

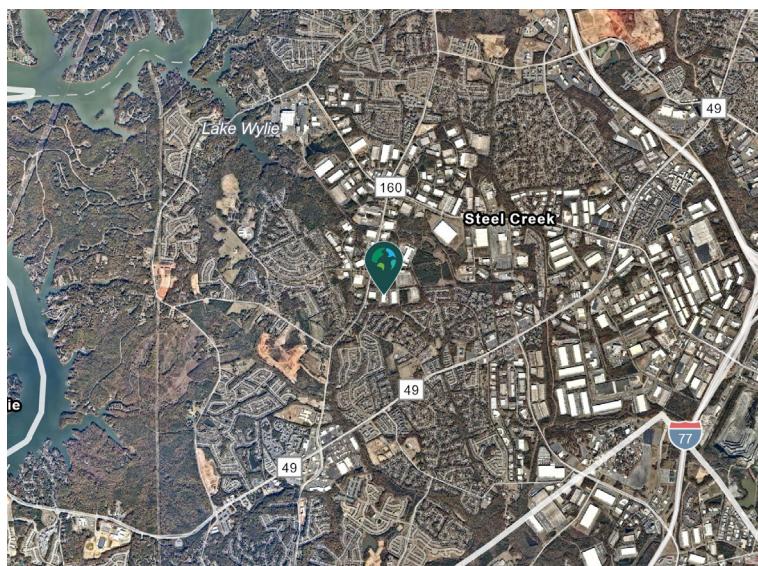
INDUSTRIAL SPACE FOR LEASE

28,869 SF



12810 Virkler Drive, Suite 101
Charlotte, NC 28273

Prologis Steele Creek Corporate
Center 12810



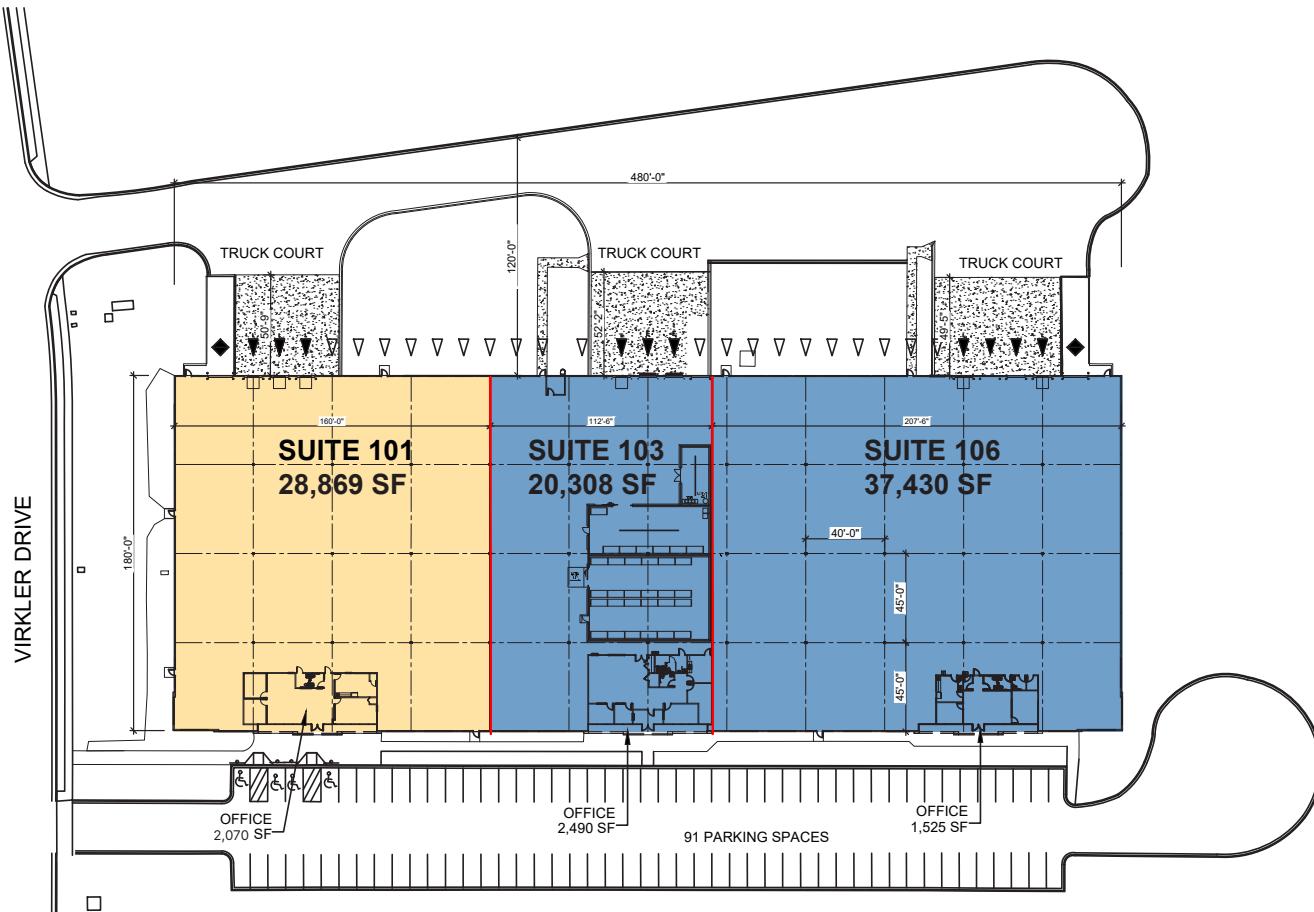
- 3.5 miles to I-485 via Steele Creek Road
- 6.5 miles to the I-77 & I-485 Interchange
- 9.5 miles to the I-85 & I-485 Interchange
- 10.5 miles to Charlotte Douglas International Airport
- Strategic distribution location in the Stateline Submarket

Property Features

Available Space	28,869 SF
Office SF	2,070 SF
Clear Height	24'
Column Spacing	45' x 40'
Dock Doors	3 with pit levelers
Drive-in Door	1 (12' x 14')
Building Depth	180'
Truck Court Depth	120'
Electrical Services	225 amps
Sprinkler	ESFR
Lighting	LED



Unlock the full potential of your
**warehouse with one strategic,
single-source partner.**



▼ DOCK POSITION

▽ FUTURE DOCK POSITION

■ DOCK POSITION W/ EDGE
OF DOCK LEVELER

■ DOCK POSITION W/ PIT
LEVELER

◆ DRIVE-IN DOOR

NORTH

LEASED

AVAILABLE



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