

RAPID COMMERCE PARK

±90,000 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
- 32'- 40' minimum 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:

TIM ROBERTSON

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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.

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 D2:	90,000 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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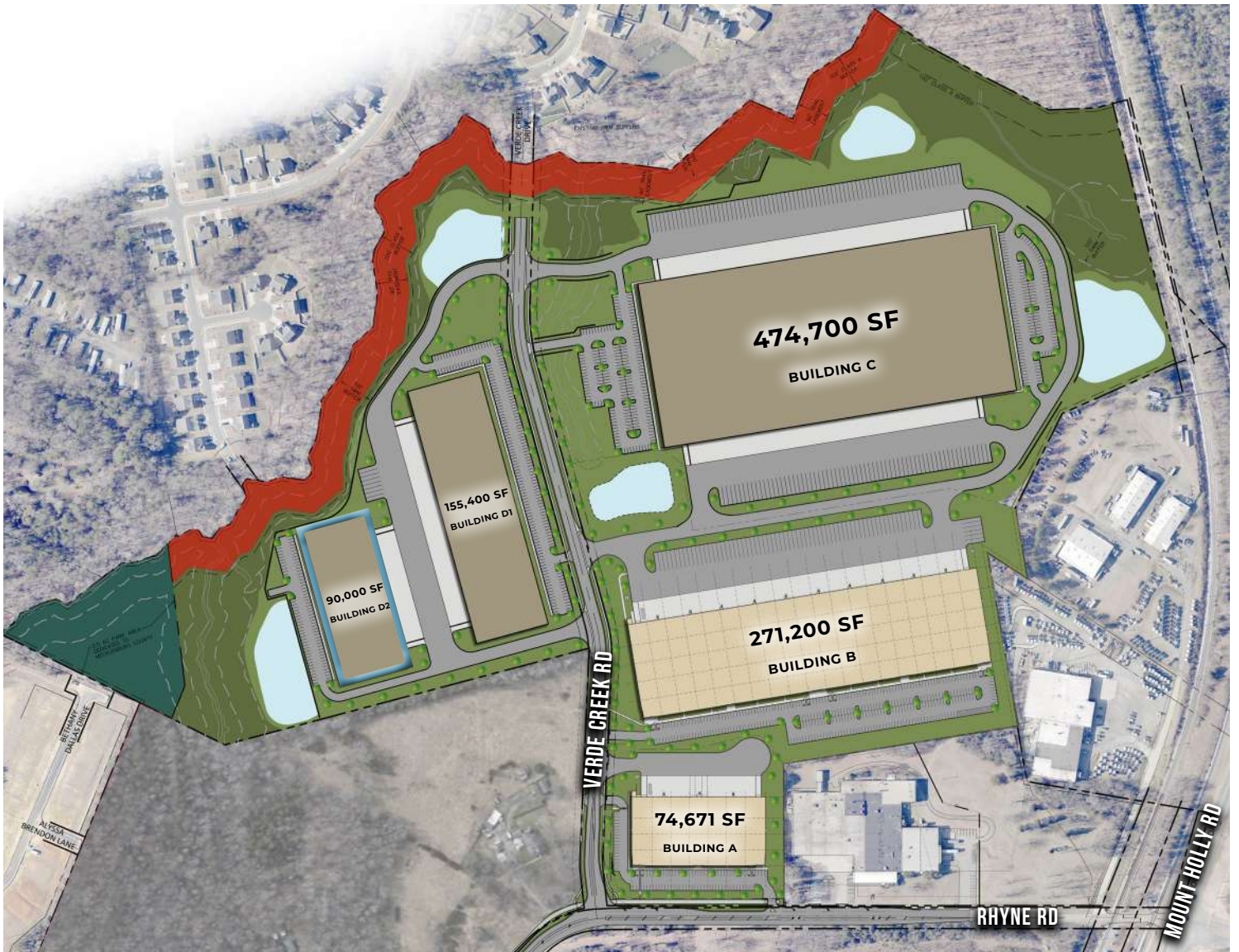
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PARK SITE PLAN



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LOCATION AERIAL



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