

ULP UNION LOGISTICS PARK

*BUILDING 1 | 256,880 SF
DELIVERING Q2 2027*

UNION COUNTY'S PREMIER CLASS A INDUSTRIAL PARK
26,500-769,880 SF | CHARLOTTE MSA | MONROE, NC



MATT TREBLE

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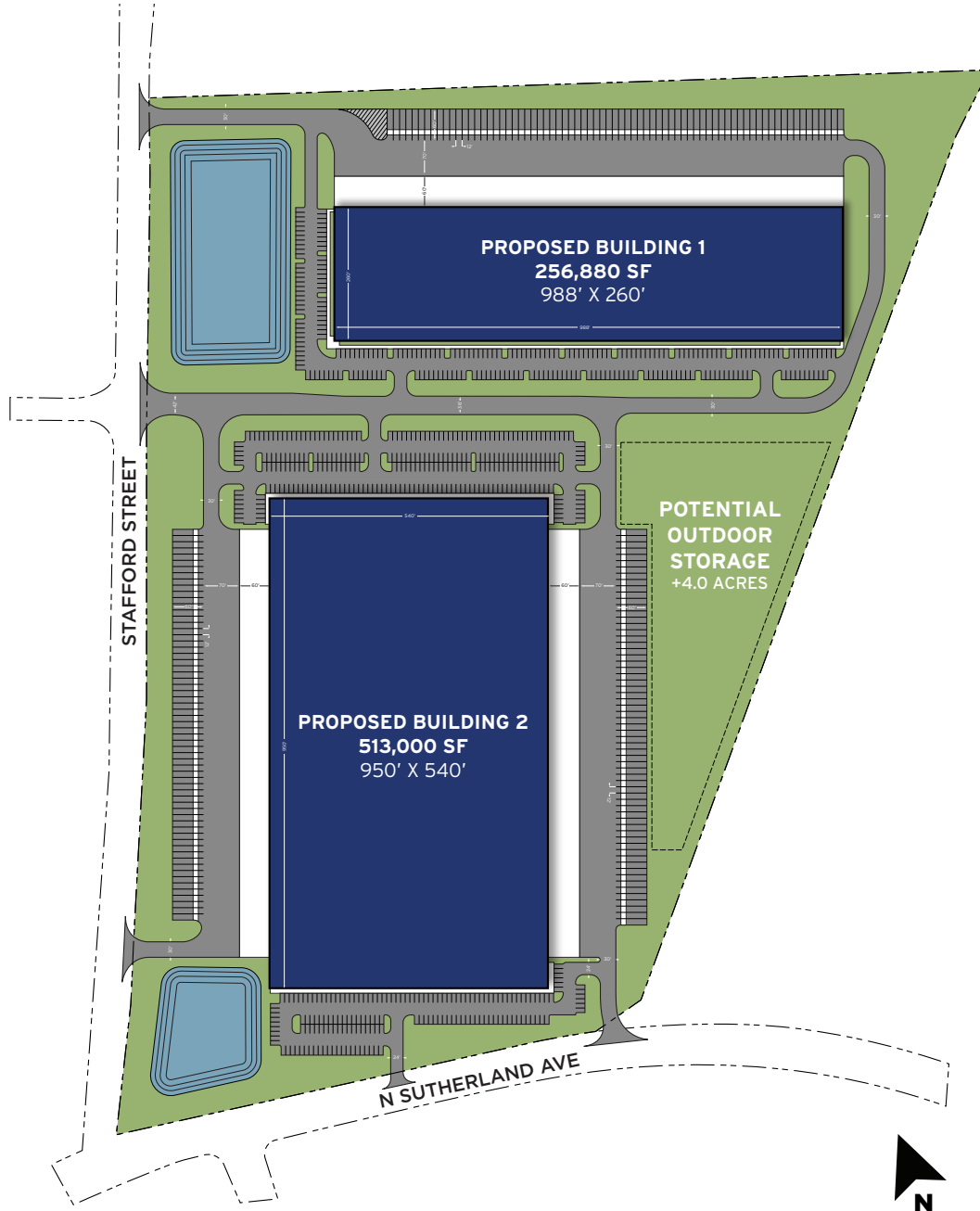
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Site Plan



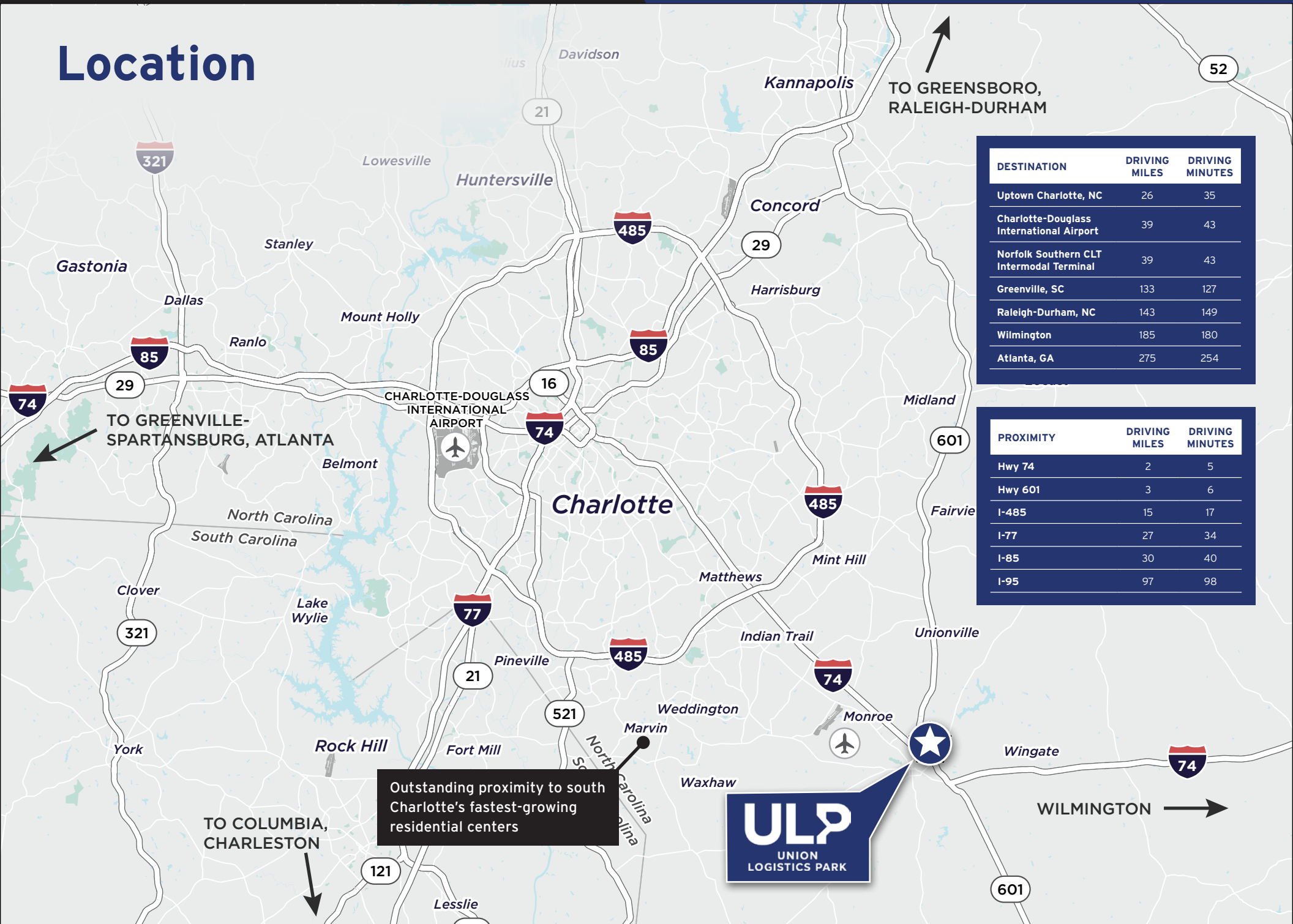
BUILDING 1

Building Dimensions	988' x 260'	Truck Court Depths	190' with 60' concrete apron
Column Spacing	50' x 52' with 60' speed bay	Floor Thickness	6" concrete
Building Size	256,880 SF	Clear Height	32' minimum
Available SF	256,880 SF	Lighting	LED
Office SF	BTS	Ventilation	Roof-mounted ventilation fans
Construction Type	Tilt-up concrete	Sprinkler System	ESFR sprinkler system
Roof	60 Mil TPO	Loading Docks	Thirty-two (32) 9' x 10' doors with twenty-nine (29) additional 9' x 10' future knock out panels
Trailer Parking	73 spaces	Grade Level Loading	Two (2) 14' x 16' doors
Employee Parking	263 spaces	Warehouse Heating	Roof-mounted gas unit heaters

BUILDING 2

Building Dimensions	950' x 540'	Truck Court Depths	190' with 60' concrete aprons
Column Spacing	50' x 50' with 70' speed bays	Floor Thickness	6" concrete
Building Size	513,000 SF	Clear Height	36' minimum
Available SF	513,000 SF	Lighting	LED
Office SF	BTS	Ventilation	Roof-mounted ventilation fans
Construction Type	Tilt-up concrete	Sprinkler System	ESFR sprinkler system
Roof	60 Mil TPO	Loading Docks	One hundred fourteen (114) 9' x 10' doors
Trailer Parking	126 spaces	Grade Level Loading	Four (4) 14' x 16' doors
Employee Parking	443 spaces	Warehouse Heating	Roof-mounted gas unit heaters

Location



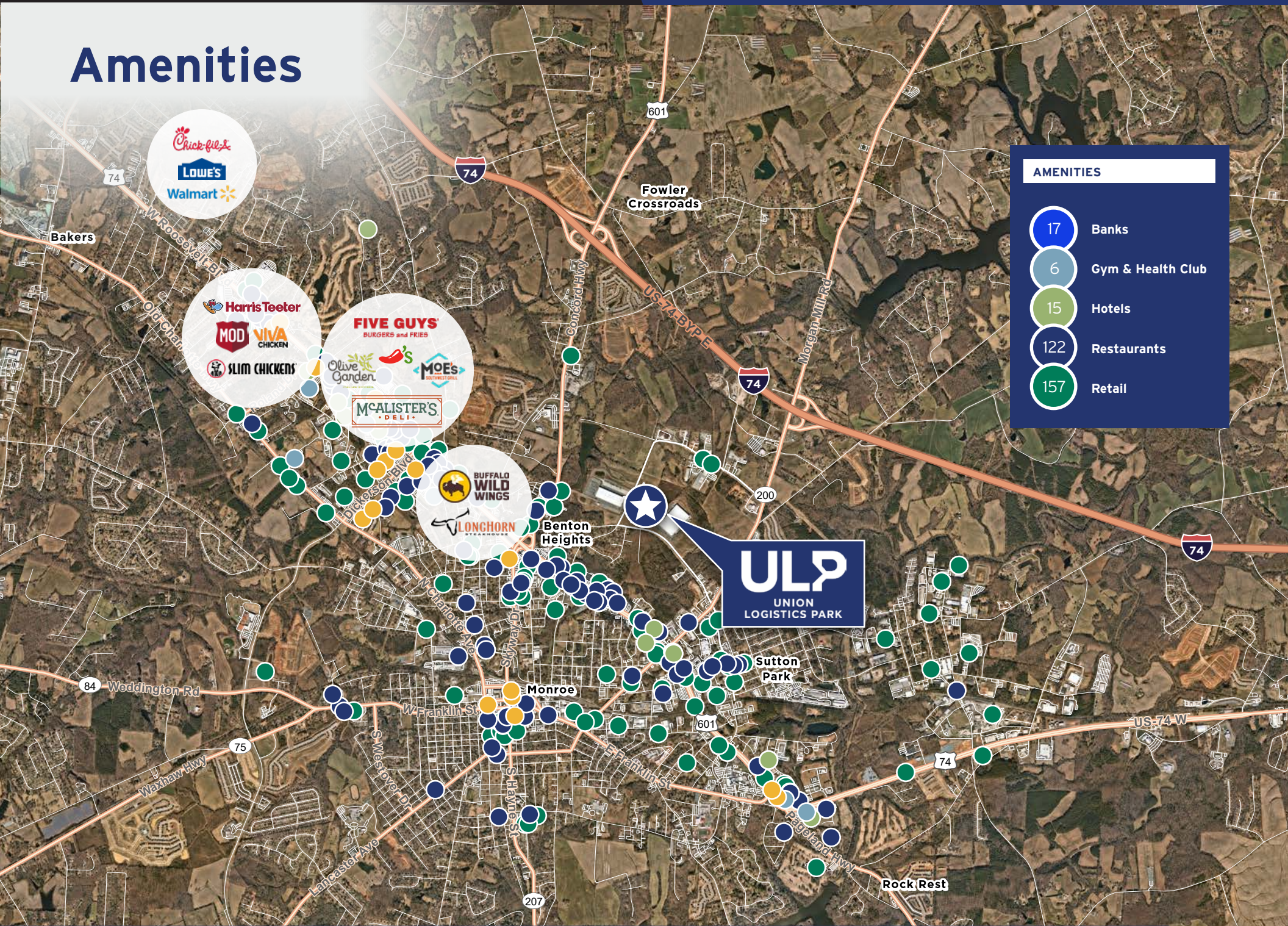
DESTINATION	DRIVING MILES	DRIVING MINUTES
Uptown Charlotte, NC	26	35
Charlotte-Douglass International Airport	39	43
Norfolk Southern CLT Intermodal Terminal	39	43
Greenville, SC	133	127
Raleigh-Durham, NC	143	149
Wilmington	185	180
Atlanta, GA	275	254

PROXIMITY	DRIVING MILES	DRIVING MINUTES
Hwy 74	2	5
Hwy 601	3	6
I-485	15	17
I-77	27	34
I-85	30	40
I-95	97	98



Outstanding proximity to south Charlotte's fastest-growing residential centers

Amenities



AMENITIES

17	Banks
6	Gym & Health Club
15	Hotels
122	Restaurants
157	Retail

Corporate Neighbors





ULP

**UNION
LOGISTICS PARK**

MONROE, NC

FOR MORE INFORMATION, PLEASE CONTACT:

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EDGEWATER
VENTURES

 **CUSHMAN &
WAKEFIELD**

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