

**FOR LEASE**

Owned and Operated by  **LINK**

**11201 Ed Brown Road**  
Charlotte, NC

**85,985 SF**

**Heavy Power and Fully  
Air-conditioned Warehouse**



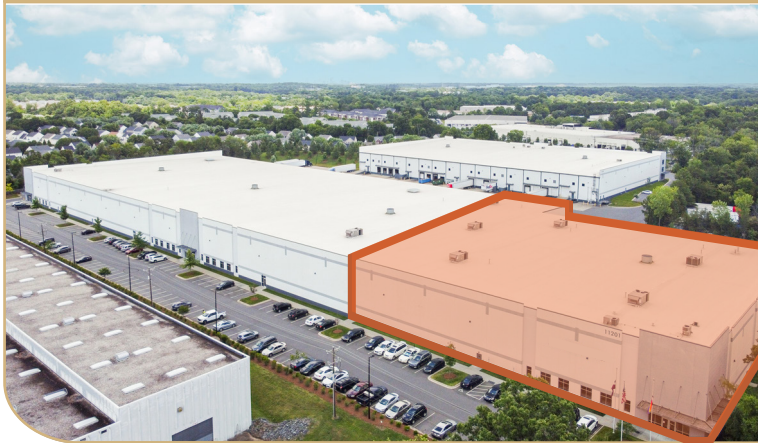
**LEASING INFO  
& CONTACT**

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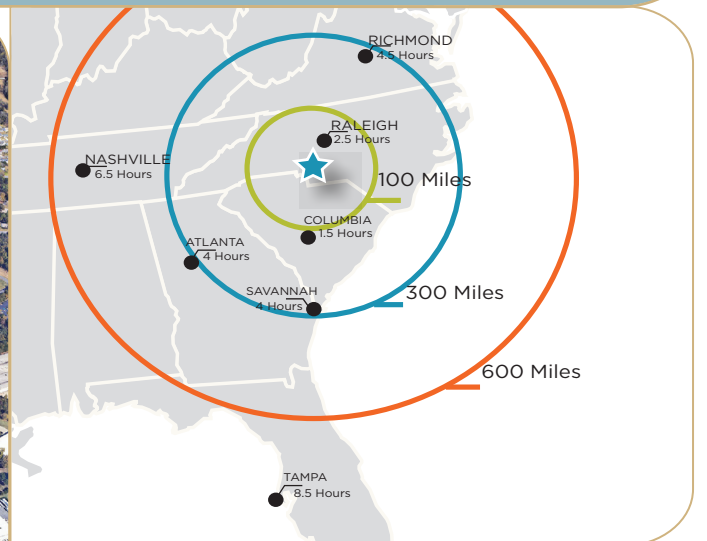


This is not an offer or acceptance of an offer to lease space. a lease will only be offered or made in a written agreement signed by landlord.  
No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



**STEEL 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 117,000 and 250,750 square-feet. Both buildings are rear-load, optimizing aesthetics, office area efficiency and dock door count.





DESIGN SPECS:

**AVAILABLE SF:** 85,985 SF  
**OFFICE AREA:** 2,709 SF  
**BLDG DEPTH:** 250’/310’  
**CLEAR HEIGHT:** 30’  
**COLUMN SPACING:** 53’ X 50’  
**PARKING RATIO:** .6/1000  
**HEAVY POWER:** 480V; 1200 AMPS  
**HVAC:** FULLY CONDITIONED  
(Total of 185 tons of Air Conditioning)  
**FIRE PROTECTION:** ESFR  
**ZONING:** ML-1 (formerly I-1)  
**LIGHTING:** LEDs  
**TRUCK COURT DEPTH:** 200’  
**TRAILER PARKING SPACES:** 12 SPACES FOR ADDITIONAL RENT  
**OVERHEAD DOORS:**  
12 (9’ X 10’) DOCK HIGH DOORS (4 PIT LEVERS)  
1 (12’ X 14’) DRIVE-IN DOOR

DRIVE TIMES TO STEELE POINT

DESTINATION	TIME	DISTANCE
I-485	4 minutes	2.2 miles
I-77	6 minutes	4.2 miles
I-85	9 minutes	8 miles
Norfolk Southern Intermodal	8 minutes	4.2 miles
Uptown Charlotte	15 minutes	14 miles
Raleigh, NC	2 hours, 40 minutes	178 miles
Atlanta, GA	3 hours, 45 minutes	244 miles