

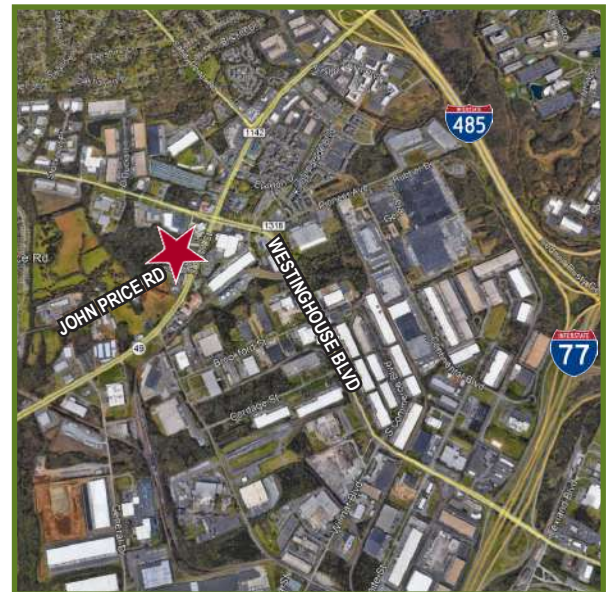
±220,683 SF | NEW CLASS A WAREHOUSE | PRE-LEASE

JOHN PRICE RD & WESTINGHOUSE BLVD | CHARLOTTE, NC 28273



FEATURES:

- ±220,683 SF Class A, new construction available for pre-lease
- Build-to-suit office
- Side load facility with 180' truck court
- 27 dock high doors with ability to expand to 35; 2 drive-in doors
- Zoned I-1
- ESFR sprinkler system
- 32' clear height
- Easy access to I-77 and I-485
- Excellent location off Westinghouse Blvd in the heart of the Southwest submarket



FOR MORE INFORMATION, CONTACT:

TIM ROBERTSON
704.926.1405 (d) 704.654.9880 (m)
tim.robertson@beacondevelopment.com

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



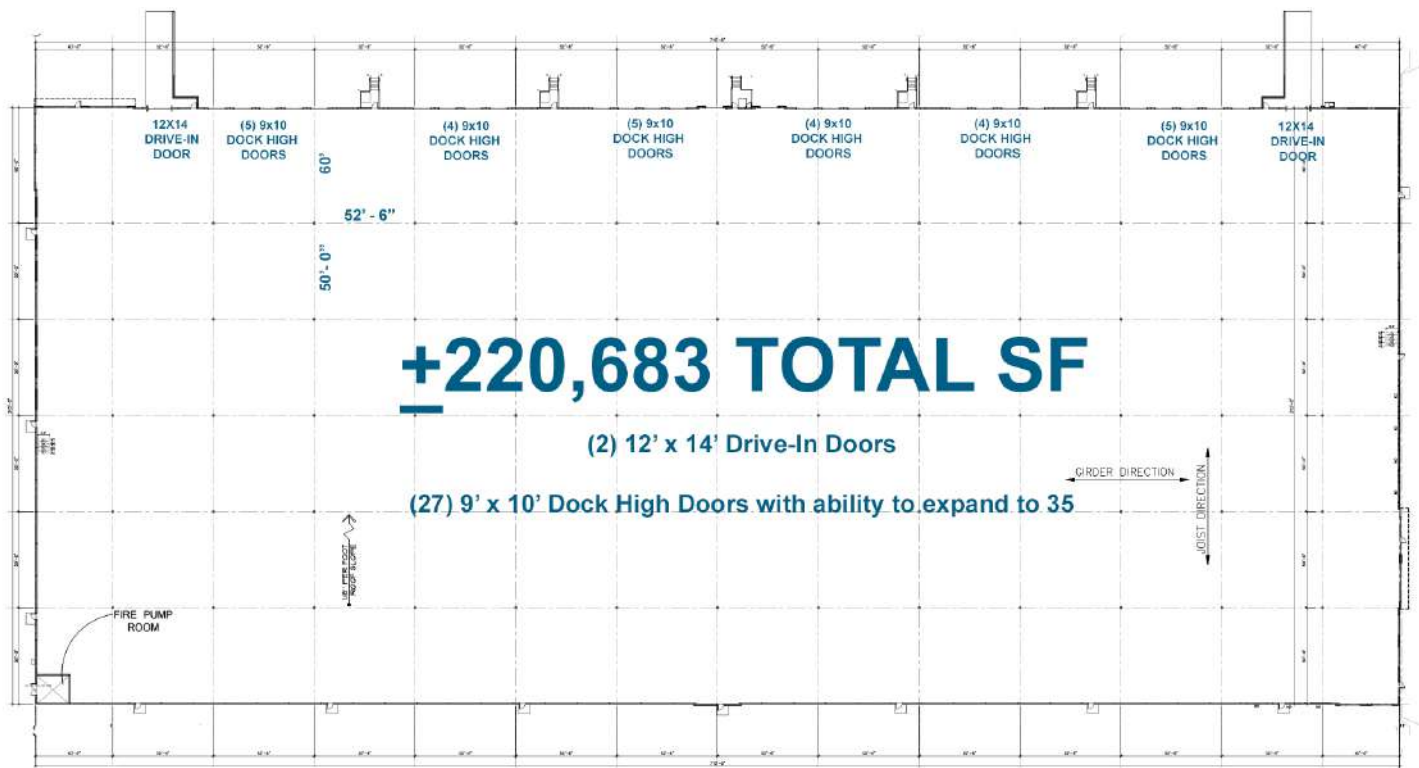
±220,683 SF | NEW CLASS A WAREHOUSE | PRE-LEASE

JOHN PRICE RD & WESTINGHOUSE BLVD | CHARLOTTE, NC 28273

BUILDING SPECS:

LOCATION:	John Price Road, Charlotte, NC 28273	LIGHTING:	Build-to-suit
COUNTY:	Mecklenburg	COLUMN SPACING:	50' x 52'6" / 60' deep speed bay
TOTAL AVAILABLE SF:	±220,683 SF	WALLS:	Tilt concrete
OFFICE SF:	Build-to-suit	FLOORS:	6" concrete slab; 4,000 psi
CLEAR HEIGHT:	32'	ROOF:	.60 mil TPO membrane system
LOADING:	27 dock high doors; 2 drive-in doors	STRUCTURE:	Class A joist / girder system
BUILDING DEPTH:	310'	WATER:	CMUD
TRUCK COURT:	180'	SEWER:	CMUD
CAR PARKING:	120 spaces	POWER:	Duke Energy
TRAILER STORAGE:	42 spaces	GAS:	Piedmont Natural Gas
FIRE PROTECTION:	ESFR	ZONING:	I-1

BUILDING PLAN:



FOR MORE INFORMATION, CONTACT:

TIM ROBERTSON

704.926.1405 (d) 704.654.9880 (m)

tim.robertson@beacondevelopment.com

500 E. Morehead Street | Suite 200 | Charlotte, NC 28202

www.beacondevelopment.com



±220,683 SF | NEW CLASS A WAREHOUSE | PRE-LEASE

JOHN PRICE RD & WESTINGHOUSE BLVD | CHARLOTTE, NC 28273

SITE PLAN:



AERIAL:



FOR MORE INFORMATION, CONTACT:

TIM ROBERTSON
704.926.1405 (d) 704.654.9880 (m)
tim.robertson@beacondevelopment.com

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

