



CHARLOTTE REGIONAL RAIL PARK

UP TO 698,500 SF AVAILABLE FOR LEASE | RAIL SERVED WITH UP TO 3 RAIL SPURS

PROPERTY OVERVIEW | ASSET OVERVIEW











2 Drive-in doors

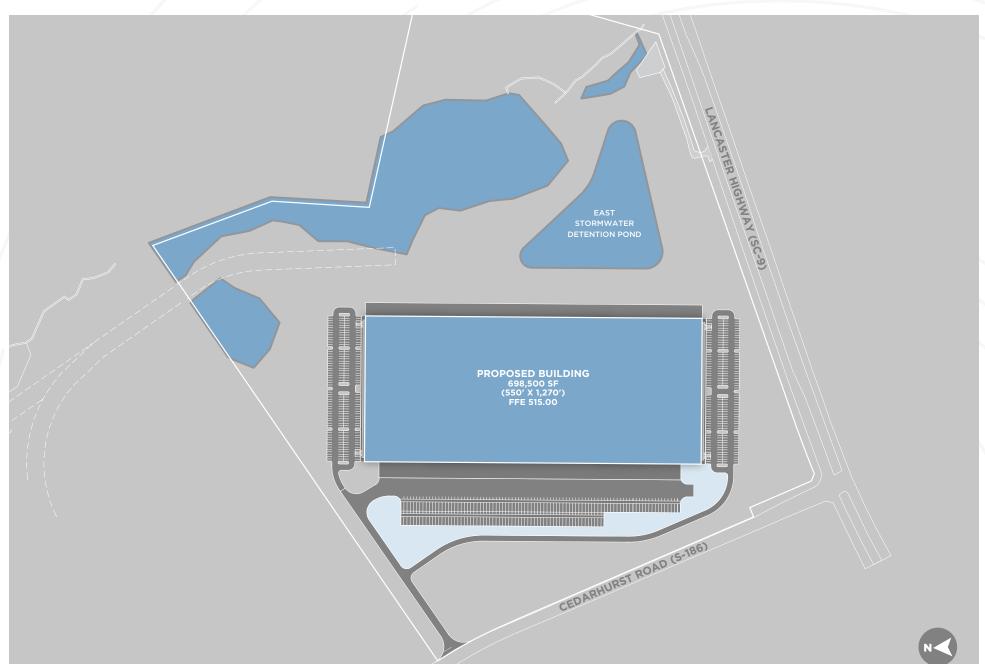


PROPERTY HIGHLIGHTS

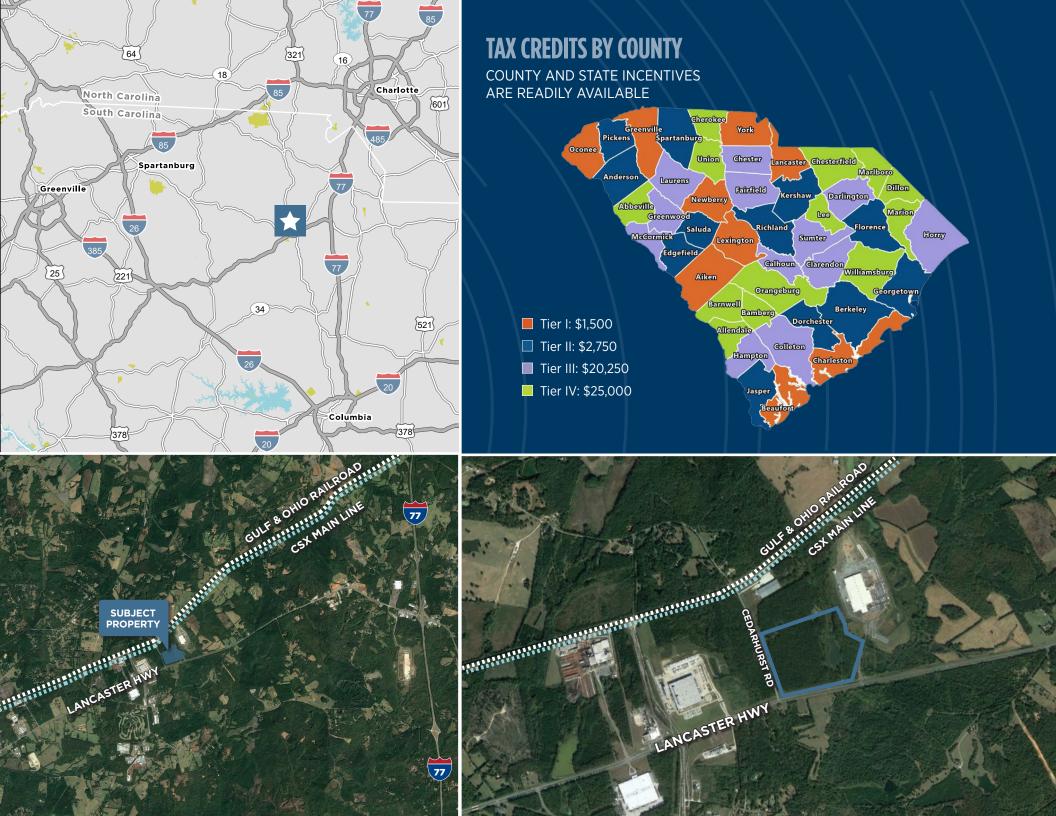
- Available from 200,000 698,500 SF
- Up to 3 rail spurs
- 400 auto parking spaces
- 150 trailer parking spaces
- ESFR
- Reinforced 6" concrete floors
- 100 dock doors each with a 35,000 lb pit-leveler, bumpers & seals

- Two (2) drive-in doors (20'x20')
- 36' clear height
- ID-2 Zoning
- Warehouse lighting at 30 FC at 36" AFF
- 83.02 Acres
- 3,000 Amps of 277/480 Volts Power

PROPERTY OVERVIEW | SITE PLAN



3 | I-77 CHARLOTTE REGIONAL RAIL PARK





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