

ULP UNION LOGISTICS PARK

BUILDING 1 | 256,880 SF
DELIVERING Q1 2027

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



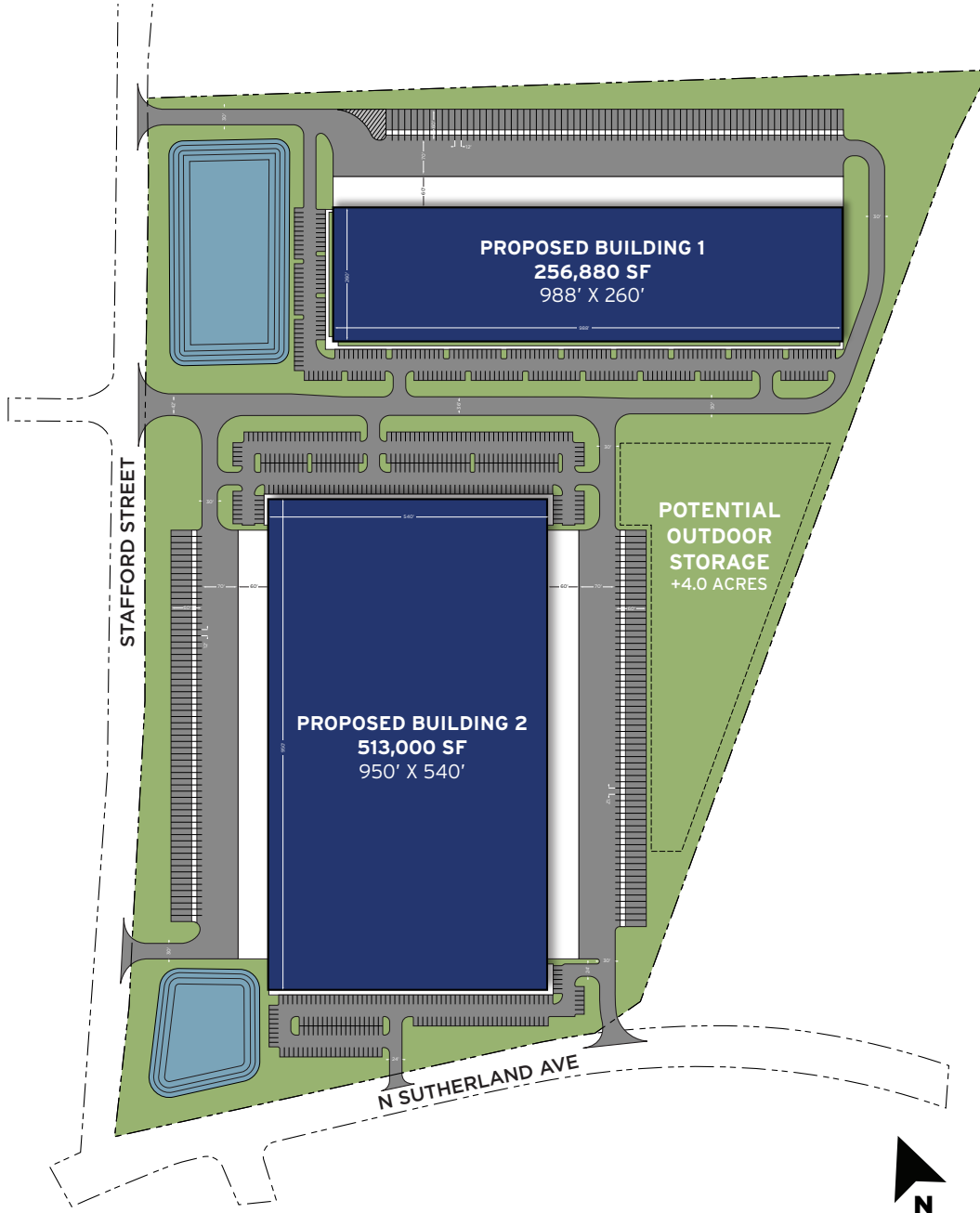
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Site Plan



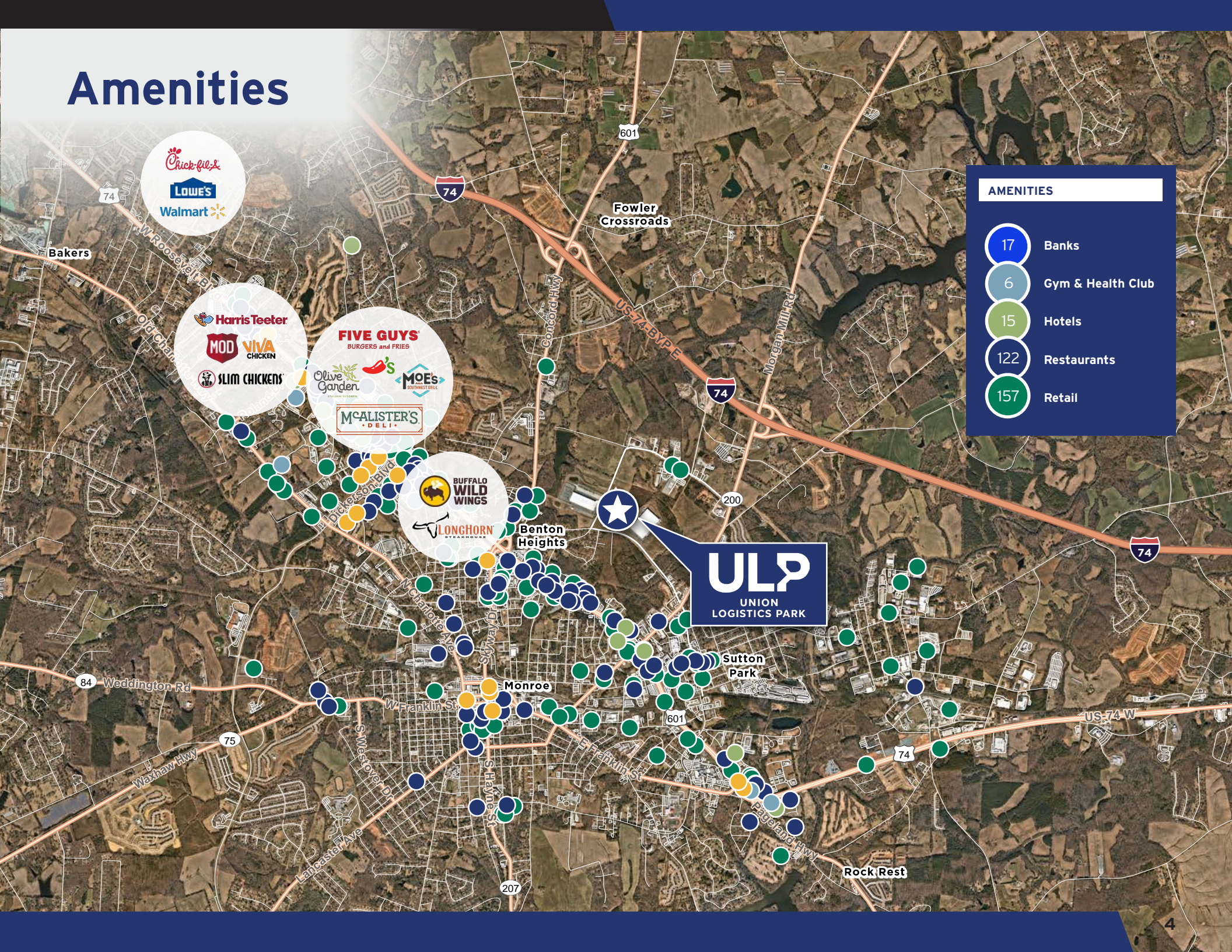
BUILDING 1

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

Amenities



Corporate Neighbors



CHARLOTTE, NC
18 MILES

WILMINGTON, NC
185 MILES

EXIT 264

EXIT 266

601

74

74

74

DUPONT

THE BOSWELL GROUP
BCI
Boatright Company, Inc.

BORDER STATES

CAT

FedEx



ULP
UNION LOGISTICS PARK

WINDSOR
WINDOWS & DOORS

JAMES RIVER
EQUIPMENT

ATI



ULP

**UNION
LOGISTICS PARK**

MONROE, NC

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**EDGEWATER
VENTURES**

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