

**MATT TREBLE**

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PROPERTY HIGHLIGHTS

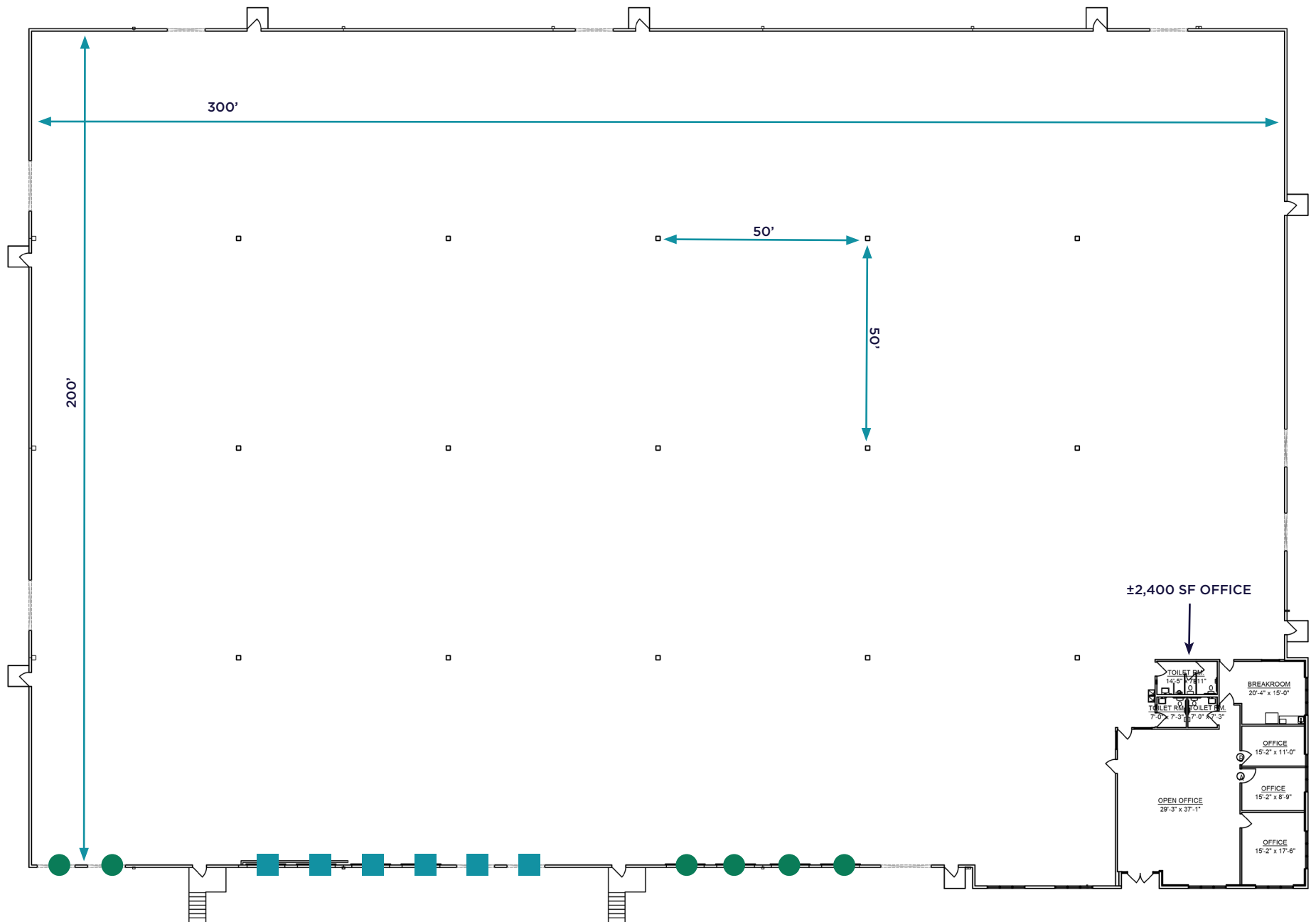


Total Square Feet:	±60,650 SF
Office:	±2,400 SF
Warehouse:	±58,140 SF
Acreage:	8.54
Clear Height:	24'
Column Spacing:	50' x 50'
Floor:	Concrete; 4000 psi
Truck Court:	50' x 50' 130 w/ 55' Concrete Apron
Parking Spaces:	30
Dock High Doors:	6
Knock-Outs:	6
Sprinkler:	Wet; sized for ESFR (NFPA 13 Extra Hazard II)
Power:	3-Phase Power; 800 amps (277/480 volts)
Available:	Immediately
Asking Rate:	Call for pricing



FLOORPLAN

■ = KNOCK-OUTS ● = DOCK HIGH



LOCATION



51 min, ± 42.5 Miles to
**UPTOWN
CHARLOTTE**



41 min, ± 35 Miles
**CHARLOTTE
DOUGLAS
INTL. AIRPORT**

**85**

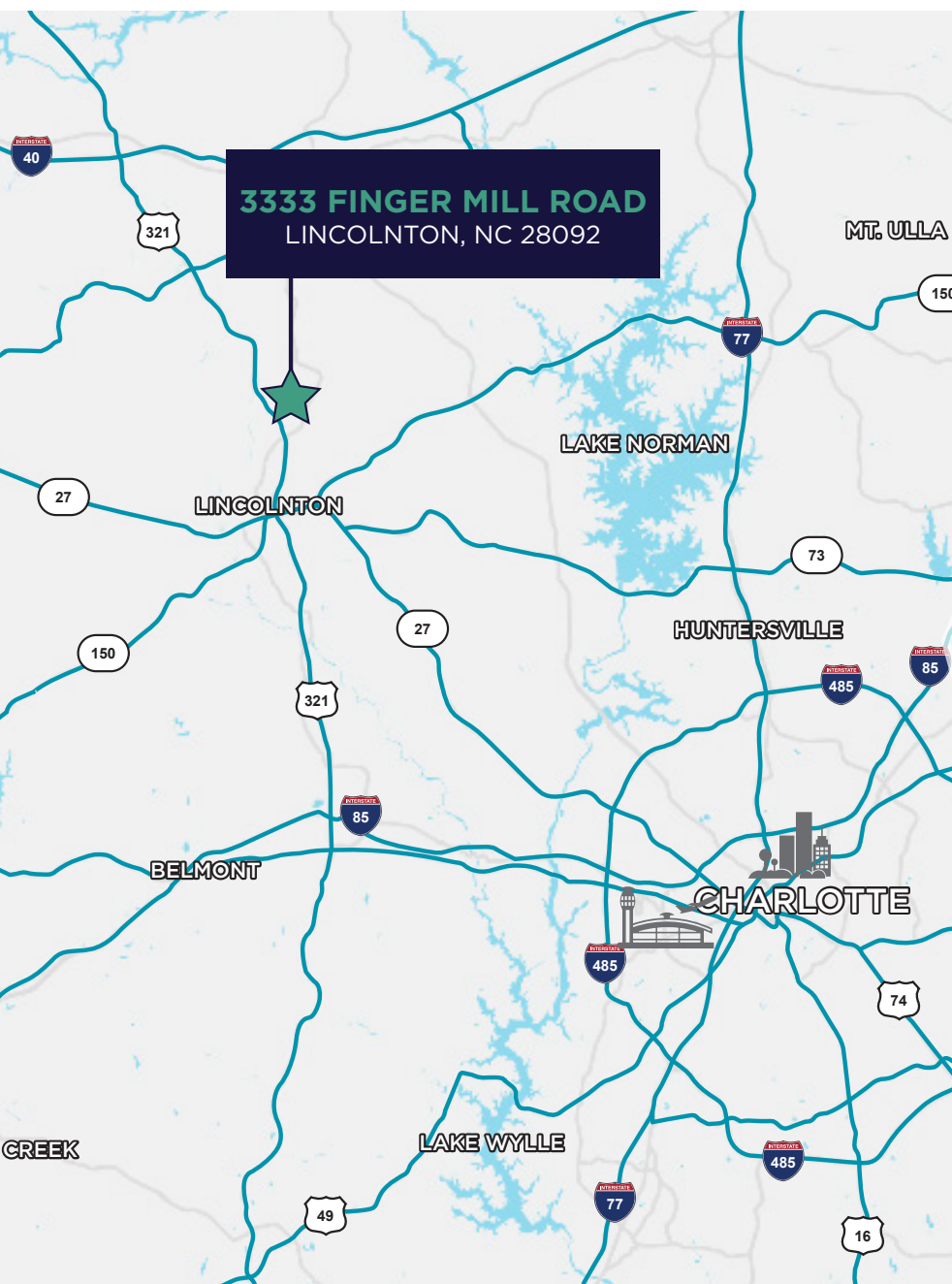
24 min 19 miles
I-85

**40**

24 min 19 miles
I-40

**321**

5 min 1.7 miles
**321
CONNECTIVITY**





FOR MORE INFORMATION, PLEASE CONTACT:

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