



JULY 2018 LISTINGS

INDUSTRIAL • BUILD-TO-SUIT • LAND



INDUSTRIAL

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS	BROKER
NORTH						
INNERLOOP NORTH 5518 David Cox Rd, Suite J Charlotte, NC 28269	±58,167	±3,370	12 DH 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	Tim Robertson 704.926.1405
METROLINA PARK 5321 Gibbon Rd (Bldg 3) Charlotte, NC 28269	±26,000 - 135,105	Build-to-Suit	22 DH 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	Tim Robertson 704.926.1405
METROLINA PARK 7110 Expo Dr (Bldg 4) Charlotte, NC 28269	±37,972	Build-to-Suit	13 DH 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	Tim Robertson 704.926.1405
METROLINA PARK 4901 Gibbon Rd (Bldg 5) Charlotte, NC 28269	±50,145	Build-to-Suit	9 DH 1 DI	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	Tim Robertson 704.926.1405



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NORTHEAST						
RIVEROAKS CORPORATE CENTER 8475 Automation Dr NW (Bldg D) Concord, NC 28027	±81,000 ±309,536	±2,727 SF	54 DH 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	Tim Robertson 704.926.1405
RIVEROAKS CORPORATE CENTER 700 Derita Rd (Bldg B) Concord, NC 28027	±203,553	Build-to-Suit	DH & DI Available	30' 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	Tim Robertson 704.926.1405
RIVEROAKS CORPORATE CENTER 8400 Automation Dr NW (Bldg A) Concord, NC 28027	±441,444	Build-to-Suit	DH & DI Available	32' 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	Tim Robertson 704.926.1405
RIVEROAKS CORPORATE CENTER 8500 Automation Dr, NW (Bldg E) Concord, NC 28027	±248,000	Build-to-Suit	DH & DI Available	32' 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	Tim Robertson 704.926.1405
NORTHWEST						
NORTHWEST INDUSTRIAL PARK 1000 N Hoskins Charlotte, NC 28208	±115,398	±9,478	14 DH 1 DI 5 Rail	20' - 24'	I-2 zoning with outside storage; 11 internal docks with (11'x14') drive-in doors'; 150' concrete truck court; Fully sprinklered; CSX rail potential	Pete Kidwell 704.926.1404
NORTHWEST INDUSTRIAL PARK 839 Exchange St, Suite J Charlotte, NC 28208	±34,127	±893	2 DH 1 DI 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	Pete Kidwell 704.926.1404
NORTHWEST INDUSTRIAL PARK 1717 Tar Heel Rd Charlotte, NC 28208	±20,000	±1,200	8 DI 4 drive-thru 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	Pete Kidwell 704.926.1404
NORTHWEST INDUSTRIAL PARK 1209 Toddville Rd Charlotte, NC 28208	±20,000	±1,200	2 DH 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	Pete Kidwell 704.926.1404



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CENTRAL						
ATANDO BUSINESS PARK 1200 Upper Asbury Ave, Suite B 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	Pete Kidwell 704.926.1404
ATANDO BUSINESS PARK 3001 N Graham St Charlotte, NC 28206	±54,552	±3,250	4 DH 1 DI	20"	Additional ±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-in; wet sprinkler system; fenced and secured truck court 20'6" clear height ramp	Pete Kidwell 704.926.1404
ATANDO BUSINESS PARK 3401 North Graham St Charlotte, NC 28206	±22,000	±4,106	2 DH 8 DI	13' - 20'	Single tenant building; +/- .5 acres of fenced-in graveled storage; 3 drive-thru maintenance 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	Pete Kidwell 704.926.1404
ATANDO BUSINESS PARK 1624 Toal St Charlotte, NC 28206	±15,000	±4,106	1 DH 1 DI	16'	Single tenant building; ±6.1 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.	Pete Kidwell 704.926.1404
ATANDO BUSINESS PARK 1724 Toal St Charlotte, NC 28206	±2-Acre 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	Pete Kidwell 704.926.1404
ATANDO BUSINESS PARK 3348 Service St Charlotte, NC 28206	±2,625	±600	1 DH	14'	Front load facility with storefront glass / Zoned I-2; One (8' x 10') dock high door; 14' clear height; Solid brick on block construction; Locally owned and managed professional park, with direct access from I-77 at Atando Ave./LaSalle St. (Exit 12)	Pete Kidwell 704.926.1404



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SOUTHWEST						
COMMERCE PARK 10901 S. Commerce Blvd, Suite C Charlotte, NC 28273	±38,670	±1,354	8 DH 1 DI 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	Tim Robertson 704.926.1405
COMMERCE PARK 11000 S. Commerce Blvd, Suite K Charlotte, NC 28273	±20,636	±2,986	3 DH 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	Tim Robertson 704.926.1405
COMMERCE PARK 2101 Westinghouse Blvd, Suite A-B Charlotte, NC 28273	±48,000 - ±136,000	±9,006	16 DH 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	Tim Robertson 704.926.1405
COMMERCE PARK 1440 Westinghouse Blvd, Suites N-R Charlotte, NC 28273	±11,154 - ±28,192	±4,753	5 DH 1 DI	20'	Suite N (11,154 SF) and Suite R (17,038 SF) can be combined to a total of 28,192 SF; Frontage on Westinghouse Blvd; Front load facility; I-2 zoning; Wet sprinkler; Convenient to I-77, I-485 & numerous amenities	Tim Robertson 704.926.1405
COMMERCE PARK 1200 Westinghouse Blvd, Suite E Charlotte, NC 28273	±11,520	±2,860	1 DH 1 DI 1 Rail	20'	Frontage on Westinghouse Blvd; Wet sprinkler; Brick on block construction; Institution quality park in Southwest Charlotte, convenient to I-77, I-485 and Charlotte Douglas Airport	Tim Robertson 704.926.1405
JOHN PRICE ROAD 9812 John Price Rd Charlotte, NC 28273	±220,683	BTS	35 DH 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.	Tim Robertson 704.926.1405



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PARK / SITE	PRODUCT TYPE	SUBMARKET	ACREAGE	PROPOSED SF	ZONING	COMMENTS	BROKER
RIVEROAKS CORPORATE CENTER Poplar Tent Rd & Derita Rd Concord, NC 28027	Industrial Business Park / 3 Graded Pads	Northeast	±19.19 ±22.69 ±40.29	±203,533 ±248,000 ±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	Tim Robertson 704.926.1405
OAKMONT BUSINESS PARK 8501 Westmoreland Dr Concord, NC 28027	Industrial Business Park / Graded Land	Northeast	±7.07	±20,000 - ±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	Tim Robertson 704.926.1405
SOUTHCROSS CORPORATE CENTER 3025 Southcross Blvd Rock Hill, SC 29730	Flex Business Park	York County	±2.53 - ±7.12	±20,000 - ±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	Pete Kidwell 704.926.1404
SOUTHCROSS CORPORATE CENTER 2710 Faith Blvd Rock Hill, SC 29730	Flex Business Park	York County	±2.53	±10,000 - ±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	Pete Kidwell 704.926.1404
WESTINGHOUSE BLVD SITE Charlotte, NC 28273	Industrial Business Park \ Graded Land	Southwest	±7.3	±15,000 - ±54,000	I-1	Located at Westinghouse Blvd., near the I-77 and I-485 Interchange; In the heart of the Southwest market; Flexibility in site development	Tim Robertson 704.926.1405