





Available - 43,066 s.f.
Free-standing facility

Logistics Pointe

For lease - available immediately

- Logistics Pointe Distribution Center is a 1M s.f. distribution park located in Charlotte's premier industrial submarket.
- The current availability is a free-standing industrial building that is ideally located to service the Southeastern US.
- Logistics Pointe Distribution Center is located less than 1 mile from  and less than 2 miles from .

**11912 General Drive
Charlotte, NC**

Jordan Quinn

+1 704 804 5836

jordan.quinn@am.jll.com

Pete Pittroff, SIOR

+1 704 927 3012

pete.pittroff@am.jll.com

John Cashion, SIOR

+1 704 804 5780

john.cashion@am.jll.com

www.lpdistributioncenter.com

 **Logistics Pointe
Distribution Center**



Availability

- Total size: 43,066 s.f. (divisible)
5,131 s.f. truck wash/
maintenance shop
- Zoning: I-2
- Outside storage: ±2.8 acres
- Parking: ±100 auto or ±75 trailer
- Flooring: 6" concrete
- Clear height: 21'6" - 22'4"
- Loading: 16 dock-high doors
 - 13 dock levelers
 - 3 pit-type levelers
- Truck court: 180' deep
- Drive-in doors: One (1)
- Columns: 48' x 40' spacing
- Sprinkler: ESFR
- HVAC: Fully air-conditioned
- Lighting: T-5 with motion sensors
- Lease rate: \$4.95/s.f. NNN
- 2017 TICAM: \$1.15/s.f.



Site plan

- dock high door
- ▲ drive-in door

