

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

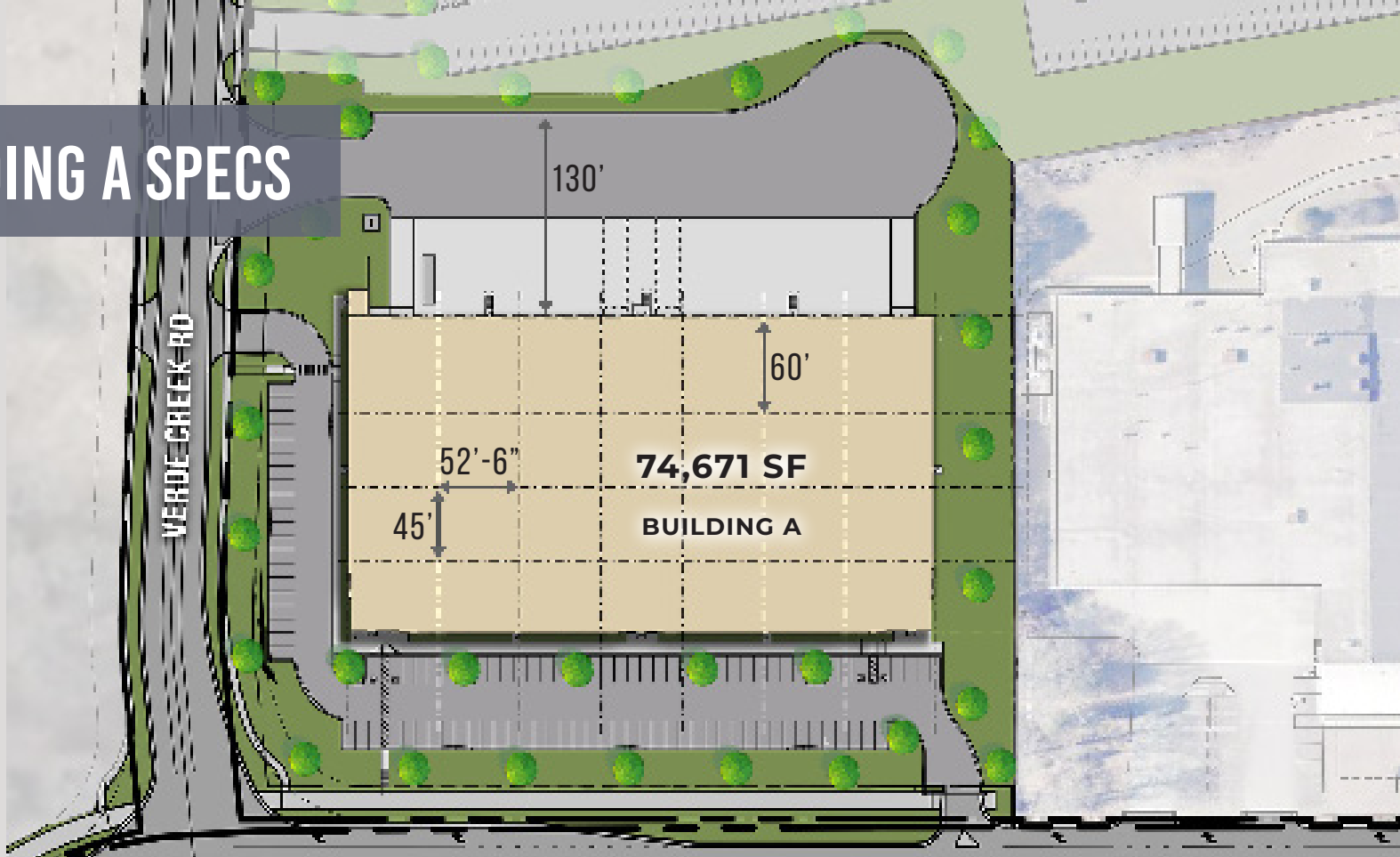
2615 VERDE CREEK ROAD | CHARLOTTE, NC 28214



## « FEATURES

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

# BUILDING A SPECS



<b>ADDRESS</b>	2615 Verde Creek Road Charlotte, NC 28214
<b>COUNTY</b>	Mecklenburg
<b>PARK TOTAL SF</b>	±1,096,059
<b>BUILDING A SF</b>	21,580 SF to 74,671 SF
<b>OFFICE SF</b>	BTS
<b>CLEAR HEIGHT</b>	32'
<b>TRUCK COURT</b>	130'
<b>CAR PARKING</b>	105 Spaces

<b>COLUMN SPACING</b>	52'6" x 45' Typical with 60' Speedbay
<b>LOADING</b>	Nineteen (19) 9' x 10' overhead doors
<b>ZONING</b>	I-1 (CD)
<b>LIGHTING</b>	LED
<b>WALLS</b>	Tilt concrete
<b>ROOF</b>	60 mil TPO membrane
<b>WATER/SEWER</b>	Charlotte Water

<b>FLOORS</b>	6" unreinforced floor slab with speed bay reinforced with #3's at 18' O.C.	
<b>FIRE PROTECTION</b>	ESFR	
<b>POWER</b>	Duke Energy	
<b>GAS</b>	Piedmont Natural Gas	
<b>PHONE/DATA</b>	AT&T	
<b>LOCATION</b>	±1 mile	I-485
	±2.0 miles	I-85
	±4.0 miles	CLT Airport
	±5.0 miles	I-77



▶▶▶ PARK SITE PLAN



**RAPID  
COMMERCE  
PARK**

**U.S. NATIONAL  
WHITewater CENTER**

**LOCATION AERIAL**

**485**

**85**

**74**

**29**

**CLT**  
CHARLOTTE DOUGLAS  
INTERNATIONAL AIRPORT



**MT HOLLY HUNTERSVILLE RD**

**EXIT 14**

**16**

**BROOKSHIRE BLVD**

**27**

**RHYNE RD**

**MOORES CHAPEL RD**

**LITTLE ROCK RD**

**FREEDOM DR**

**EXIT 12**

**SAM WILSON RD**

**EXIT 29**

**WILKINSON BLVD**