



±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
- Located less than a mile from I-485, Mount Holly Road (Exit 14), and Moores Chapel Road (Exit 12)
- 36' 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



BEACON
PARTNERS

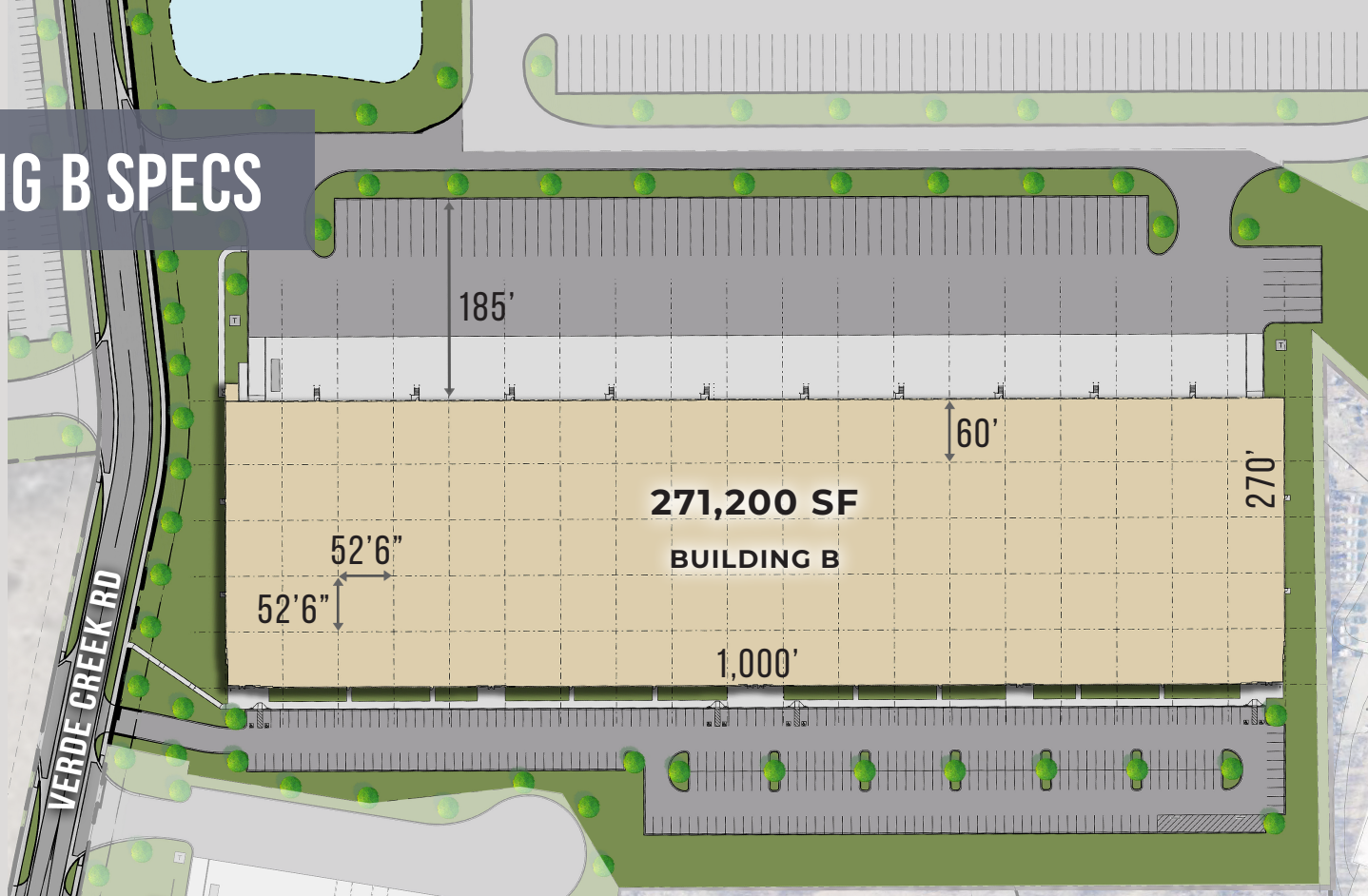
TIM ROBERTSON

704.926.1405 (d) | 704.654.9880 (m)

tim.robertson@beacondevelopment.com

RAPID
COMMERCE
PARK

BUILDING B SPECS

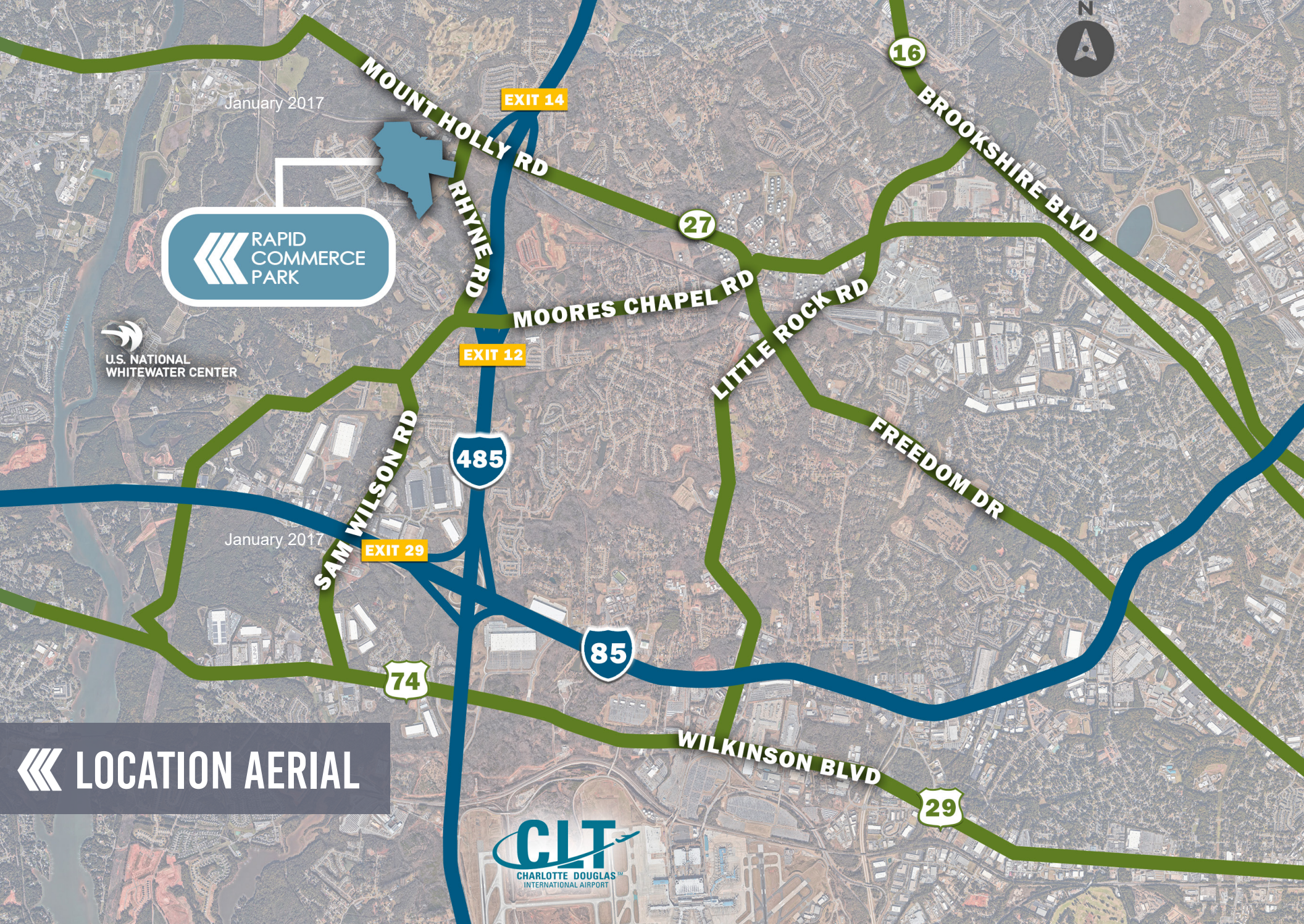


ADDRESS	2605 Verde Creek Road Charlotte, NC 28214
COUNTY	Mecklenburg
PARK TOTAL SF	±1,096,059
BUILDING B SF	42,865 SF to 271,200 SF
OFFICE SF	BTS
CLEAR HEIGHT	36'
CAR PARKING	331 spaces
TRAILER PARKING	68 spaces

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
TRUCK COURT	190'
ZONING	I-1 (CD)
LIGHTING	LED
WALLS	Tilt concrete
ROOF	60 mil TPO membrane

FLOORS	7" unreinforced floor slab with speed bay reinforced with #3's at 18' O.C	
WATER/SEWER	Charlotte Water	
FIRE PROTECTION	ESFR	
POWER	Duke Energy	
GAS	Piedmont Natural Gas	
PHONE/DATA	AT&T	
LOCATION	±1.0 mile	I-485
	±2.0 miles	I-85
	±4.0 miles	CLT Airport
	±5.0 miles	I-77





January 2017

**RAPID
COMMERCE
PARK**


**U.S. NATIONAL
WHITewater CENTER**

LOCATION AERIAL

CLT
CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT