

495
Logistics
@ The River District

FOR LEASE

±1,263,318 SF



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**CUSHMAN &
WAKEFIELD**

McCRANEY
PROPERTY COMPANY

PARK OVERVIEW

Key

PHASE 1

Building No.	Building Dimensions	Building Square Footage
1	634'x832'	±479,600 SF
2 (LEASED)	936'x262'	±244,887 SF
6	619'x165'	±102,135 SF
7	690'x175'	±120,750 SF

PHASE 2

Building No.	Building Dimensions	Building Square Footage
3	678'x262'	±177,031 SF
4	282'x127.5'	±35,955 SF
5	624'x165'	±102,960 SF

Total

±1,263,318 SF



BUILDING 1

±479,600 SF

BUILDING HIGHLIGHTS

CLEAR HEIGHT: 36'

LOADING

- Dock-High Doors: 96
- Drive-In Doors: 4

COLUMN SPACING

- Speed Bay: 70'D x 52'W
- Typical Bay: 54'D x 52' W'

CAR PARKING: 298

TRAILER PARKING: 157



BUILDING 6

±102,135 SF

BUILDING HIGHLIGHTS

CLEAR HEIGHT: 32'

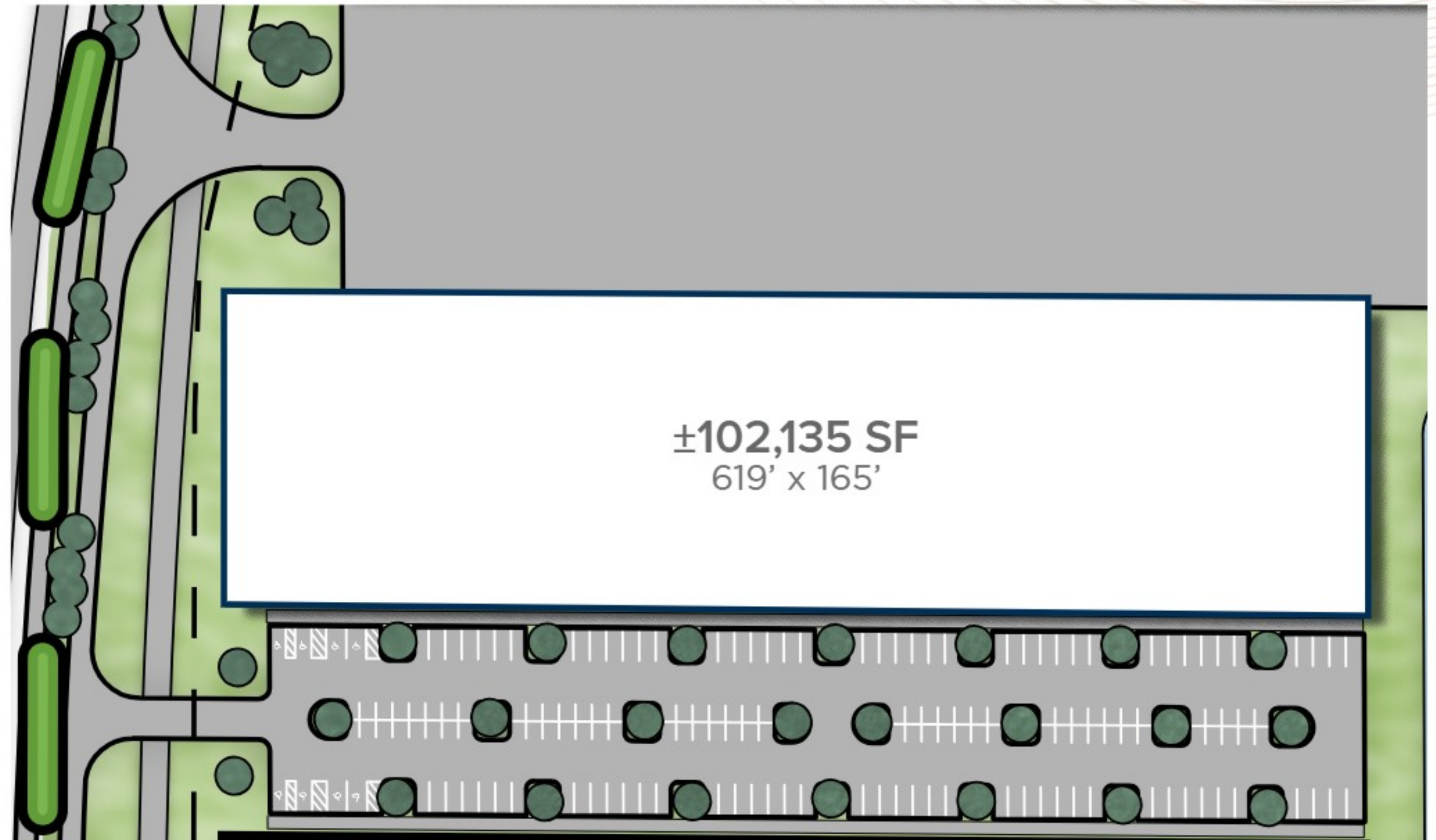
LOADING

- Dock-High Doors: 35
- Drive-In Doors: 3

COLUMN SPACING

- Speed Bay: 60'D x 52'W
- Typical Bay: 55'D x 52'W
- Back Bay: 50'D x 52'W

CAR PARKING: 61



BUILDING 7

±120,750 SF

BUILDING HIGHLIGHTS

CLEAR HEIGHT: 32'

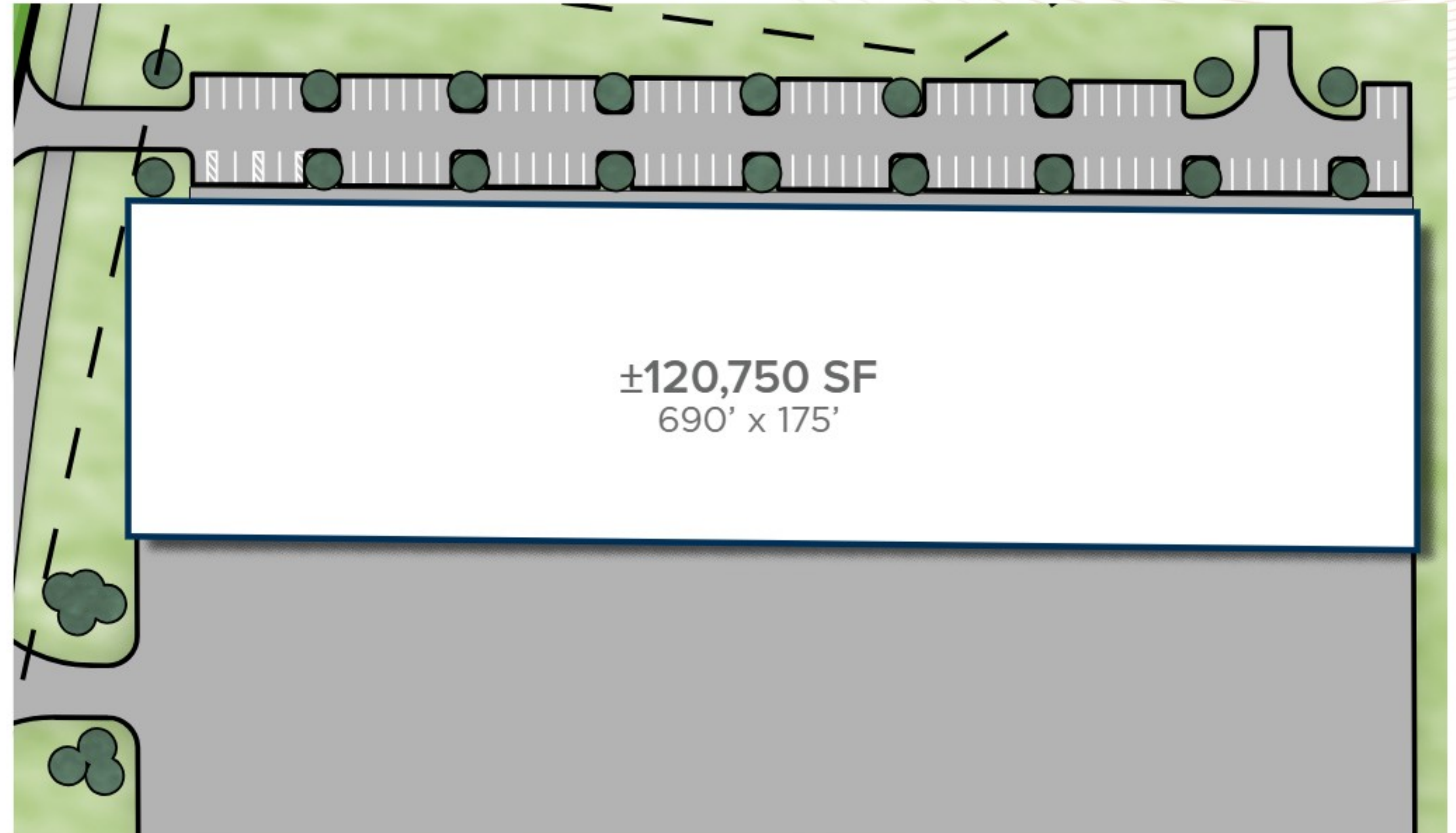
LOADING

- Dock-High Doors: 29
- Drive-In Doors: 6

COLUMN SPACING

- Speed Bay: 60'D x 52'W
- Initial Two Bays: 60'D x 52'W
- Back Bay: 55'D x 52'W

CAR PARKING: 93



AERIAL LOCATION MAP



LOCAL AREA

Logistics 485 is positioned within minutes of Charlotte Douglas Int'l Airport and has the ease of access to I-485. Locally the area has been booming with development. *The River District* will be a 1,400-acre master-planned community including multifamily, single family homes, retail, and office space.



ACCESS TO I-485 1 Mile
3 Minutes

CHARLOTTE INT'L AIRPORT 2.5 Miles
5 Minutes



ACCESS TO I-85 3 Miles
5 Minutes

NORFOLK SOUTHERN INTERMODAL 3 Miles
5 Minutes



THE RIVER DISTRICT

The River District will be a 1,400-acre master-planned community unlike anywhere else in Charlotte. With a unique location, The River District combines the beauty of the Catawba River with convenient proximity to vibrant Uptown Charlotte. A diverse community with a full spectrum of residential and commercial offerings, this is where trails, river ways and innovative thinking converge, making life at The River District truly boundless.



STRATEGICALLY LOCATED

PORT OF WILMINGTON

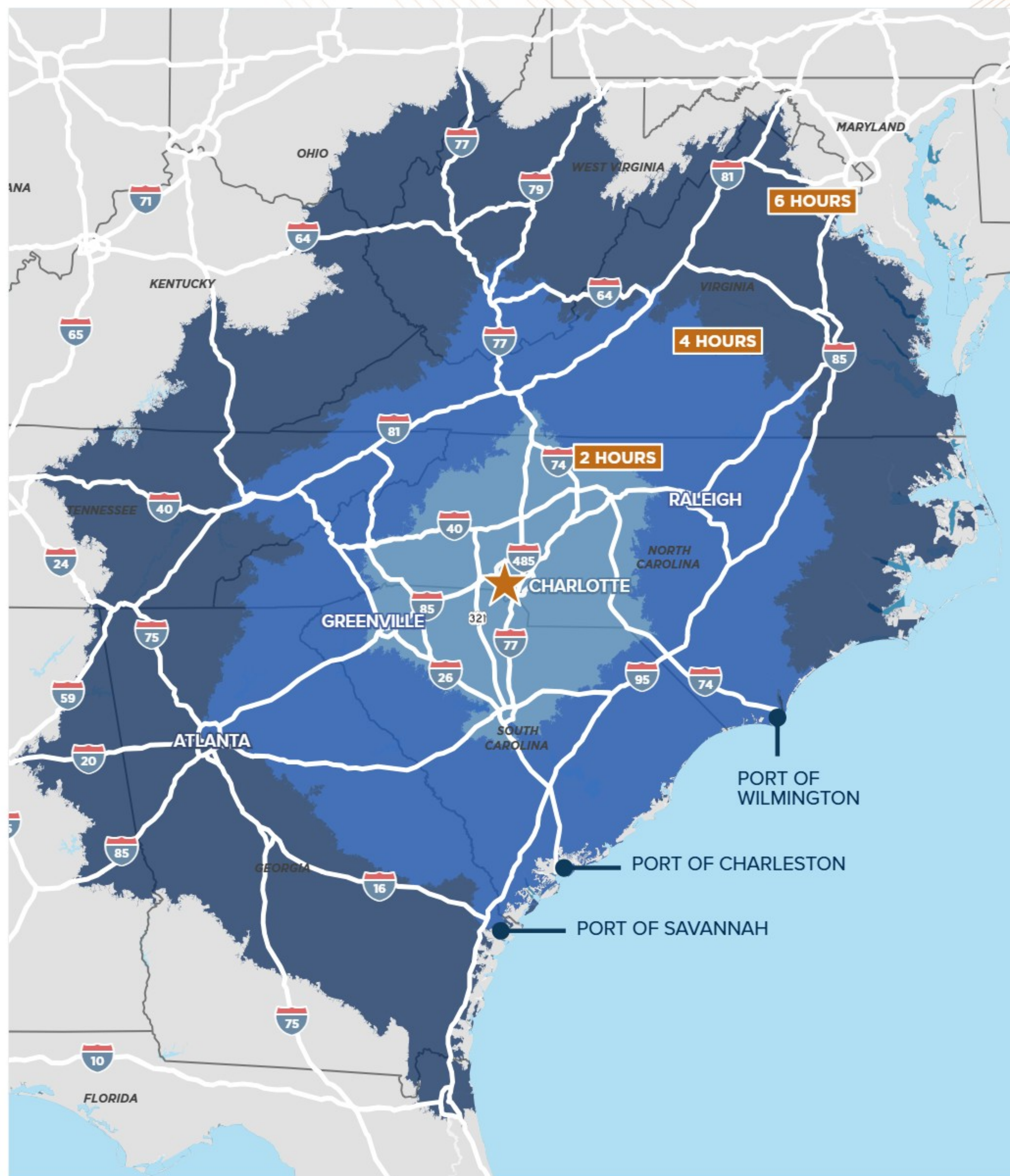
DISTANCE: 212 Miles
TIME: 3.5 Hours

PORT OF CHARLESTON

DISTANCE: 208 Miles
TIME: 3.25 Hours

PORT OF SAVANNAH

DISTANCE: 252 Miles
TIME: 3.75 Hours



CONTACT

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