



# APRIL 2018 LISTINGS

INDUSTRIAL • BUILD-TO-SUIT • LAND



| INDUSTRIAL   |                    |               |                    |              |  |   |
|--|--------------------|---------------|--------------------|--------------|--|---|
| PROPERTY/ADDRESS   | TOTAL SF AVAILABLE | OFFICE SF     | LOADING            | CLEAR HEIGHT | COMMENTS   | BROKER  |
| <b>NORTH</b>   |                    |               |                    |              |  |   |
| INNERLOOP NORTH<br><a href="#">5518 David Cox Rd, Suite J</a><br>Charlotte, NC 28269 | ±58,167            | ±3,370        | 12 DH<br>1 DI      | 30'          | On site trailer parking with concrete truck court; ESFR sprinkler; One (12' x 14') drive-in door / 12 (9' x 10') dock high doors, six with (6'x6') 35,000 lb levelers; Less than two miles from I-485 and I-77; Zoned I-1; Available immediately | <a href="#">Tim Robertson</a><br>704.926.1405 |
| METROLINA PARK<br><a href="#">5321 Gibbon Rd (Bldg 3)</a><br>Charlotte, NC 28269     | ±26,000            | Build-to-Suit | 22 DH<br>2 DI      | 30'          | Under construction; Lease up to ±135,105 SF with build-to-suit office; 45' x 52'6" column spacing with 60' speed bay; ESFR sprinkler; 172 car parks; 22 DH doors, expandable to 32; Zoned I-1; 2Q 2018 delivery                                  | <a href="#">Tim Robertson</a><br>704.926.1405 |
| METROLINA PARK<br><a href="#">7110 Expo Dr (Bldg 4)</a><br>Charlotte, NC 28269       | ±26,000            | Build-to-Suit | 13 DH<br>1 DI      | 30'          | Under construction; 45' x 52'6" column spacing with 60' speed bay; ESFR sprinkler; 185' concrete truck court; Trailer parking; 13 DH doors, expandable to 18; Zoned I-1; 2Q 2018 delivery  | <a href="#">Tim Robertson</a><br>704.926.1405 |
| METROLINA PARK<br><a href="#">4901 Gibbon Rd (Bldg 5)</a><br>Charlotte, NC 28269     | ±50,145            | Build-to-Suit | 9 Loading<br>Doors | 32'          | Under construction; 51' x 52'6" column spacing with 60' speed bay; ESFR sprinkler; 185' concrete truck court; Trailer parking; Zoned I-1; 2Q 2018 delivery   | <a href="#">Tim Robertson</a><br>704.926.1405 |



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|--|---------------------|---------------|------------------------------|----------------|--|---|
| <b>NORTHEAST</b>   |                     |               |                              |                |  |   |
| RIVEROAKS CORPORATE CENTER<br><a href="#">8475 Automation Dr NW (Bldg D)</a><br>Concord, NC 28027  | ±81,000<br>±309,536 | ±2,727 SF     | 54 DH<br>4 DI                | 32'            | Move-in ready, side load facility with 185' truck court; Speculative office in place; Located adjacent to Concord Regional Airport, less one mile from I-85 and less than four miles from I-485; Zoned I-1; Available immediately  | <a href="#">Tim Robertson</a><br>704.926.1405 |
| RIVEROAKS CORPORATE CENTER<br><a href="#">700 Derita Rd (Bldg B)</a><br>Concord, NC 28027          | ±203,553            | Build-to-Suit | DH & DI<br>Available         | 30'<br>Minimum | Pad-ready, permitted and ready to commence construction; Pre-lease up to ±203,553 SF; Rear load building on 19.19 acres, with frontage on Derita Rd; 130' concrete truck court; ±225 car parks; Located near Concord Regional Airport, less than one mile from I-85; Zoned I-1 | <a href="#">Tim Robertson</a><br>704.926.1405 |
| RIVEROAKS CORPORATE CENTER<br><a href="#">8400 Automation Dr NW (Bldg A)</a><br>Concord, NC 28027  | ±441,444            | Build-to-Suit | DH & DI<br>Available         | 32'<br>Minimum | Pad-ready, permitted and ready to commence construction; Pre-lease up to ±441,444 SF; Cross dock building on 40.29 acres; 175' concrete truck court; Located near Concord Regional Airport, less than one mile from I-85; Zoned I-1  | <a href="#">Tim Robertson</a><br>704.926.1405 |
| RIVEROAKS CORPORATE CENTER<br><a href="#">8500 Automation Dr, NW (Bldg E)</a><br>Concord, NC 28027 | ±248,000            | Build-to-Suit | DH & DI<br>Available         | 32'<br>Minimum | Graded pad for planned ±248,000 SF side load building on 22.66 acres; 185' concrete truck court; Located near Concord Regional Airport, less than one mile from I-85; Zoned I-1  | <a href="#">Tim Robertson</a><br>704.926.1405 |
| <b>NORTHWEST</b>   |                     |               |                              |                |  |   |
| NORTHWEST INDUSTRIAL PARK<br><a href="#">1000 N HOSKINS ROAD</a><br>Charlotte, NC 28208            | ±119,380            | ±9,478        | 14 DH<br>1 DI<br>5 Rail      | 20' - 24'      | I-2 zoning with outside storage potential; 11 internal docks with (11'x14') drive-in doors'; 150' concrete truck court; Fully sprinklered; CSX rail potential  | <a href="#">Pete Kidwell</a><br>704.926.1404  |
| NORTHWEST INDUSTRIAL PARK<br><a href="#">839 Exchange St, Suite J</a><br>Charlotte, NC 28208       | ±34,127             | ±893          | 2 DH<br>1 DI<br>2 Rail       | 22'            | CSX rail spur, with one (20'x14') rail door & one (16'x12') rail door; One (20'x14') drive-in door; 105' fenced truck court; Convenient to Hwy 16, I-85 and Charlotte Douglas International Airport; Zoned I-2   | <a href="#">Pete Kidwell</a><br>704.926.1404  |
| NORTHWEST INDUSTRIAL PARK<br><a href="#">1717 Tar Heel Rd</a><br>Charlotte, NC 28208               | ±20,000             | ±1,200        | 8 DI<br>4 drive-thru<br>bays | 24'            | Proposed cross-dock facility; Separate designated trailer storage; Convenient to I-85 to I-485 and Charlotte Douglas International Airport; Zoned I-2; Located less than 1 mile from FedEx Ground facility   | <a href="#">Pete Kidwell</a><br>704.926.1404  |
| NORTHWEST INDUSTRIAL PARK<br><a href="#">1209 Toddville Rd</a><br>Charlotte, NC 28208              | ±20,000             | ±1,200        | 2 DH<br>3 DI                 | 24'            | Proposed rear load facility; ±1.7 acres of fenced, graded and graveled I-2 outside storage; Convenient to I-85 to I-485 and Charlotte Douglas International Airport; Located directly across from FedEx Ground facility  | <a href="#">Pete Kidwell</a><br>704.926.1404  |



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|---|------------------------|-----------|--------------|--------------|--|--|
| PROPERTY/ADDRESS  | TOTAL SF AVAILABLE     | OFFICE SF | LOADING      | CLEAR HEIGHT | COMMENTS   | BROKER                                       |
| <b>CENTRAL</b>  |                        |           |              |              |  |  |
| ATANDO BUSINESS PARK<br><a href="#">1200 Upper Asbury Ave, Suite B</a><br>Charlotte, NC 28206 | ±5,850                 | ±1,760    | 1 DH         | 14'          | End cap unit; Rear load facility ; One (10'x10') dock high door; Direct access from I-77 at Atando/LaSalle (Exit 12) & I-85 (Exit 40); Zoned I-2; Available with 30 days notice  | <a href="#">Pete Kidwell</a><br>704.926.1404 |
| ATANDO BUSINESS PARK<br><a href="#">3001 N Graham St</a><br>Charlotte, NC 28206               | ±54,552                | ±3,250    | 4 DH<br>1 DI | 12'          | Includes ±2,873 mezzanine SF; N Graham Street frontage with signage opportunities; Four (4) 8' X 9' dock high doors (all with levelers)' one (1) drive-up map; wet sprinkle; fenced and secured truck court 15'; 20'6" clear height  | <a href="#">Pete Kidwell</a><br>704.926.1404 |
| ATANDO BUSINESS PARK<br><a href="#">3401 North Graham St</a><br>Charlotte, NC 28206           | ±22,000                | ±4,106    | 2 DH<br>8 DI | 13' - 20'    | Single tenant building; ±0.64 acres of fenced-in graveled storage; 3 drive-thru bays; N. Graham St frontage; Central Charlotte location, with immediate access to I-85 (N. Graham St./Exit 40), and I-77 (Atando/LaSalle St./Exit 12); Zoned I-2; Available 6.1.18                                       | <a href="#">Pete Kidwell</a><br>704.926.1404 |
| ATANDO BUSINESS PARK<br><a href="#">1624 Toal St</a><br>Charlotte, NC 28206                   | ±15,000                | ±4,106    | 1 DH<br>1 DI | 16'          | Single tenant building; ±0.47 acres of fenced-in, graded & graveled outside storage; Zoned I-2; Central Charlotte location, with immediate access to I-85 (N. Graham St./Exit 40), and I-77 (Atando/LaSalle St./Exit 12); Available 30 days notice.  | <a href="#">Pete Kidwell</a><br>704.926.1404 |
| ATANDO BUSINESS PARK<br><a href="#">1724 Toal St</a><br>Charlotte, NC 28206                   | ±2-Acre<br>Storage Lot | N/A       | N/A          | N/A          | ±3.58 acres, ±2.0 acres of which are fully fenced, graded and graveled land with site lighting; Ideal for outdoor storage or lay-down yard; Zoned I-2; Central Charlotte location, with immediate access to I-85 (N. Graham St./Exit 40), and I-77 (Atando/LaSalle St./Exit 12); ; Available immediately | <a href="#">Pete Kidwell</a><br>704.926.1404 |



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|--|-----------------------|-----------|------------------------|--------------|---|---|
| <b>SOUTHWEST</b>   |                       |           |                        |              |   |   |
| COMMERCE PARK<br><a href="#">10901 S. Commerce Blvd, Suite C</a><br>Charlotte, NC 28273          | ±38,670               | ±1,354    | 8 DH<br>1 DI<br>3 Rail | 20'          | Front load active, rail-served unit; Easy access to Westinghouse Blvd; I-2 zoning; Brick on block construction; Convenient to I-77, I-485 and Westinghouse area amenities; Available immediately                  | <a href="#">Tim Robertson</a><br>704.926.1405 |
| COMMERCE PARK<br><a href="#">11000 S. Commerce Blvd, Suite K</a><br>Charlotte, NC 28273          | ±20,636               | ±2,986    | 3 DH<br>1 DI           | 20'          | Front load, end cap unit with ample store-front glass; Easy access to Westinghouse Blvd; I-2 zoning; Brick on block construction; Convenient to I-77, I-485 and area amenities; Available 4.1.18                  | <a href="#">Tim Robertson</a><br>704.926.1405 |
| COMMERCE PARK<br><a href="#">2101 Westinghouse Blvd, Suite A-B</a><br>Charlotte, NC 28273        | ±48,000 -<br>±136,000 | ±9,006    | 16 DH<br>11 Rail       | 28'          | ESFR sprinkler system; 40' x 40' column spacing; I-2 zoning; Located in Commerce Park, a master-planned, institution quality park in Southwest Charlotte, convenient to I-77, I-485 and Charlotte Douglas Airport | <a href="#">Tim Robertson</a><br>704.926.1405 |
| GRANITE DISTRIBUTION CENTER<br><a href="#">11515 Granite St., Suite A</a><br>Charlotte, NC 28273 | ±40,000 -<br>±121,600 | ±6,449    | 25 DH<br>6 Rail        | 26'          | Fenced truck court and a total of ±1.5 acres of fenced outside storage; ESFR sprinkler system; Rail served by Norfolk Southern; I-2 zoning; Less than 1/2 mile to I-77 & I-485 at Westinghouse Blvd               | <a href="#">Tim Robertson</a><br>704.926.1405 |
| JOHN PRICE ROAD<br><a href="#">9812 John Price Rd</a><br>Charlotte, NC 28273                     | ±220,683              | BTS       | 35 DH<br>2 DI          | 32 - 36'     | Class-A new construction available for pre-lease; Side load facility with 180' truck court; Easy access to I-77 and I-85; Excellent location off of Westinghouse Blvd.  | <a href="#">Tim Robertson</a><br>704.926.1405 |



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| BUILD-TO-SUIT / LAND  |  |             |                            |                                  |        |   |   |
|---|--|-------------|----------------------------|----------------------------------|--------|---|---|
| PARK / SITE   | PRODUCT TYPE                             | SUBMARKET   | ACREAGE                    | PROPOSED SF                      | ZONING | COMMENTS  | BROKER  |
| RIVEROAKS CORPORATE CENTER<br><a href="#">Poplar Tent Rd &amp; Derita Rd</a><br>Concord, NC 28027 | Industrial Business Park / 3 Graded Pads | Northeast   | ±19.19<br>±22.69<br>±40.29 | ±203,533<br>±248,000<br>±441,000 | CD I-1 | Three (3) graded pads, two (2) permitted and ready to commence construction; Located within a ±125-acre master-planned park near Concord Regional Airport, less than one mile from I-85 | <a href="#">Tim Robertson</a><br>704.926.1405 |
| OAKMONT BUSINESS PARK<br><a href="#">8501 Westmoreland Dr</a><br>Concord, NC 28027                | Industrial Business Park / Graded Land   | Northeast   | ±7.07                      | ±20,000 -<br>±80,000             | I-1    | Pre-graded site at the corner of Derita Rd & Poplar Tent Rd; Adjacent to Concord Regional Airport with hangar and taxiway access  | <a href="#">Tim Robertson</a><br>704.926.1405 |
| SOUTHCROSS CORPORATE CENTER<br><a href="#">3025 Southcross Blvd</a><br>Rock Hill, SC 29730        | Flex Business Park                       | York County | ±2.53 -<br>±7.12           | ±20,000 -<br>±50,000             | GC     | Ideal for office, flex, and industrial users; Class A business park, directly off I-77 (Exit 82) in Rock Hill, SC; Flat topography; Utilities available                                 | <a href="#">Pete Kidwell</a><br>704.926.1404  |
| SOUTHCROSS CORPORATE CENTER<br><a href="#">2710 Faith Blvd</a><br>Rock Hill, SC 29730             | Flex Business Park                       | York County | ±2.53                      | ±10,000 -<br>±25,000             | GC     | Ideal for office, flex, and industrial users; Class A business park, directly off I-77 (Exit 82) in Rock Hill, SC; Flat topography; Utilities available                                 | <a href="#">Pete Kidwell</a><br>704.926.1404  |