

# RAPID COMMERCE PARK

**±42,865 SF UP TO 271,200 SF INDUSTRIAL FACILITY**  
2605 VERDE CREEK ROAD | CHARLOTTE, NC 28214



## FEATURES

- ±42,865 SF to 271,200 SF
- A ±1.1 million SF master-planned manufacturing and logistics park
- 36' 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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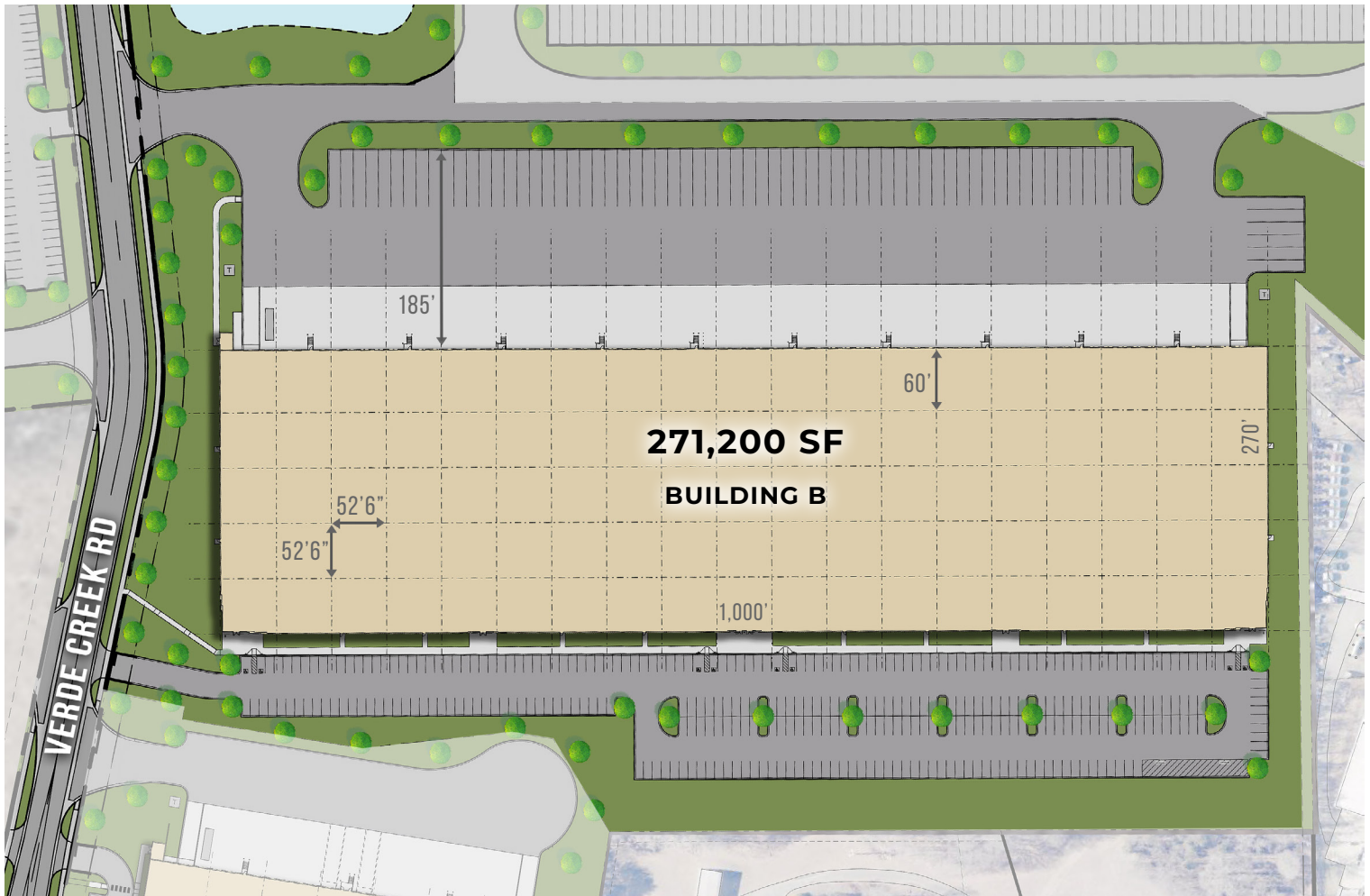


All information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the property is subject to prior sale, lease or withdrawal.

# RAPID COMMERCE PARK

CHARLOTTE, NC 28214

## PROPOSED BUILDING FEATURES



ADDRESS: 2605 Verde Creek Road  
Charlotte, NC 28214

COUNTY: Mecklenburg

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

BUILDING B: 42,865 SF to 271,200 SF

OFFICE SF: BTS

CLEAR HEIGHT: 36'

CAR PARKING: 331 spaces

TRAILER PARKING: 68 spaces

ZONING: I-1 (CD)

TRUCK COURT: 190'

FIRE PROTECTION: ESFR

LIGHTING: LED

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

LOADING: Sixty (60) 9' x 10' overhead doors  
Two (2) 14' x 16' drive-in doors

### 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

### UTILITIES:

WATER / SEWER: Charlotte Water

POWER: Duke Energy

GAS: Piedmont Natural Gas

PHONE/DATA: AT&T



CHARLOTTE, NC 28214

**474,700 SF**  
BUILDING C

**155,400 SF**  
BUILDING D1

**90,000 SF**  
BUILDING D2

**271,200 SF**  
BUILDING B

**74,671 SF**  
BUILDING A

VERDE CREEK DRIVE

RAYNE RD

MOUNT HOLLY RD

30 FT PARK AREA—  
DEDICATED TO  
MECKLENBURG COUNTY

EXISTING STORM DRAIN

WETLANDS

ALYSSA BRENNON LANE

BEVERLY DALLAS DRIVE



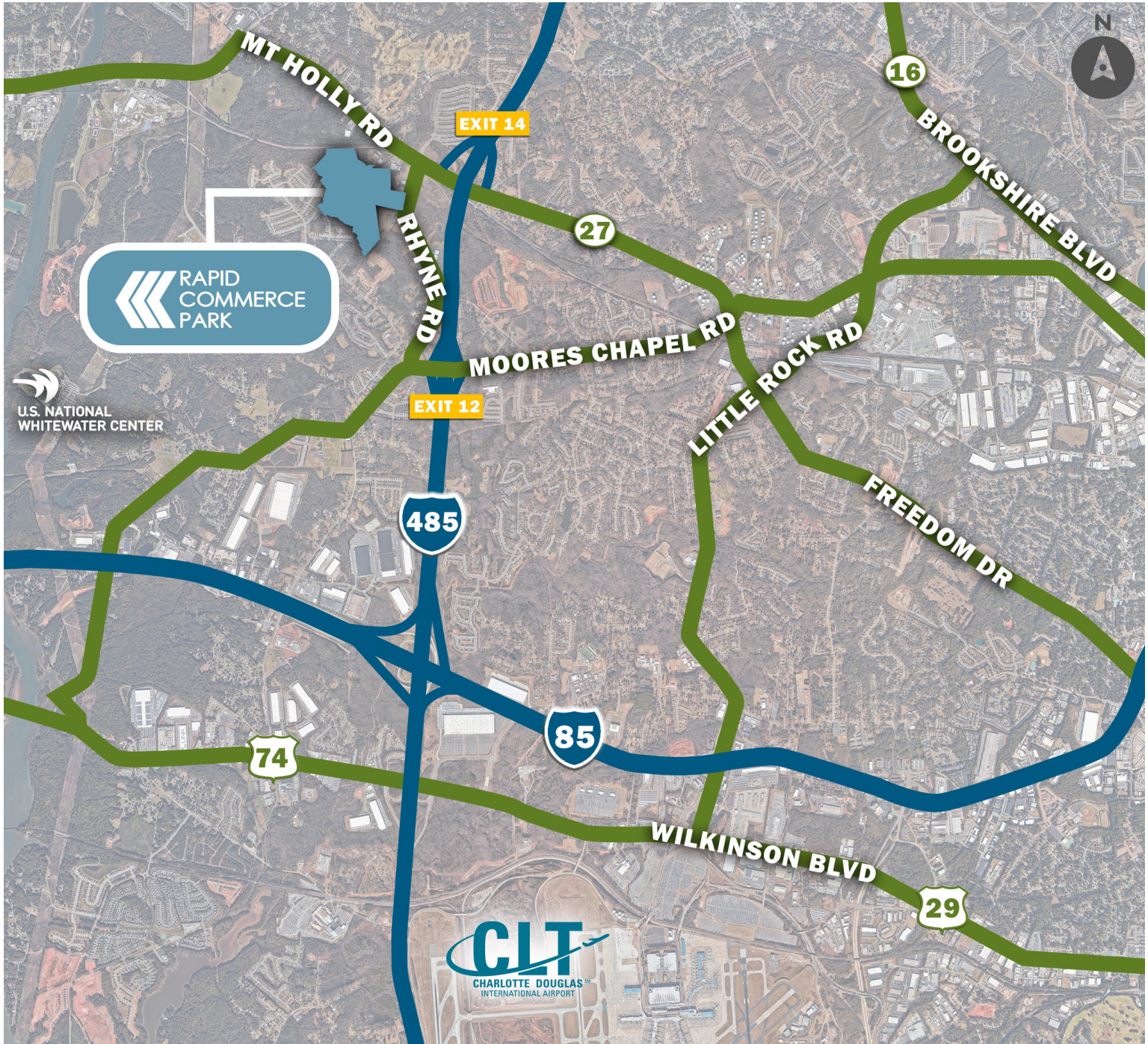
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## LOCATION AERIAL



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PARTNERS**

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