

RAPID COMMERCE PARK

±474,700 SF FOR LEASE

INTERSECTION OF RHYNE ROAD & MOUNT HOLLY ROAD | CHARLOTTE, NC 28214



PARK FEATURES

- A ±1.1 million SF master-planned manufacturing and logistics park
- Located less than a mile from I-485 / Mount Holly Road (Exit 14) and Moores Chapel Road (Exit 12)
- 32'- 40' minimum clear height
- Full concrete truck court
- ESFR sprinkler system
- Zoning I-1 (CD)
- Ideal Central Charlotte location:
 - ±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:

TIM ROBERTSON

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500 East Morehead Street, Suite 200 | Charlotte, NC 28202 | www.beacondevelopment.com



RAPID COMMERCE PARK

CHARLOTTE, NC 28214

PROPOSED PARK FEATURES



| | | | |
|------------------|--------------------------------------|----------------|--|
| ADDRESS: | Rhyne Road Charlotte, NC 28214 | FLOORS: | 6" unreinforced floor slab with speed bay reinforced with #3's at 18' O.C. |
| COUNTY: | Mecklenburg | ROOF: | 60 mil TPO membrane |
| PARK TOTAL SF: | ±1,057,100 | UTILITIES: | |
| BUILDING C: | 474,700 SF | WATER / SEWER: | Charlotte Water |
| OFFICE SF: | BTS | POWER: | Duke Energy |
| CLEAR HEIGHT: | 32' - 40' | GAS: | Piedmont Natural Gas |
| ZONING: | I-1 (CD) | PHONE/DATA: | AT&T |
| FIRE PROTECTION: | ESFR | LOCATION: | |
| LIGHTING: | LED | ±0.5 mile | I-485 |
| COLUMN SPACING: | 52'6"x 45' typical with 60' speedbay | ±2.0 miles | I-85 |
| CONSTRUCTION: | | ±4.0 miles | CLT Airport |
| | | ±5.0 miles | I-77 |
| | WALLS: Tilt concrete | | |

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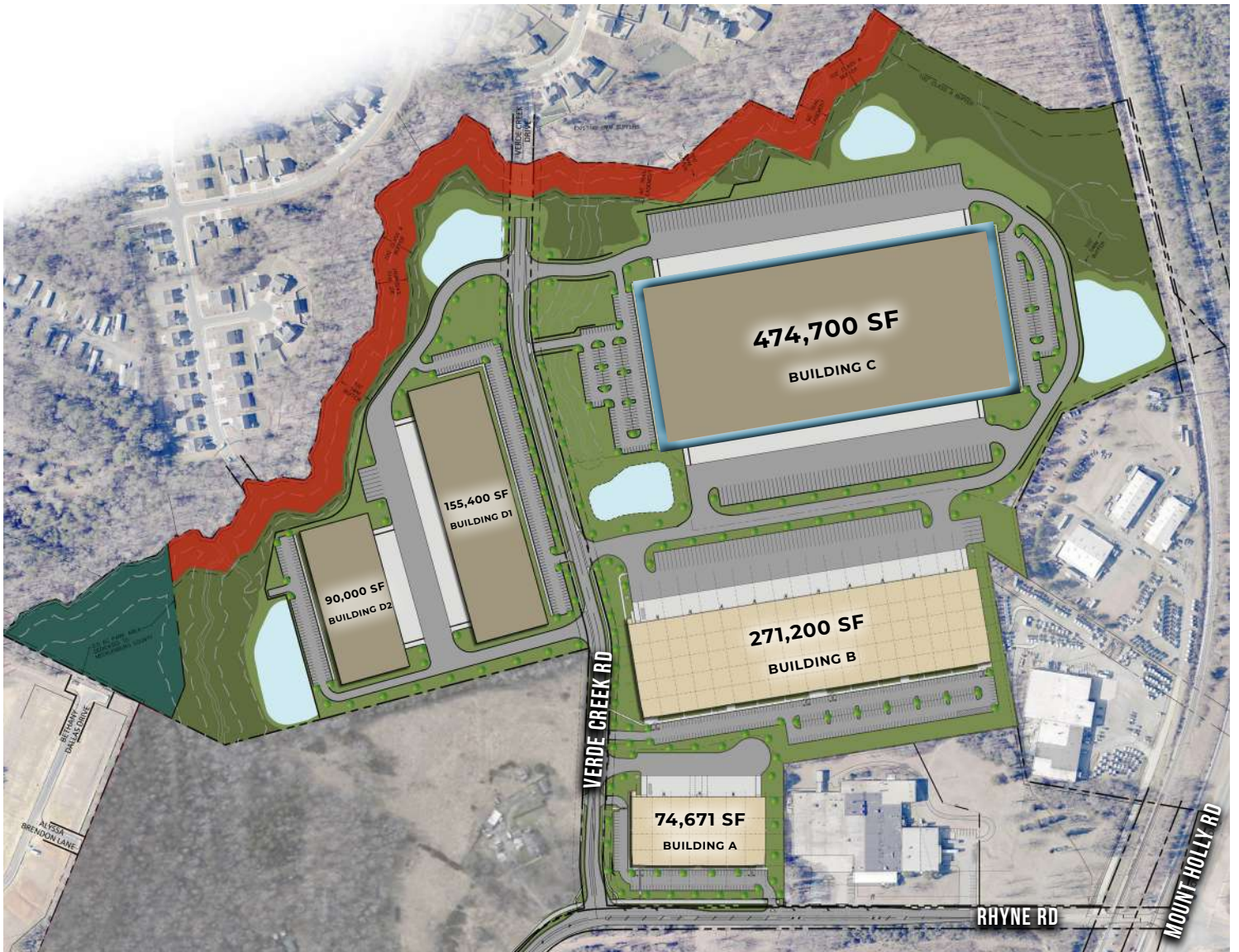
**BEACON
PARTNERS**

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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PARK SITE PLAN

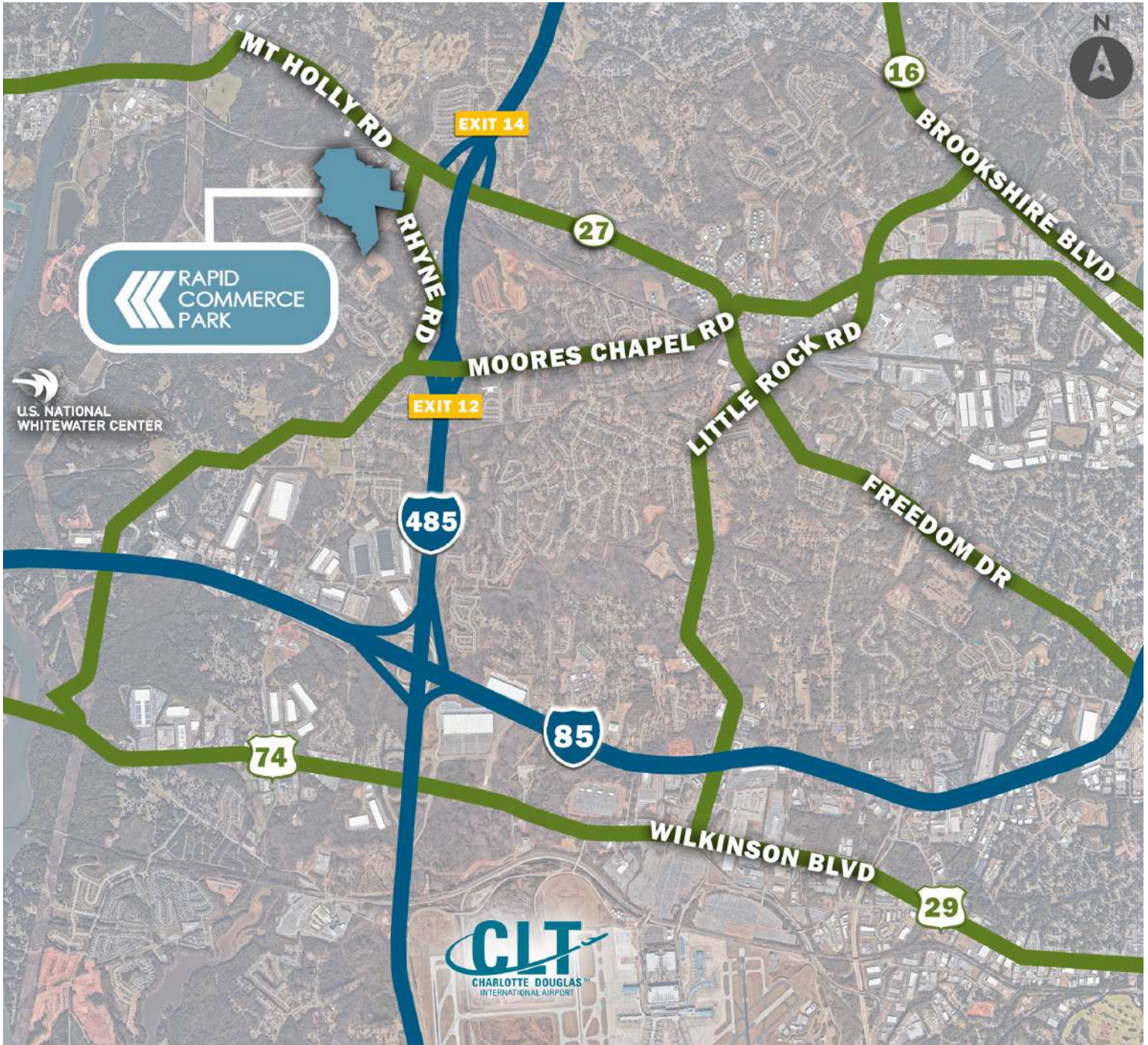


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LOCATION AERIAL



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