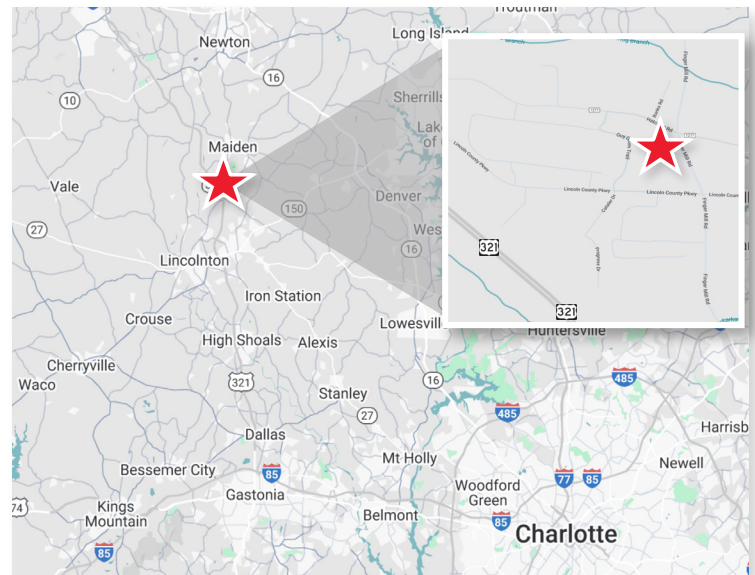


**±60,650 SF AVAILABLE**



## BUILDING FEATURES

Total Square Feet:	<b>±60,650 SF</b>
Office:	<b>±2,400 SF</b>
Warehouse:	<b>±58,140 SF</b>
Acreage:	<b>8.54</b>
Clear Height:	<b>24'</b>
Column Spacing:	<b>50' x 50'</b>
Available:	<b>Immediately</b>
Asking Rate:	<b>Call for pricing</b>



## CONTACTS:

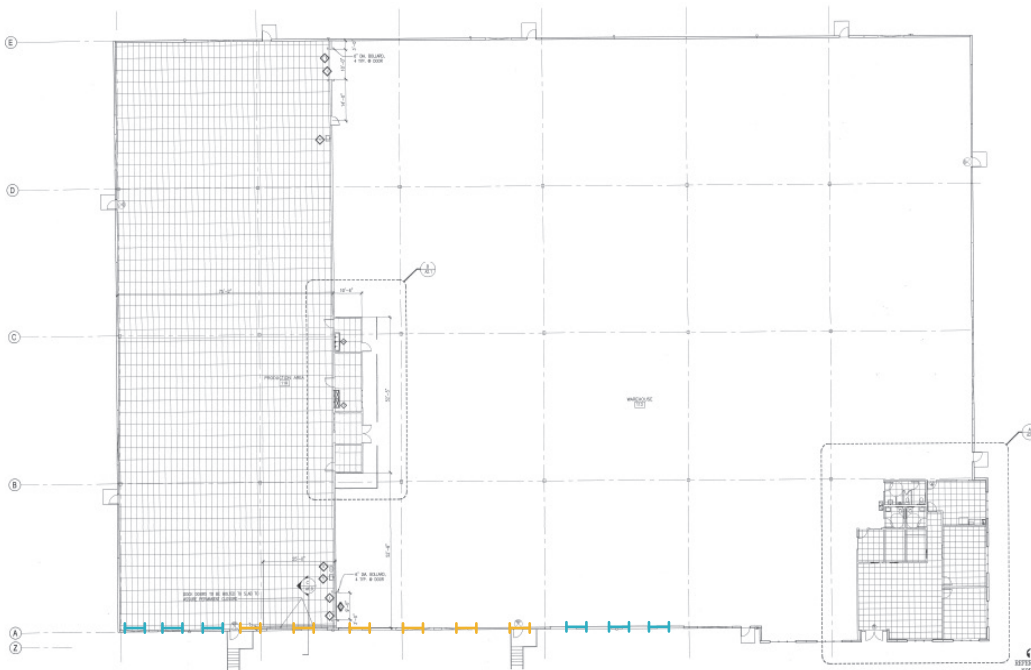
**Matt Treble**  
Executive Managing Director  
+1 704 335 4430  
matt.treble@cushwake.com

**Fermin Deoca**  
Executive Managing Director  
+1 704 335 4436  
fermin.deoca@cushwake.com

**Office Address:**  
300 South Tryon Street  
Suite 1110  
Charlotte, NC 28202

## PROPERTY DETAILS

- 60,650 SF Total Available
- $\pm$  2,400 SF Office
- Column Spacing: 50' x 50'
- Floor: 6" Concrete; 4000 psi
- 130 Tuck Court w/ 55' Concrete Apron
- 30 Parking Spaces
- 6 Dock High Doors
- 6 Knock-Outs for Potential Dock Doors
- Wet Sprinkler Sized For ESFR
- (NFPA 13 Extra Hazard II)



## CONTACTS:

**Matt Treble**  
Executive Managing Director  
+1 704 335 4430  
matt.treble@cushwake.com

**Fermin Deoca**  
Executive Managing Director  
+1 704 335 4436  
fermin.deoca@cushwake.com

**Office Address:**  
300 South Tryon Street  
Suite 1110  
Charlotte, NC 28202