



I-85 Traffic Count:
140,000 cars/day



BELTWAYLOGISTICS

FOR LEASE

2140 Logistics Way
Charlotte, NC

STATE-OF-THE-ART DISTRIBUTION SPACE

I-85 & I-485 VISIBILITY

±45,000 - 209,774 SF

±0.5 miles to I-485

±0.5 miles to I-85

±4.2 miles to CLT International Airport

±8.5 miles to I-77

±10.0 miles to Charlotte Business Center

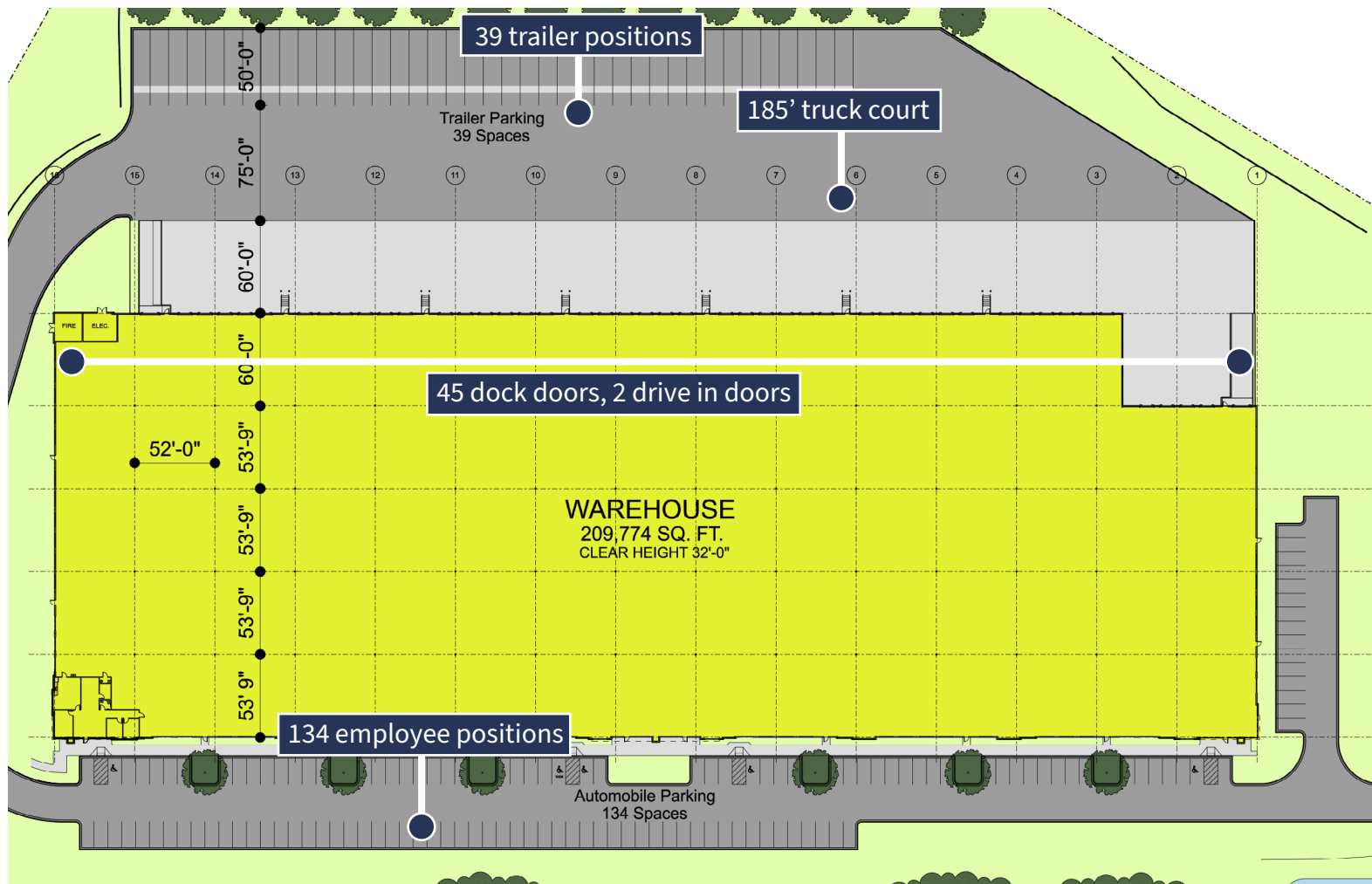


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BUILDING SPECS

AVAILABLE SF	±45,000 - 209,774 SF
OFFICE SF	±1,741
CLEAR HEIGHT	32'
SPRINKLER SYSTEM	ESFR
LOADING	45 DH 2 DI
COLUMN SPACING	52' X 53'9" 60' staging bays
AUTO PARKING	134 positions
TRAILER PARKING	39 positions
TRUCK COURT	185'
POWER	1,300 Amp service
ROOF	45 mil, reinforced TPO, single-ply membrane w/R-25 insulation
LIGHTING	LED & pole site lighting
FLOOR	6" concrete



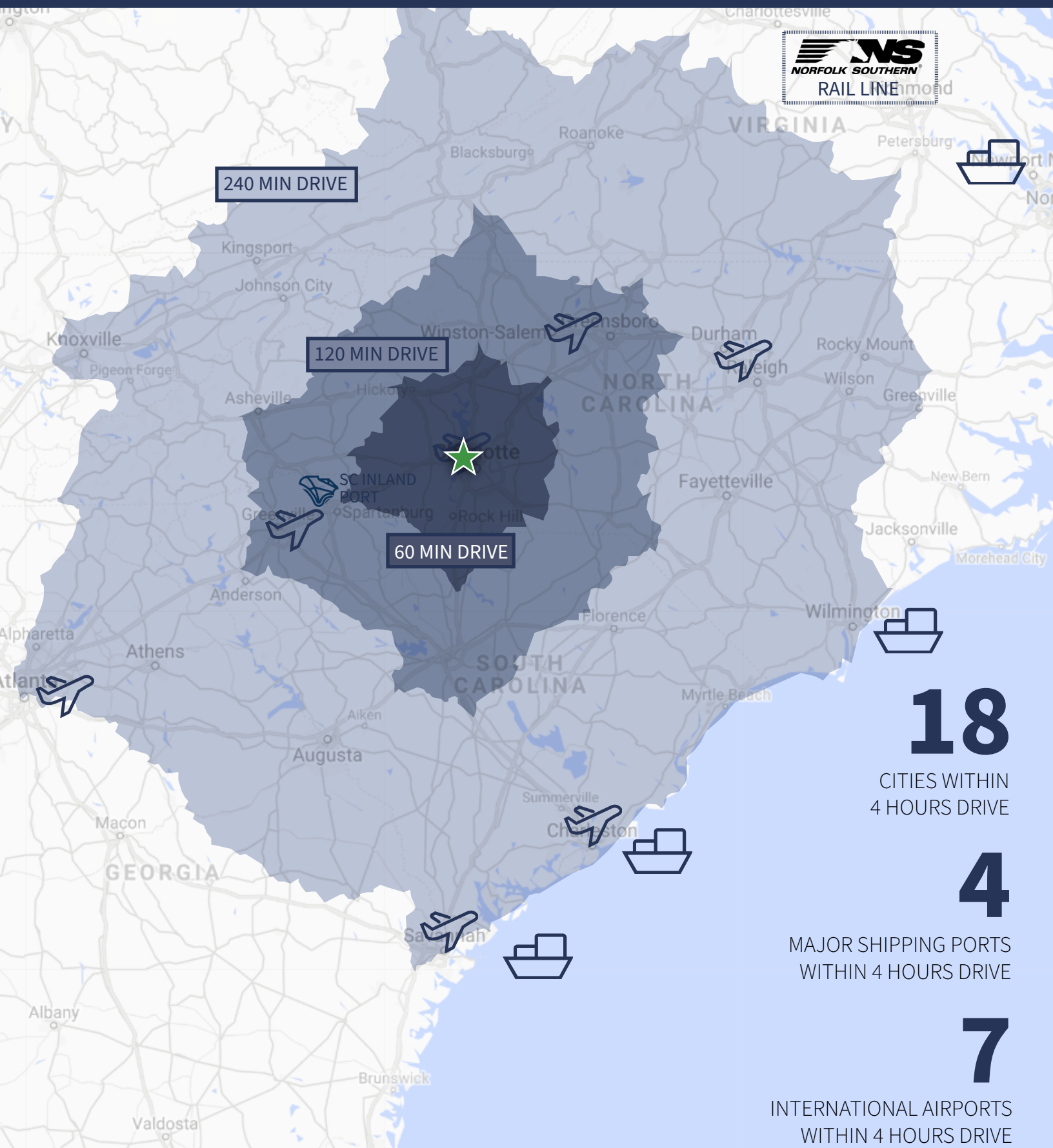
BELTWAYLOGISTICS SURROUNDING AREA





BELTWAYLOGISTICS

DRIVE TIME MAP



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