

**495**  
**Logistics**  
@ The River District

**FOR LEASE**

±1,263,438 SF



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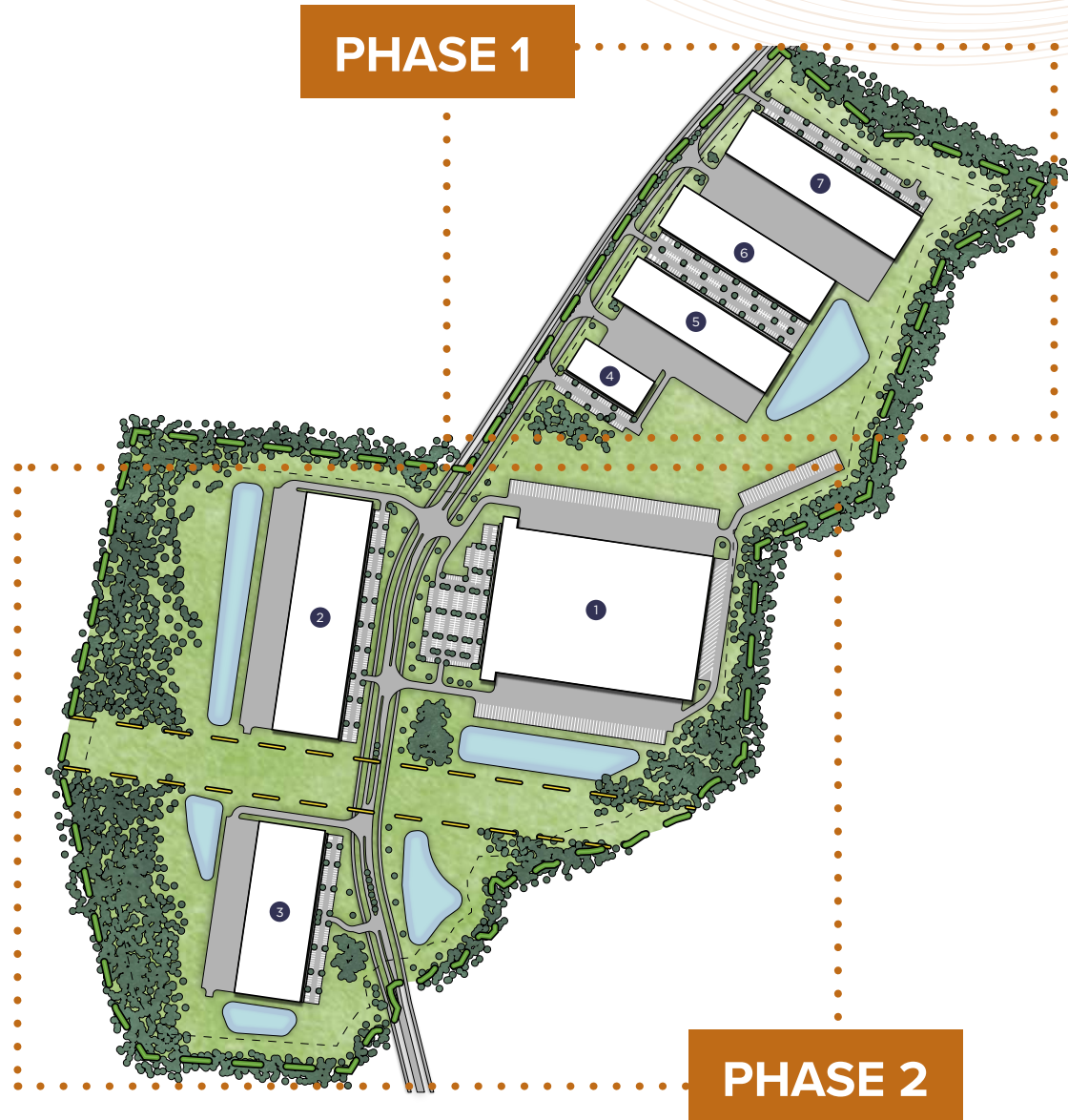
 **CUSHMAN &  
WAKEFIELD**

 **McCRANEY**  
PROPERTY COMPANY

# PARK OVERVIEW

## Key

Building No.	Building Dimensions	Building Square Footage
1	834'x572'	±479,600 SF
2	936'x262'	±245,007 SF
3	678'x262'	±177,031 SF
4	282'x127.5'	±35,955 SF
5	624'x165'	±102,960 SF
6	619'x165'	±102,135 SF
7	690'x175'	±120,750 SF
<b>Total</b>		<b>±1,263,438 SF</b>



# BUILDING 4

±35,955 SF

## BUILDING HIGHLIGHTS

- xx Clear Height
- xx Dock-High Doors
- xx Drive-Ins
- xx Speed Bay
- xx Car Parks
- xx Trailer Parks

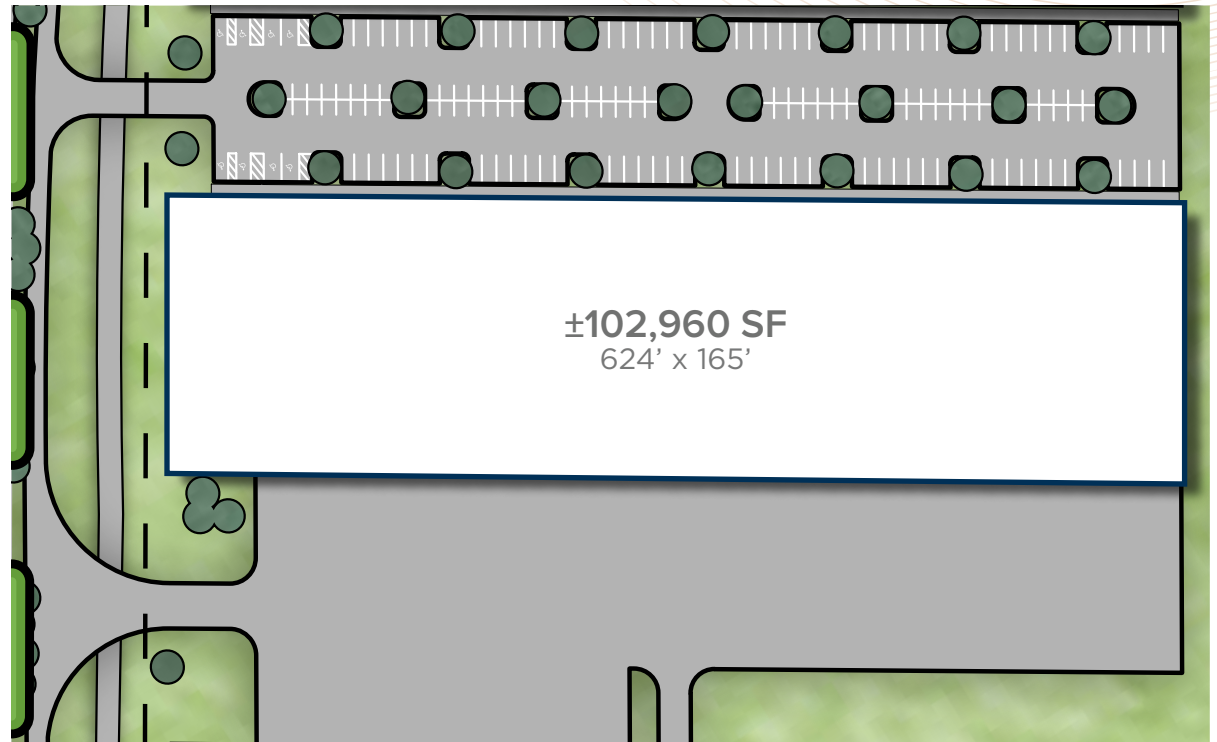


# BUILDING 5

±102,960 SF

## BUILDING HIGHLIGHTS

- xx Clear Height
- xx Dock-High Doors
- xx Drive-Ins
- xx Speed Bay
- xx Car Parks
- xx Trailer Parks

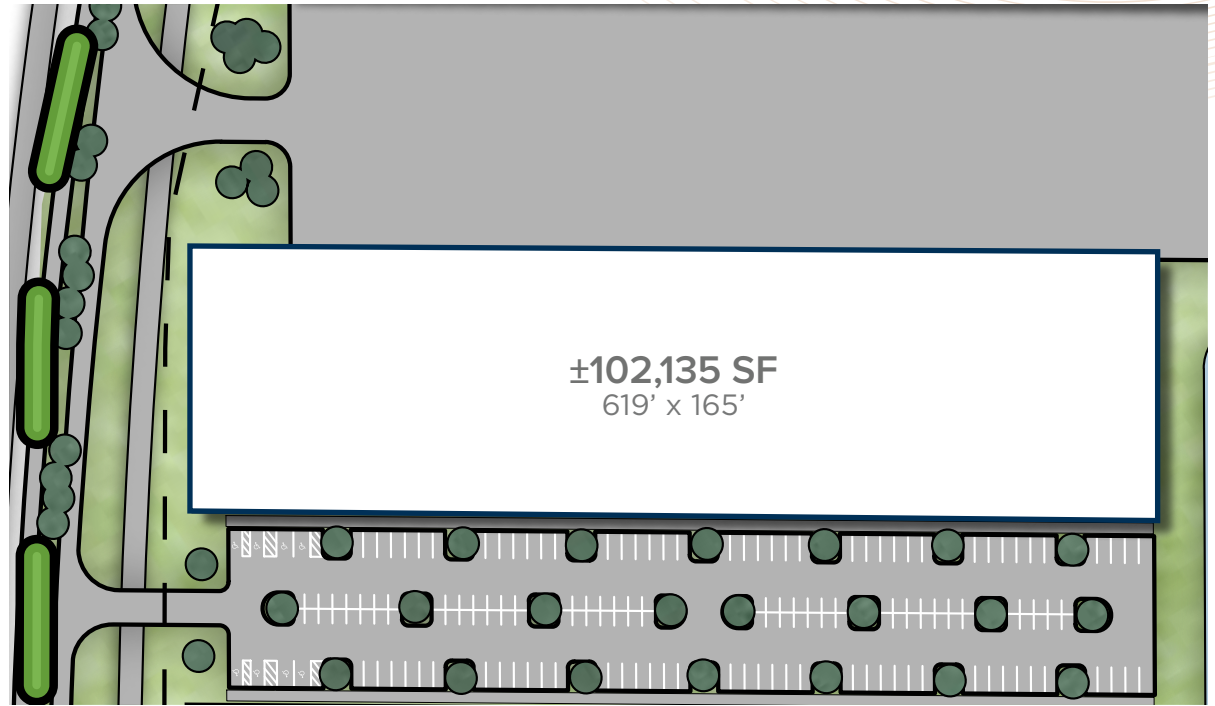


# BUILDING 6

±102,135 SF

## BUILDING HIGHLIGHTS

- xx Clear Height
- xx Dock-High Doors
- xx Drive-Ins
- xx Speed Bay
- xx Car Parks
- xx Trailer Parks

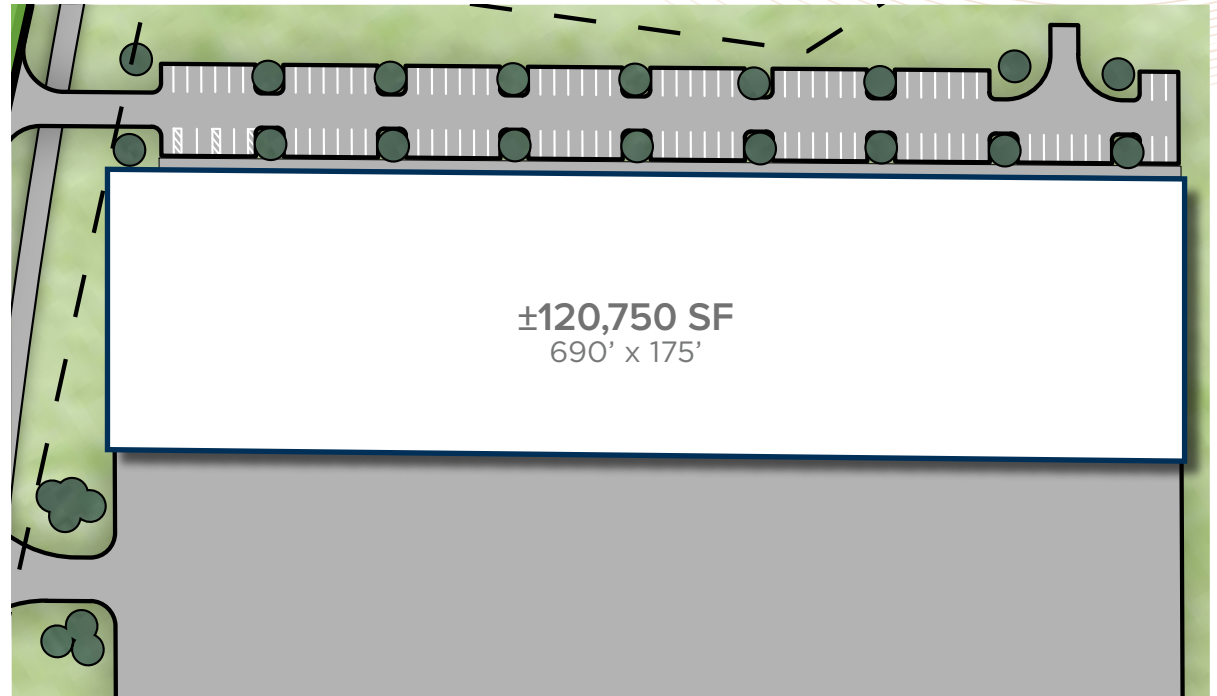


# BUILDING 7

±120,750 SF

## BUILDING HIGHLIGHTS

- xx Clear Height
- xx Dock-High Doors
- xx Drive-Ins
- xx Speed Bay
- xx Car Parks
- xx Trailer Parks



# AERIAL LOCATION MAP



# LOCAL AREA

**Logistics 485** is positioned within minutes of Charlotte Douglas Int'l Airport and has the ease of access to I-485. Locally the area has been booming with development. *The River District* will be a 1,400-acre master-planned community including multifamily, single family homes, retail, and office space.



**ACCESS TO I-485** 1 Mile  
3 Minutes

**CHARLOTTE INT'L AIRPORT** 2.5 Miles  
5 Minutes

**ACCESS TO I-85** 3 Miles  
5 Minutes

**NORFOLK SOUTHERN INTERMODAL** 3 Miles  
5 Minutes

# THE RIVER DISTRICT

*The River District will be a 1,400-acre master-planned community unlike anywhere else in Charlotte. With a unique location, The River District combines the beauty of the Catawba River with convenient proximity to vibrant Uptown Charlotte. A diverse community with a full spectrum of residential and commercial offerings, this is where trails, river ways and innovative thinking converge, making life at The River District truly boundless.*



# STRATEGICALLY LOCATED

## PORT OF WILMINGTON

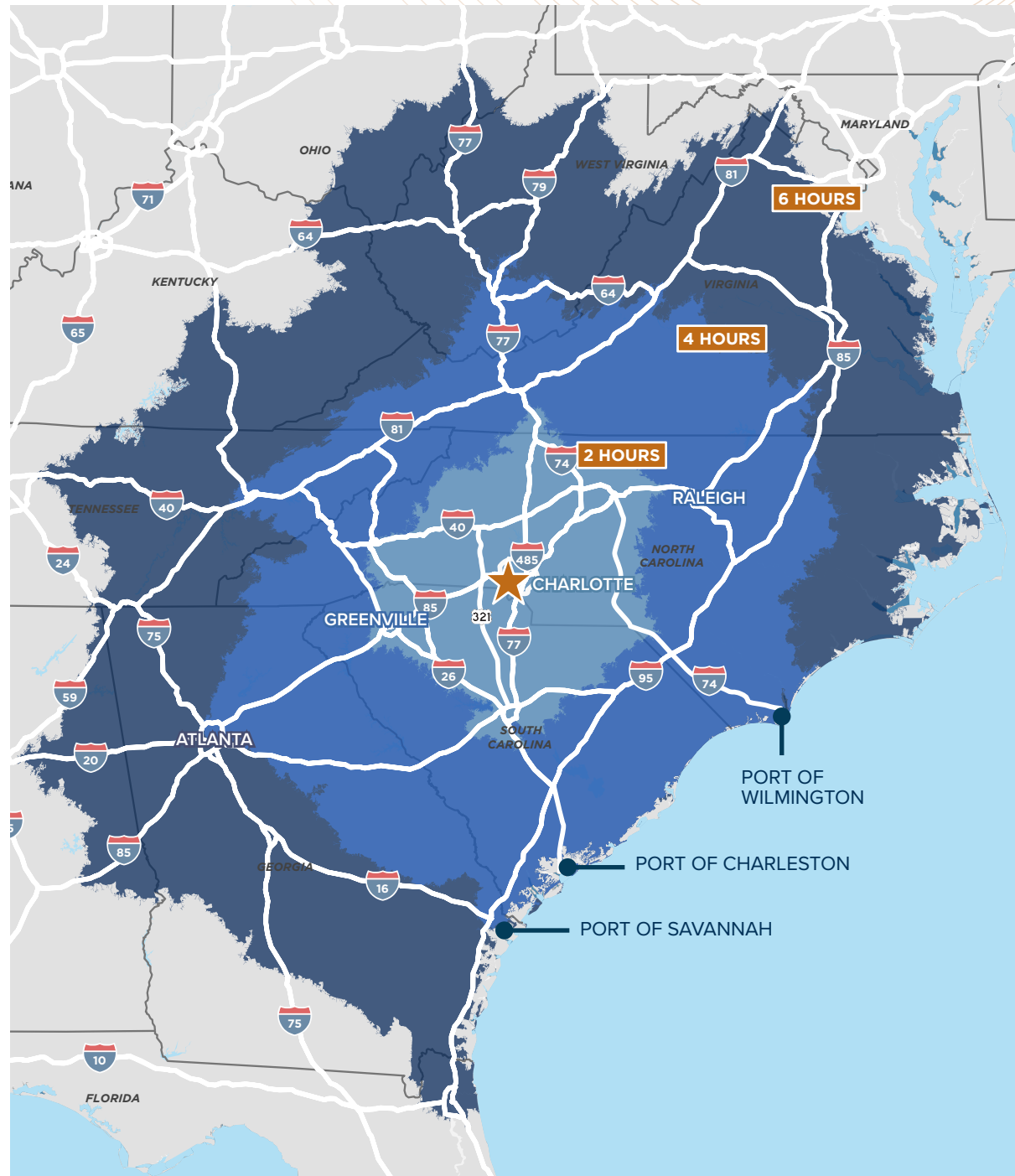
**DISTANCE:** 212 Miles  
**TIME:** 3.5 Hours

## PORT OF CHARLESTON

**DISTANCE:** 208 Miles  
**TIME:** 3.25 Hours

## PORT OF SAVANNAH

**DISTANCE:** 252 Miles  
**TIME:** 3.75 Hours



## CONTACT

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