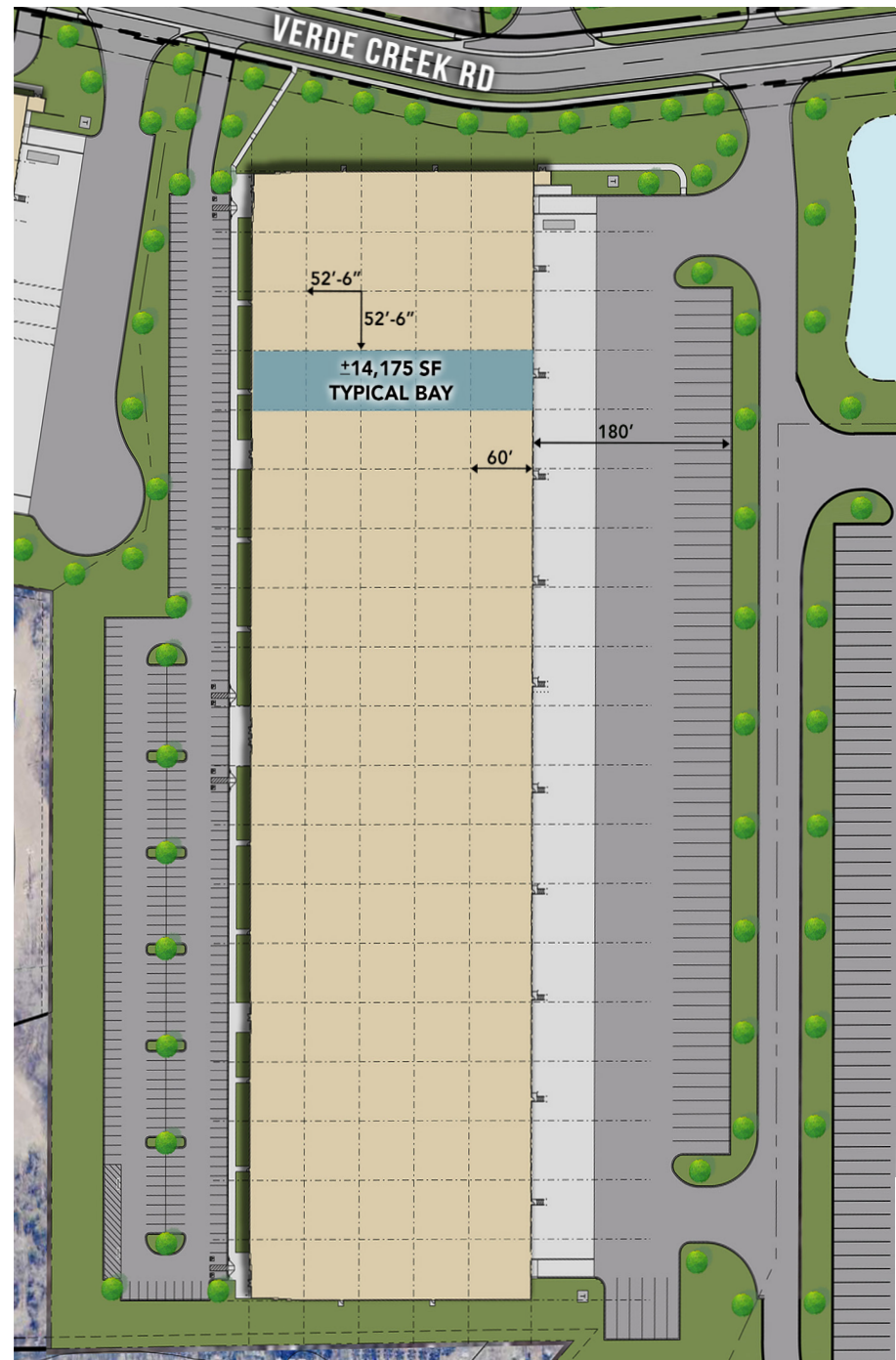
### « FEATURES

- A ±1.1 million SF master-planned manufacturing and logistics park
- Located less than a mile from I-485 via Mount Holly Road (Exit 14) and Moores Chapel Road (Exit 12)
- 36' clear height
- ESFR sprinkler system
- Full concrete truck court
- Zoning ML-1 CD
- Central Charlotte location within ±2.0 miles to I-85, ±4.0 miles to Charlotte Douglas International Airport and ±5.0 miles to I-77



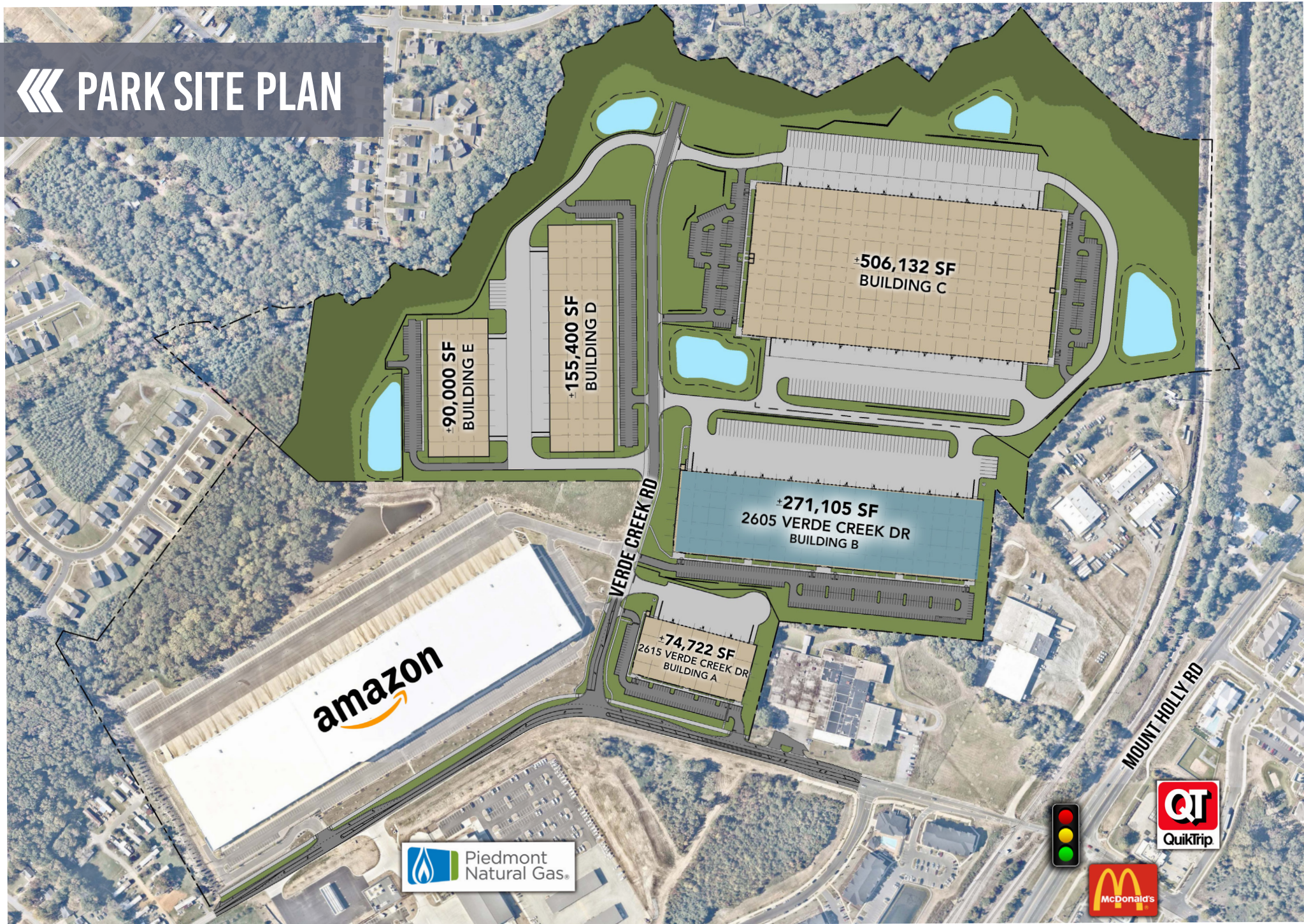
# BUILDING SPECS

ADDRESS	2605 Verde Creek Road (Building B) Charlotte, NC 28214
COUNTY	Mecklenburg
AVAILABLE SF	±42,865 - 271,105 SF
OFFICE SF	Build-to-suit
ZONING	ML-1 CD
LIGHTING	LED
CLEAR HEIGHT	36'
LOADING	(60) 9' x 10' drive-in doors (2) 14' x 16' drive-in doors
TRAILER PARKING	68 spaces
TRUCK COURT	180'
FIRE PROTECTION	ESFR
CAR PARKING	331 spaces
COLUMN SPACING	52'-6" x 52'-6" with 60' speed bay typical
CONSTRUCTION	Walls: Tilt Concrete Floors: 7" unreinforced floor slab with speed bay reinforced with #3's at 18' O.C. Roof: 60 Mil TPO membrane
ON-SITE UTILITIES	Water: City of Charlotte Sewer: City of Charlotte Power: Duke Energy Gas: Piedmont Natural Gas Data: AT&T





# «« PARK SITE PLAN







# AREA OVERVIEW







# LOCATION MAP



±1 Mile	
±2 Miles	
±4 Miles	
±5 Miles	