

11201 ED BROWN ROAD

CHARLOTTE

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Charlotte, NC 28273



FOR LEASE

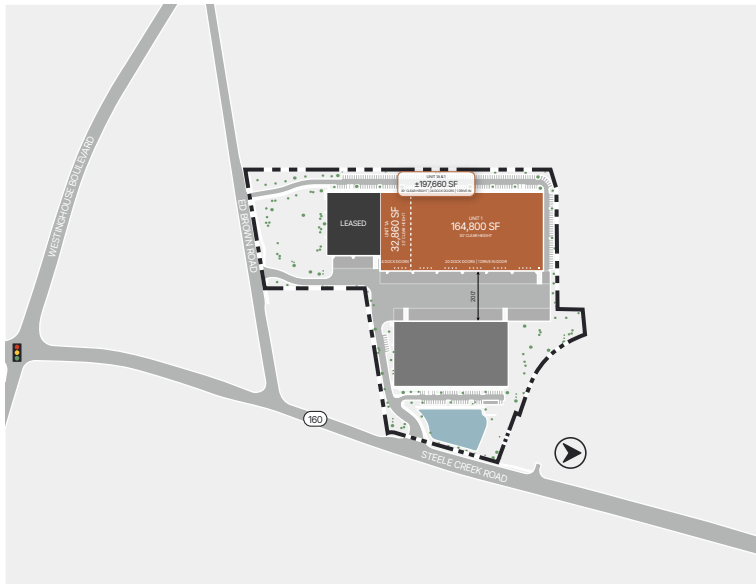
±30,000-197,660 SF



LEASED BY



CUSHMAN &
WAKEFIELD



PROPERTY HIGHLIGHTS

Office Area	±2,466 SF
Building Depth	250'/310'
Clear Height	30'
Column Spacing	53'x50'
Parking Ratio	.6/1000
Heavy Power	480V; 1200 AMPS total (400 AMPS In conditioned portion)
HVAC	Partially Conditioned; 32,860 SF
Fire Protection	ESFR
Zoning	ML-1 (formerly I-1)
Lighting	LEDs
Truck Court Depth	200'
Trailer Parking Spaces	12 spaces for additional rent
Loading	24 (9'x10') Dock Doors 1 (12'x14') Drive-in door

STEELE POINT sits on 25 acres in Charlotte's premier Southwest submarket near the intersection of Westinghouse Boulevard and Steele Creek Road. The site provides incredible access to I-77 and I-485 with points of ingress and egress on both Steele Creek and Ed Brown Road.

Comprised of two Class-A-Plus buildings boasting 30-foot clear heights with the most modern design and architectural features available, Steele Point provides single-tenant and multi-tenant options in buildings of 30,000 and 197,660 square-feet. Both buildings are rear-load, optimizing aesthetics, office area efficiency and dock door count.

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±30,000-197,660 SF



DRIVE TIMES TO STEELE POINT

I-485	2.2 Miles 4 Minutes
I-77	4.2 Miles 6 Minutes
I-85	8 Miles 9 Minutes
Norfolk Southern Intermodal	4.2 Miles 8 Minutes
Uptown Charlotte	14 Miles 15 Minutes
Raleigh, NC	178 Miles 2 Hours, 40 Minutes
Atlanta, GA	244 Miles 3 Hours, 45 Minutes

CONTACT INFORMATION



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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

