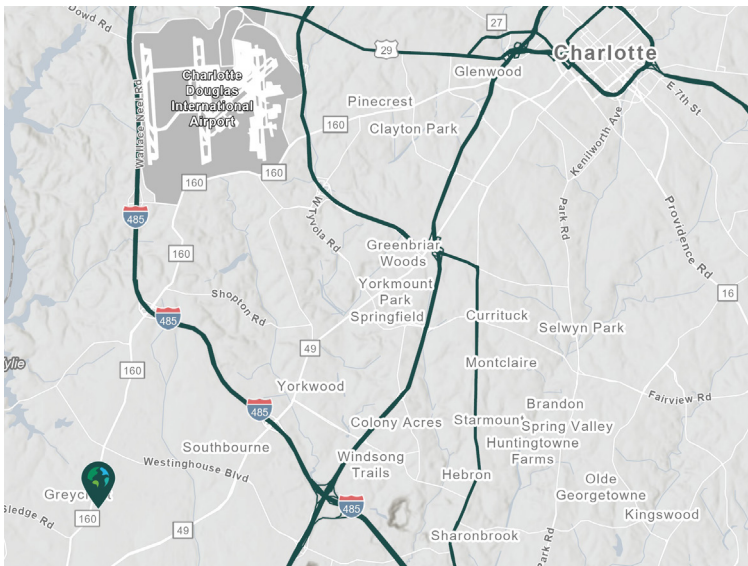


35,070 SF

**12830 Virkler Drive, Suite 100
Charlotte, NC 28273**

**Prologis Steele Creek Corporate
Center 12830**



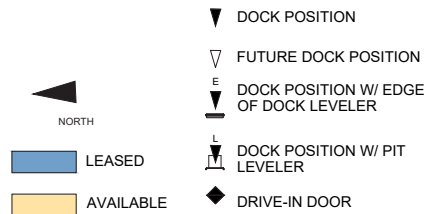
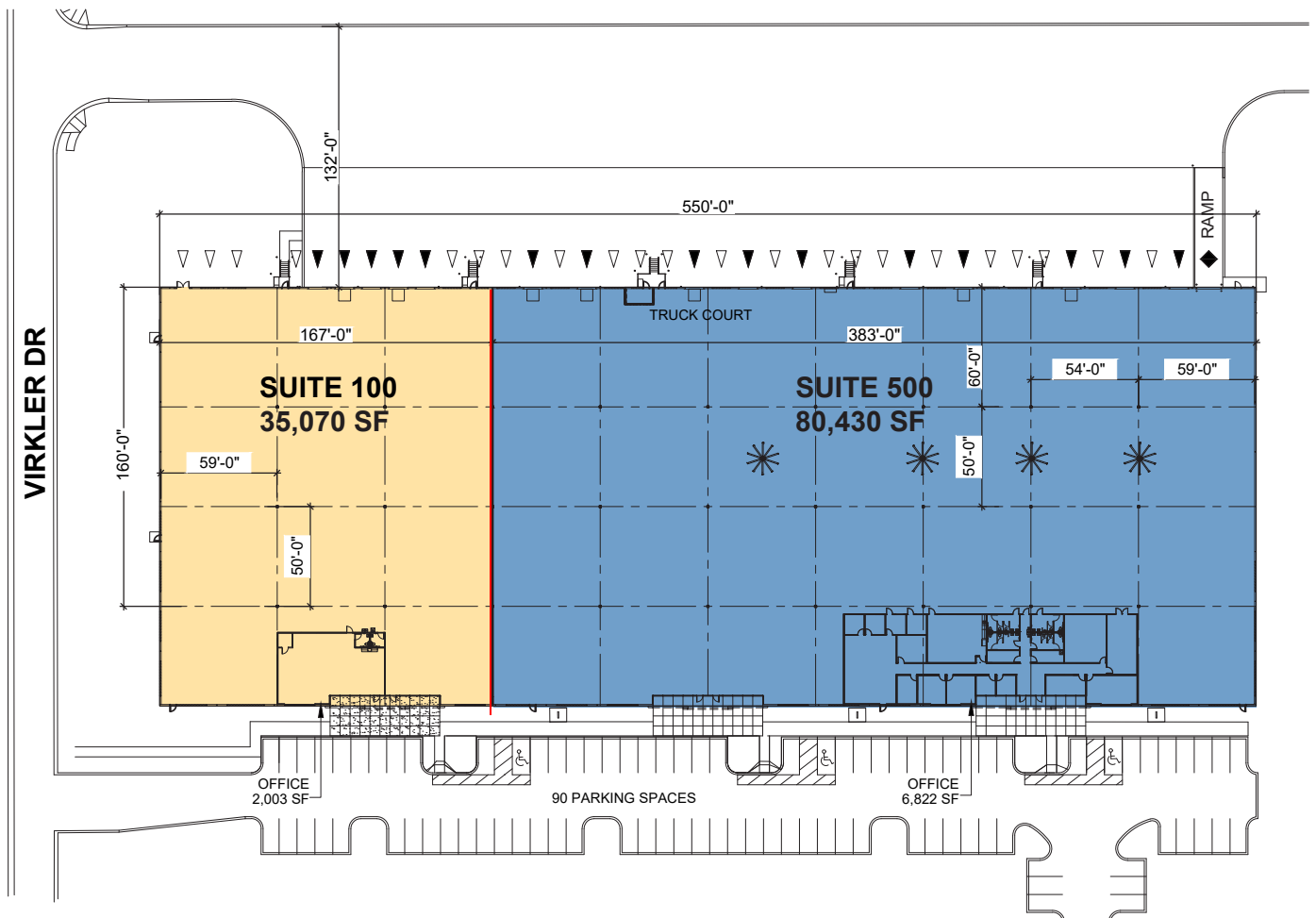
- 3.5 miles to I-485 via Steele Creek Road
- 6.5 miles to the I-77 & I-485 Interchange
- 9.5 miles to the I-85 & I-485 Interchange
- 10.5 miles to Charlotte Douglas International Airport
- Strategic distribution location in the Stateline Submarket

Property Features

Available Space	35,070 SF
Office SF	2,003 SF
Clear Height	30'
Column Spacing	50' x 54'
Dock Doors	5 (3 knock-outs)
Dock Equipment	2 pit levelers 2 vehicle restraints
Building Depth	210'
Truck Court Depth	132'
Electrical Services	400 amps
Sprinkler	ESFR
Lighting	LED



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