

# RAPID COMMERCE PARK

±21,580 SF UP TO 74,671 SF INDUSTRIAL FACILITY

2615 VERDE CREEK ROAD | CHARLOTTE, NC 28214



## FEATURES

- ±21,580 SF to 74,671 SF
- A ±1.1 million SF master-planned manufacturing and logistics park
- 32' clear height
- Full concrete truck court
- ESFR sprinkler system
- Zoning I-1 (CD)
- Located less than a mile from I-485 / Mount Holly Road (Exit 14) and Moores Chapel Road (Exit 12)
  - ±1.0 mile to I-485
  - ±2.0 miles to I-85
  - ±4.0 miles to CLT Airport
  - ±5.0 miles to I-77

Developed and managed by Beacon Partners, the largest single-entity owner of industrial space in Charlotte, providing maximum flexibility and service to customers

FOR MORE INFORMATION, CONTACT:

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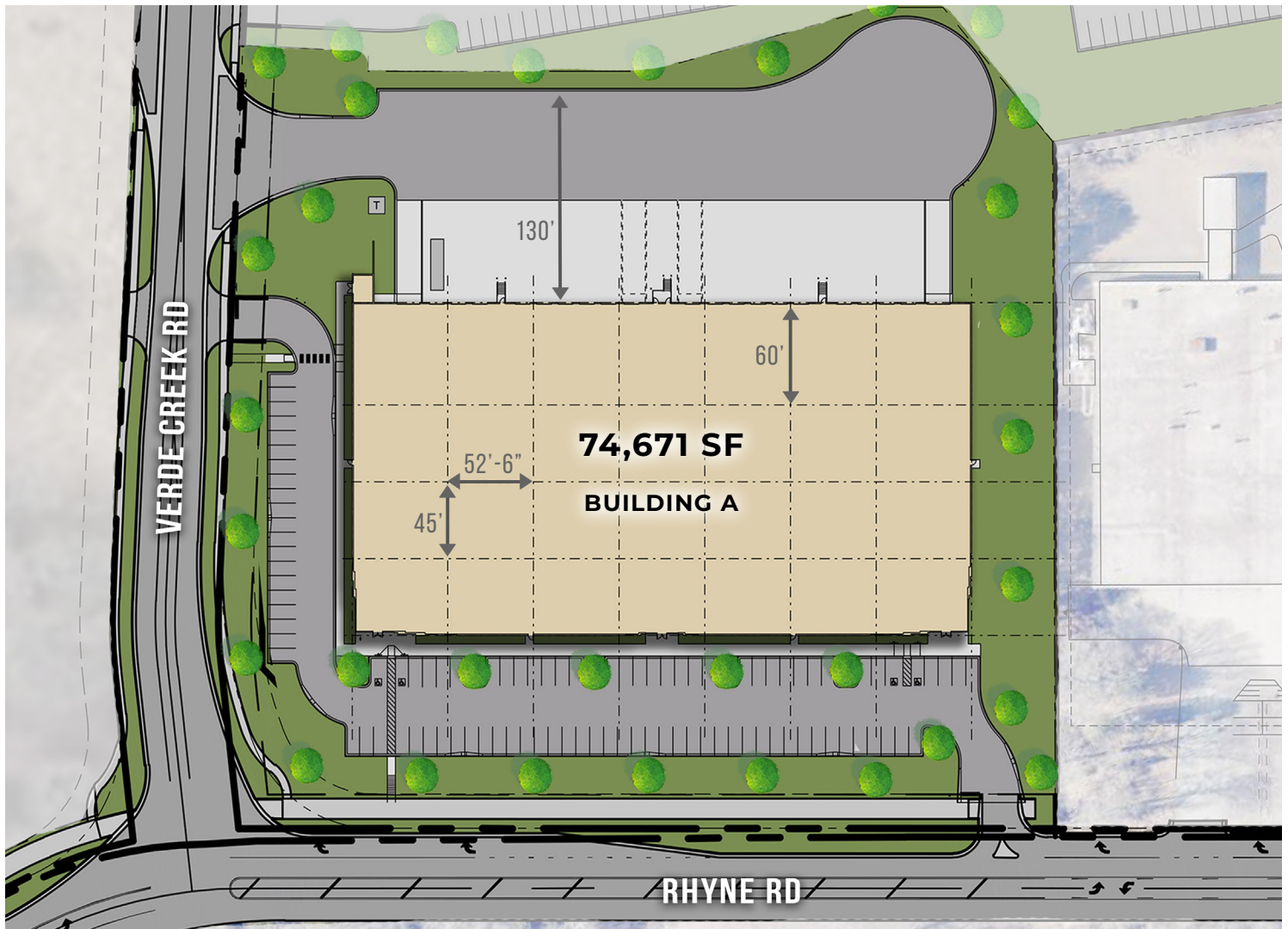


All information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the property is subject to prior sale, lease or withdrawal.

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CHARLOTTE, NC 28214

## PROPOSED BUILDING FEATURES



ADDRESS: 2615 Verde Creek Road  
Charlotte, NC 28214

COUNTY: Mecklenburg

PARK TOTAL SF:  $\pm 1,057,100$

BUILDING A: 21,580 SF to 74,671 SF

OFFICE SF: BTS

CLEAR HEIGHT: 32'

CAR PARKING: 105 spaces

ZONING: I-1 (CD)

TRUCK COURT: 130'

FIRE PROTECTION: ESFR

LIGHTING: LED

COLUMN  
SPACING: 52'6"x 45' typical with  
60' speedbay

LOADING: Nineteen (19) 9' x 10' overhead doors  
Two (2) 14' x 16' drive-in doors

CONSTRUCTION:

WALLS: Tilt concrete

FLOORS: 6" unreinforced floor slab with speed  
bay reinforced with #3's at 18' O.C.

ROOF: 60 mil TPO membrane

UTILITIES:

WATER / SEWER: Charlotte Water

POWER: Duke Energy

GAS: Piedmont Natural Gas

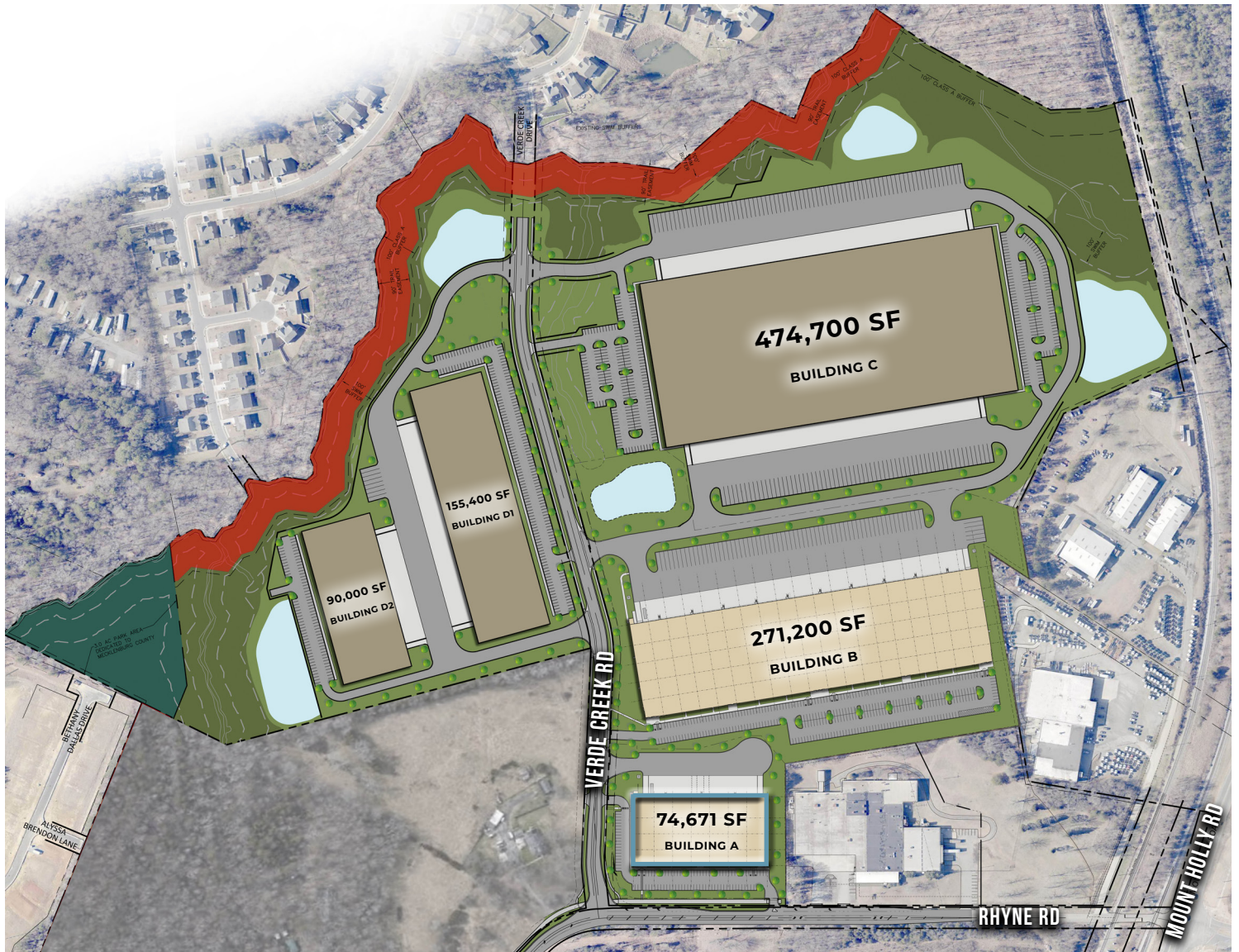
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## PARK SITE PLAN



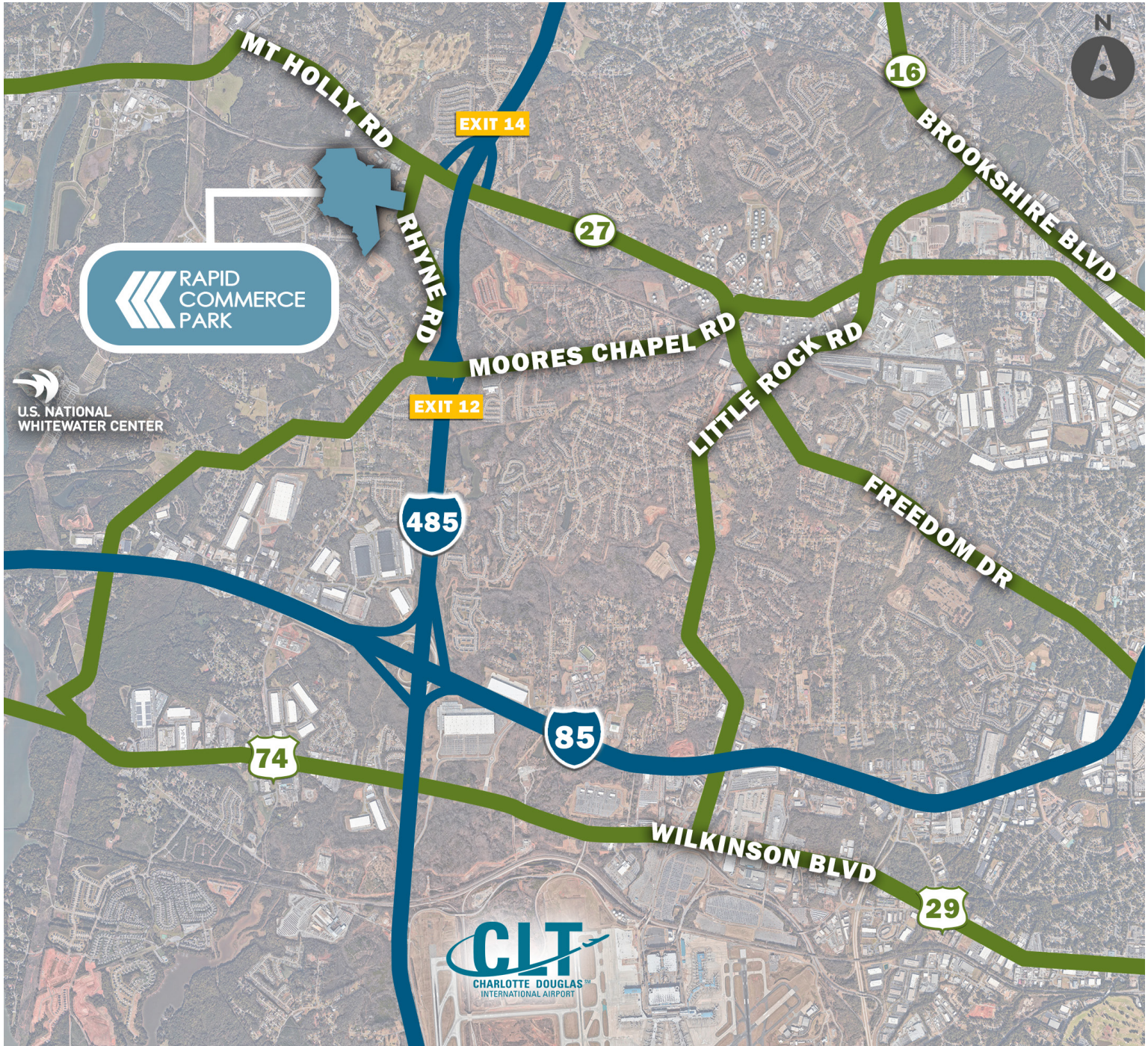
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## LOCATION AERIAL



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