

221,750 SF

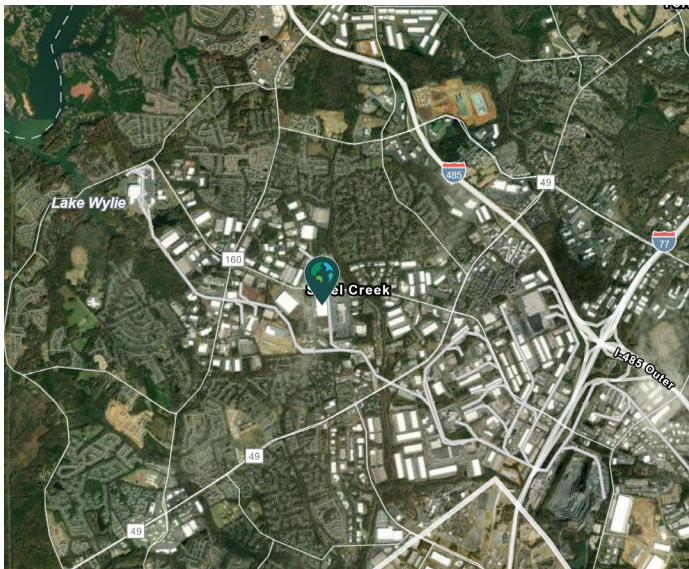
Industrial Space For Lease



Prologis Goodrich 11701



11701 Goodrich Drive, Suite A
Charlotte, NC 28273 USA



**Your single-source service for efficient move-in
and operations: [prologisessentials.com](https://www.prologisessentials.com)**

LOCATION

- 10 miles to Charlotte Douglas International Airport
- 2.5 miles to I-485, 3 miles to I-77 & 9.3 miles to I-85
- 5.3 miles to Norfolk Southern Intermodal

FACILITY

- 438,650 total SF
- 221,750 available SF
- Rail served (Norfolk Southern)
- 5 rail doors (capacity up to 11 cars)
- 2,335 office SF (and 1,322 SF mezzanine)
- 22' clear height
- 19 dock doors (10 with pit levelers)
- 40' x 40' column spacing
- 145' truck court depth
- 522' building depth
- 1,600 amps
- LED lighting upgrade available

ADVANTAGES AND AMENITIES

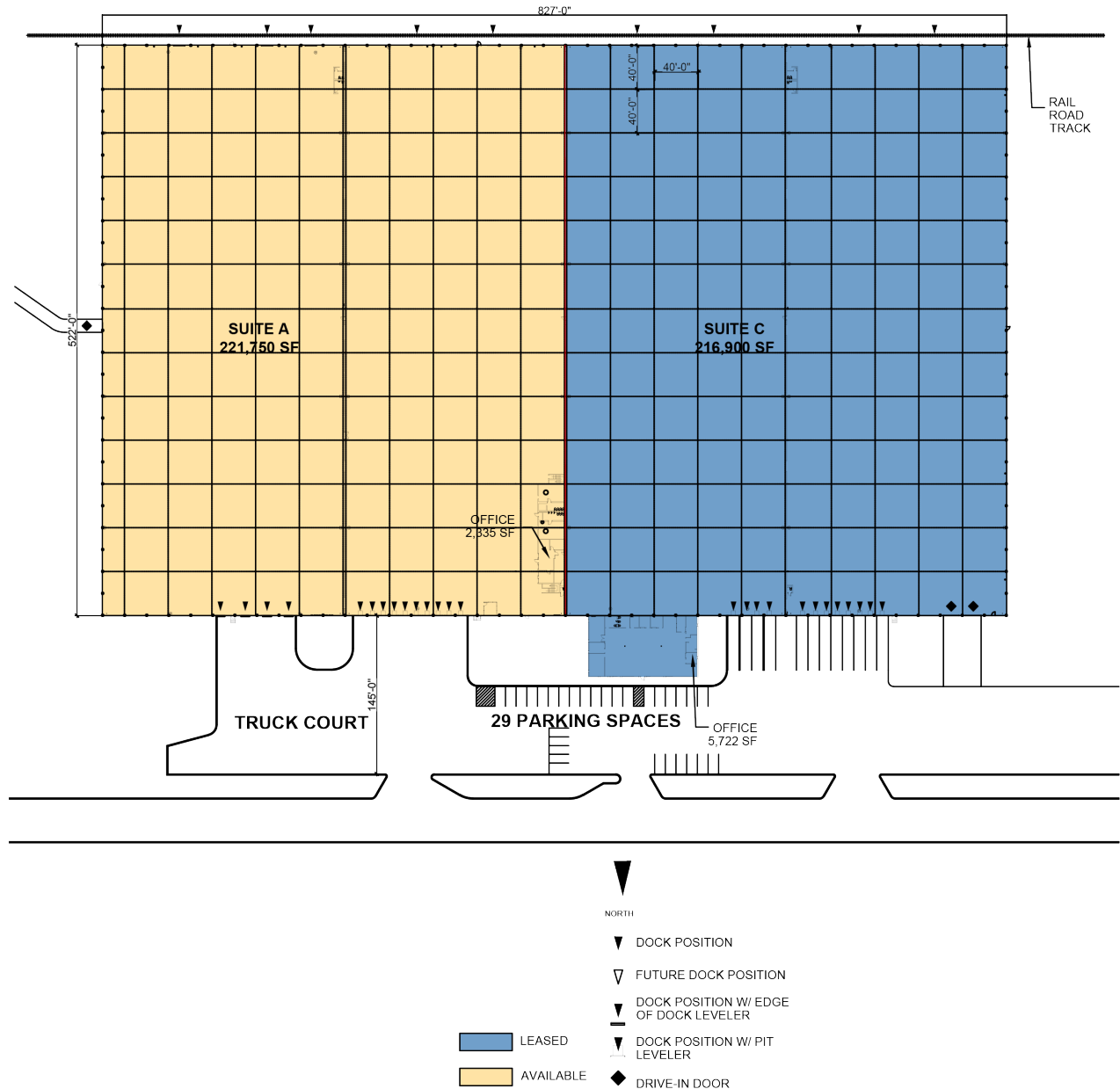
- Professionally landscaped, controlled environment
- Prologis Clear Lease - a simplified lease that fixes operating and capital expenses for the entire lease term
- Efficient and cost-effective warehouse solutions through Prologis Essentials

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