

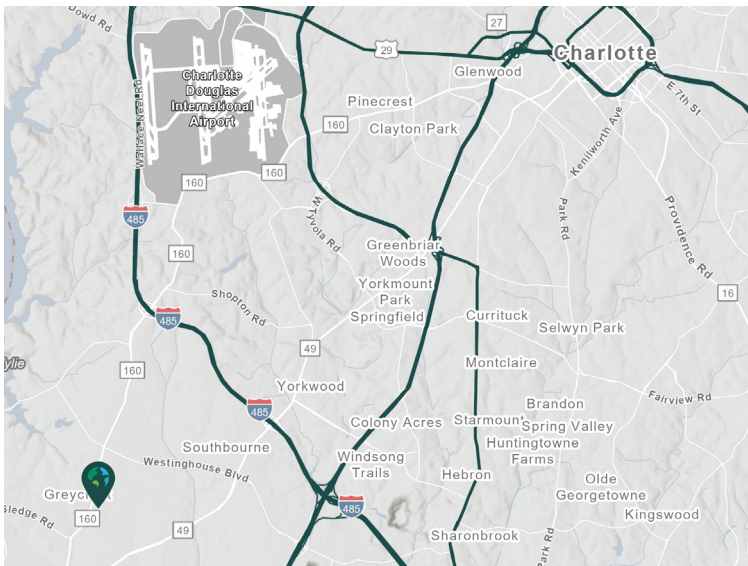
INDUSTRIAL SPACE FOR LEASE



115,500 SF

12830 Virkler Drive, Suite 100 & 500
Charlotte, NC 28273

Prologis Steele Creek Corporate
Center 12830



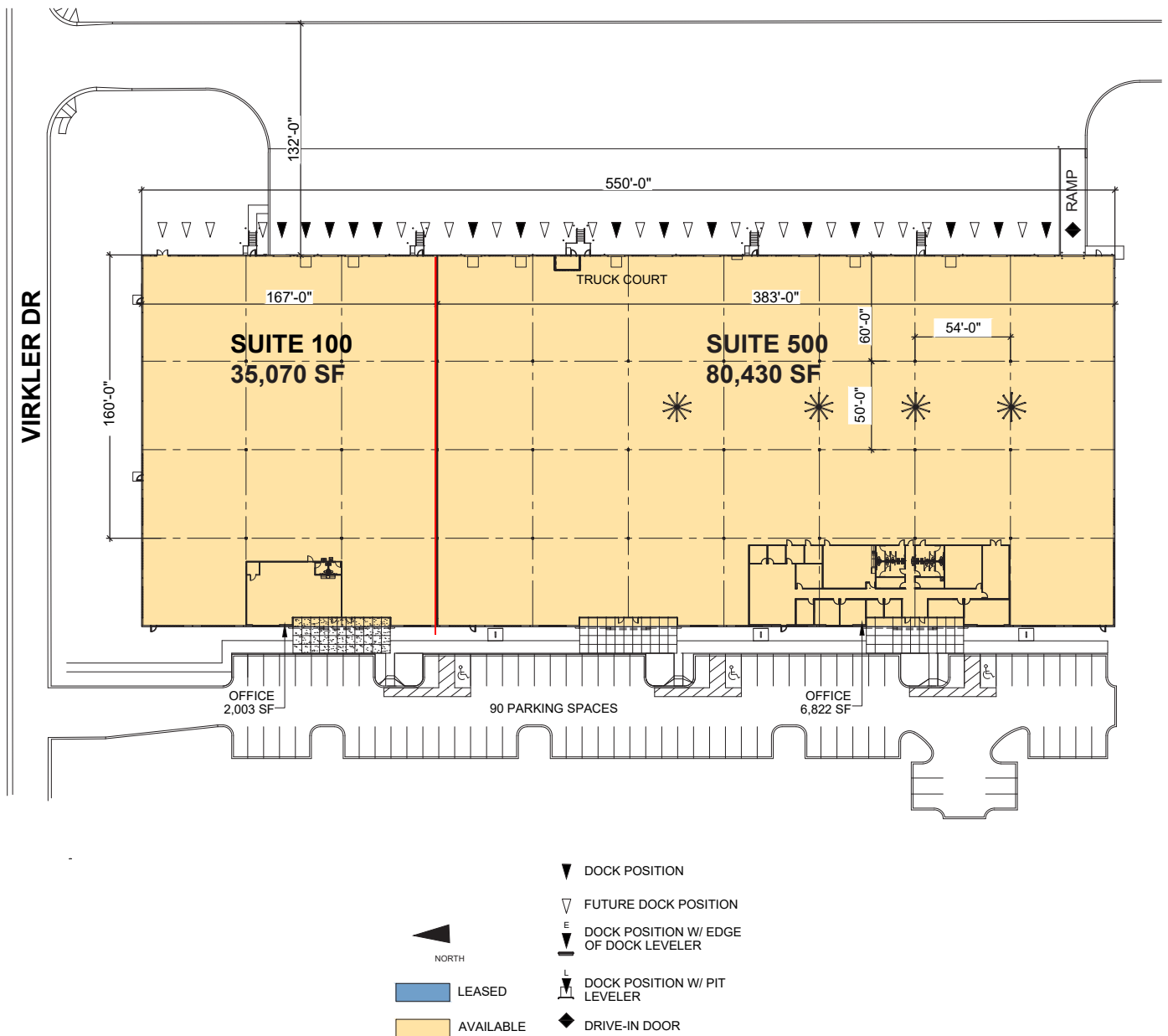
- 3.5 miles to I-485 via Steele Creek Road
- 6.5 miles to the I-77 & I-485 Interchange
- 9.5 miles to the I-85 & I-485 Interchange
- 10.5 miles to Charlotte Douglas International Airport
- Strategic distribution location in the Stateline Submarket

Property Features

Available Space	115,500 SF
Office SF	8,825 SF
Clear Height	30'
Column Spacing	50' x 54'
Dock Doors	15 (19 knock-outs)
Dock Equipment	7 pit levelers 2 vehicle restraints
Drive-in Doors	1 (11' x 14')
Building Depth	210'
Truck Court Depth	132'
Electrical Services	1200 amps
Sprinkler	ESFR
Lighting	LED



Unlock the full potential of your
warehouse with one strategic,
single-source partner.



Cushman & Wakefield
Fermin DeOca

fermin.deoca@cushwake.com
ph +1 704 335 4436

Cushman & Wakefield
Matt Treble

matt.treble@cushwake.com
ph +1 704 335 4430

Prologis
Caitlin Cinero

ccinero@prologis.com
ph +1 980 422 0807

Prologis
Todd Summerfield

tsummerfield@prologis.com
ph +1 704 426 8002