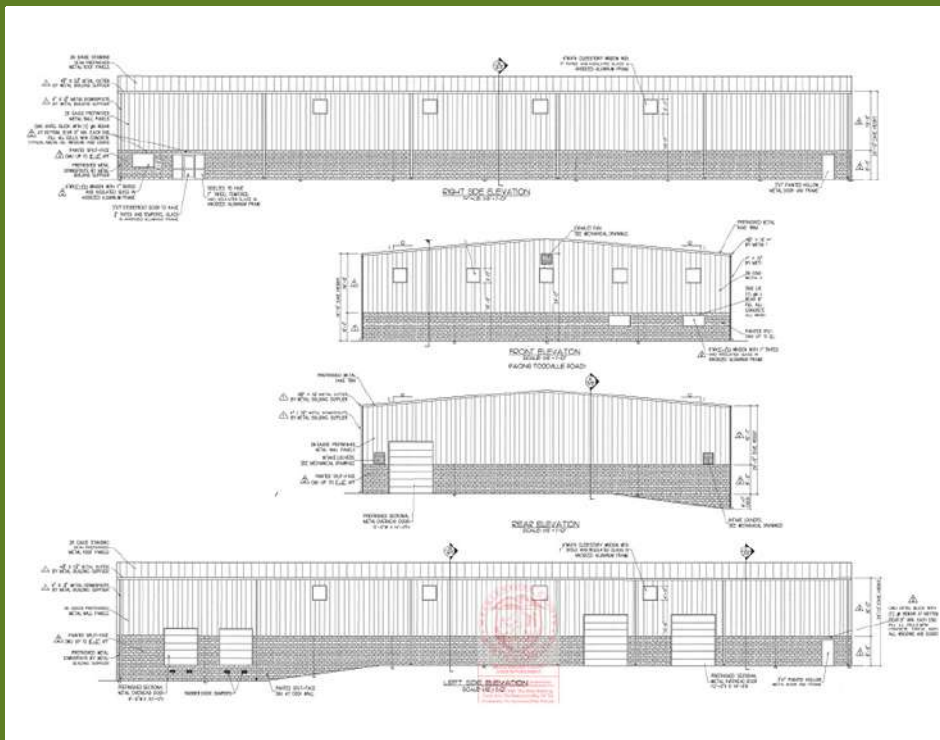


PRE-LEASE | NEW ±20,000 SF WAREHOUSE NORTHWEST INDUSTRIAL PARK 1209 TODDVILLE RD | CHARLOTTE, NC 28208



FEATURES:

- ±20,000 SF metal warehouse, with +/-1,165 SF office, available for pre-lease in NorthWest Industrial Park
- ±2.3 acres of fenced, graded and graveled I-2 outside storage
- Rear load facility with 24' clear height
- Two (9' x 10') dock high doors
- Three (3' x 14') grade level drive-in doors
- Clerestory windows in the warehouse allowing for abundant natural light
- Located directly across from the FedEx Ground facility
- Convenient to I-85 (±2 miles), I-485 (±5 miles) and Charlotte Douglas International Airport (±5 miles)



FOR MORE INFORMATION, CONTACT:

PETE KIDWELL

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kidwell@beacondevelopment.com

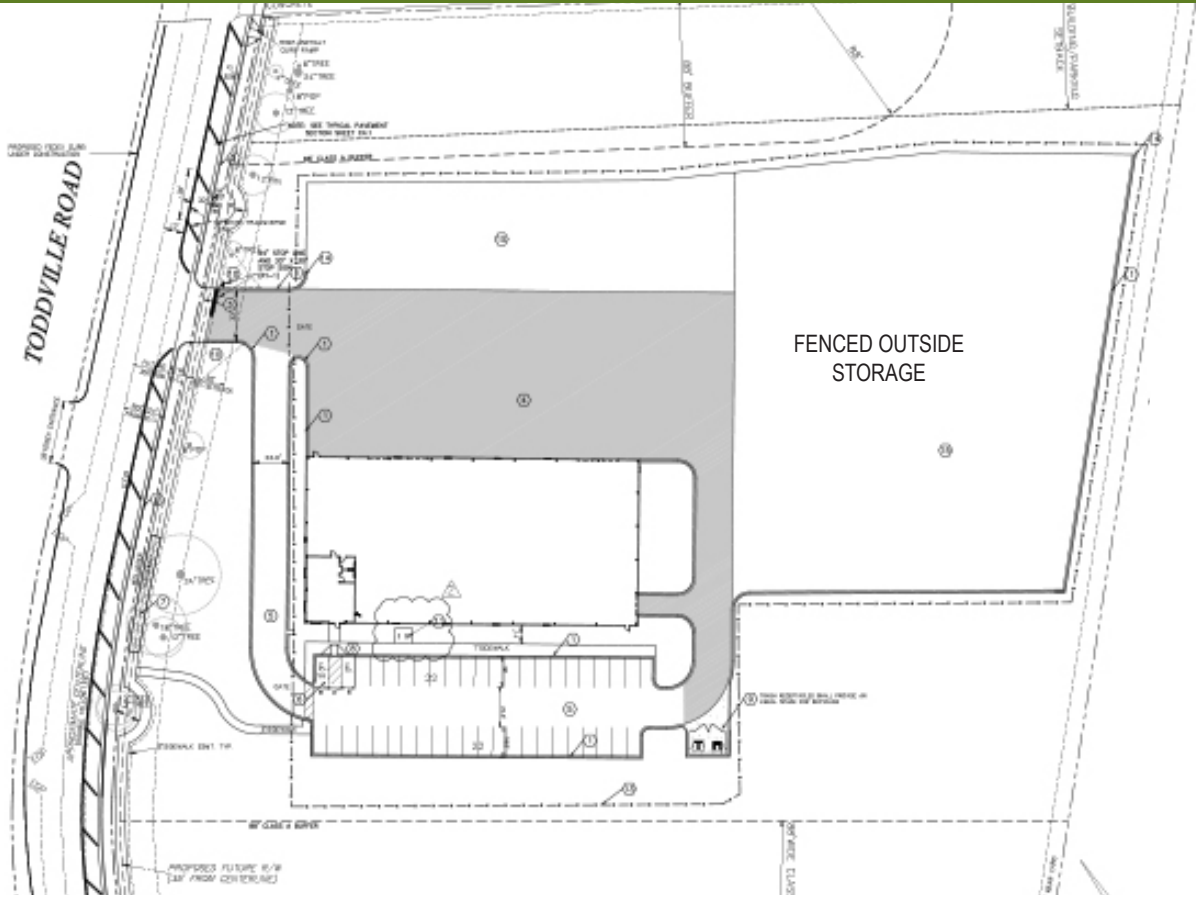
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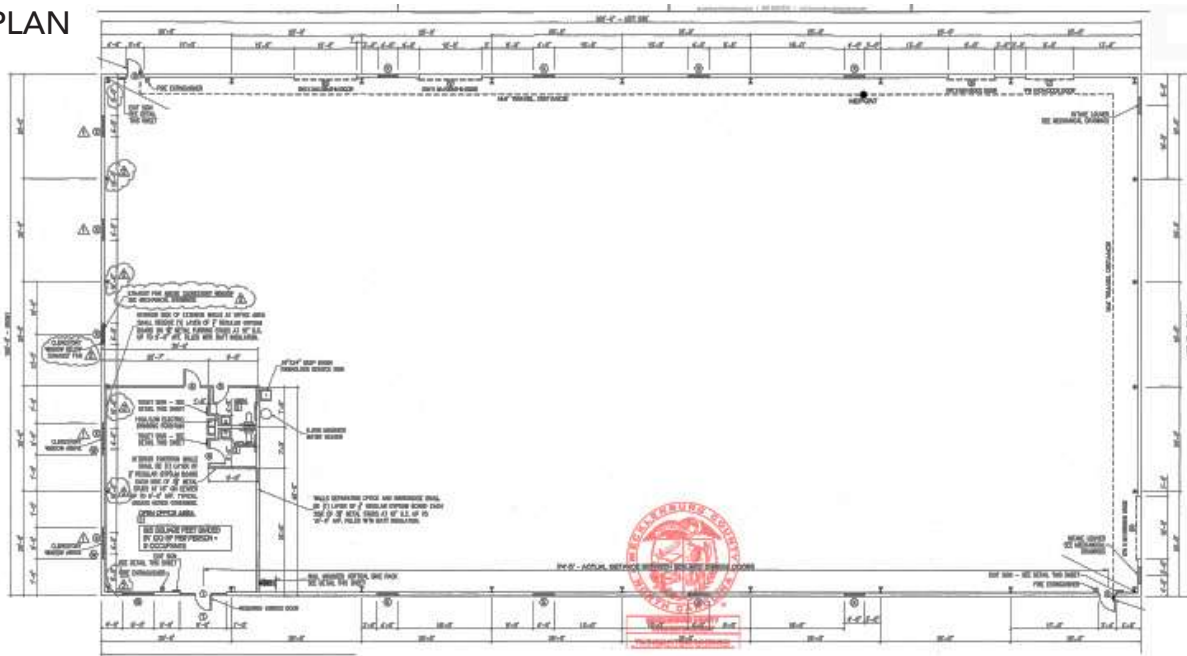


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SITE PLAN



BUILDING PLAN



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