

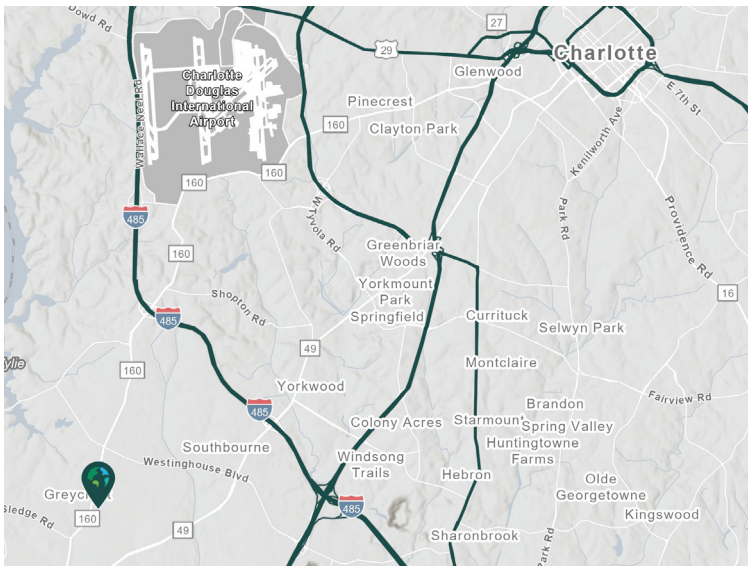
INDUSTRIAL SPACE FOR LEASE

80,430 SF



12830 Virkler Drive, Suite 500
Charlotte, NC 28273

Prologis Steele Creek Corporate
Center 12830



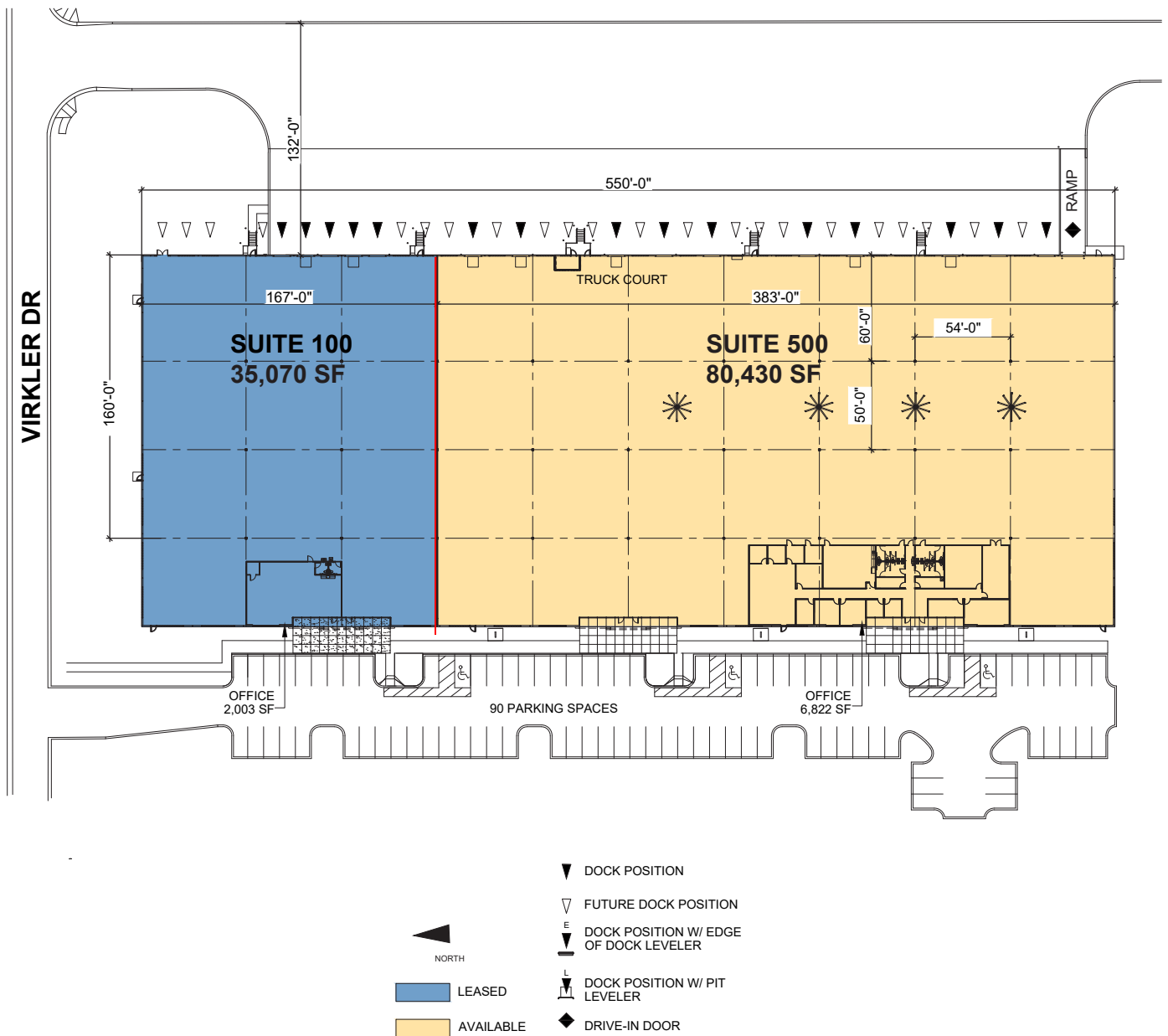
- 3.5 miles to I-485 via Steele Creek Road
- 6.5 miles to the I-77 & I-485 Interchange
- 9.5 miles to the I-85 & I-485 Interchange
- 10.5 miles to Charlotte Douglas International Airport
- Strategic distribution location in the Stateline Submarket

Property Features

Available Space	80,430 SF
Office SF	6,822 SF
Clear Height	30'
Column Spacing	50' x 54'
Dock Doors	10 (16 knock-outs)
Dock Equipment	5 pit levelers
Drive-in Doors	1 (11' x 14')
Building Depth	210'
Truck Court Depth	132'
Electrical Services	800 amps
Sprinkler	ESFR
Lighting	LED



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