



FOUNDRY
COMMERCIAL

CLT  LOGISTICS
CENTER

BUILDING ONE

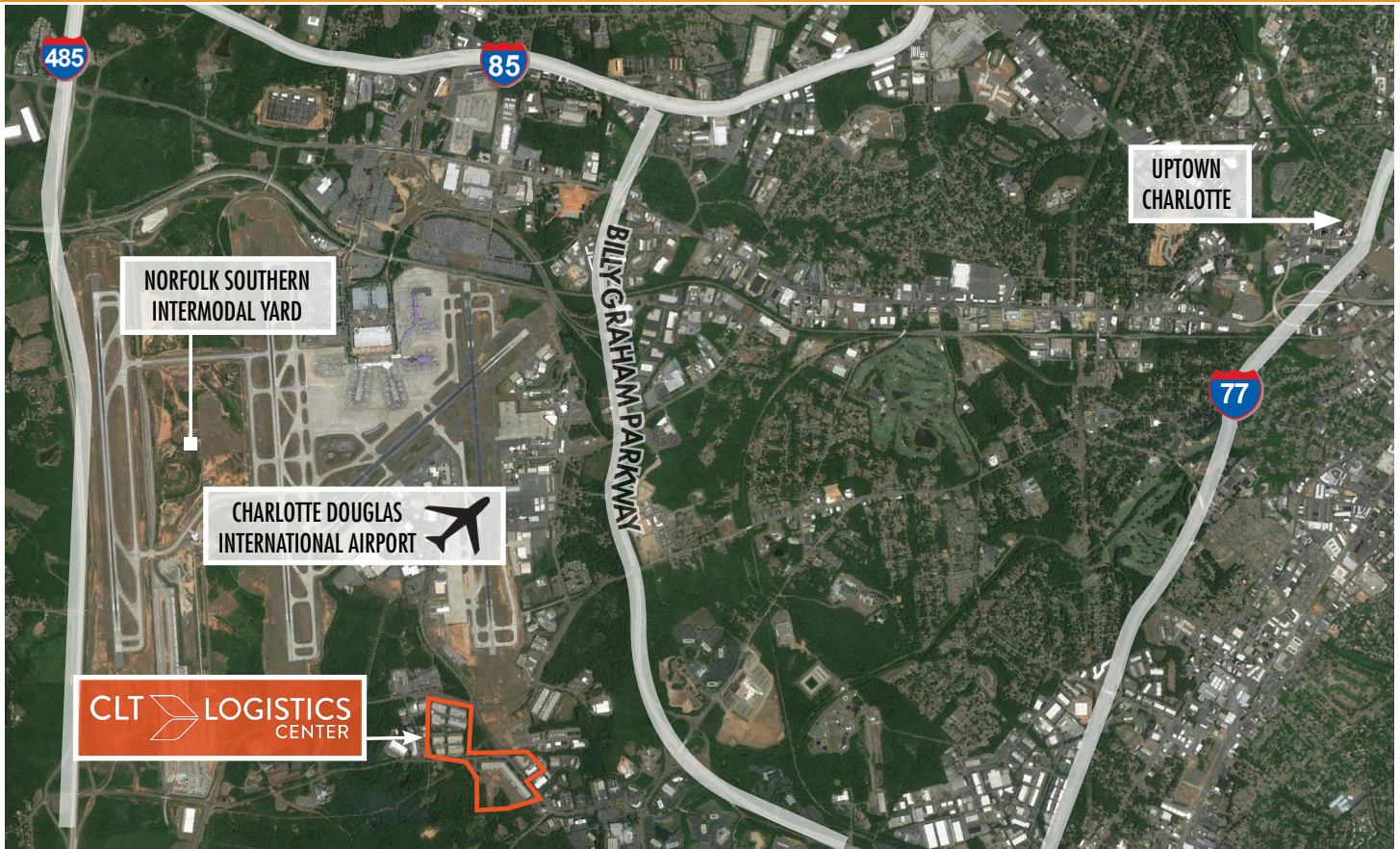
4624 BELLE OAKS DRIVE

CHARLOTTE, NORTH CAROLINA

22,094 - 44,186 SF AVAILABLE FOR LEASE

BUILDING ONE

CHARLOTTE, NC 28208



CLT LOGISTICS

CLT Logistics is a 583,021 square foot light industrial park with 11 Class A buildings. It is located immediately south of Charlotte Douglas International Airport with easy access to I-77, I-85 and I-485. The buildings feature fire suppression system, dock high loading, drive-in doors, and generous parking.

OWNERSHIP - THE MERITEX COMPANY

Meritex is a 100-year-old, family-owned company with a focus on light industrial properties, committed to providing exceptional spaces and service, allowing businesses to focus on their work at hand.

Meritex strategically expands within key markets, ensuring that their properties and growth rate are in sync with their tenants' needs and ambitions. And once you're in a Meritex building, you can be assured that an expert local team is on hand when you need them.



For more information, please contact:

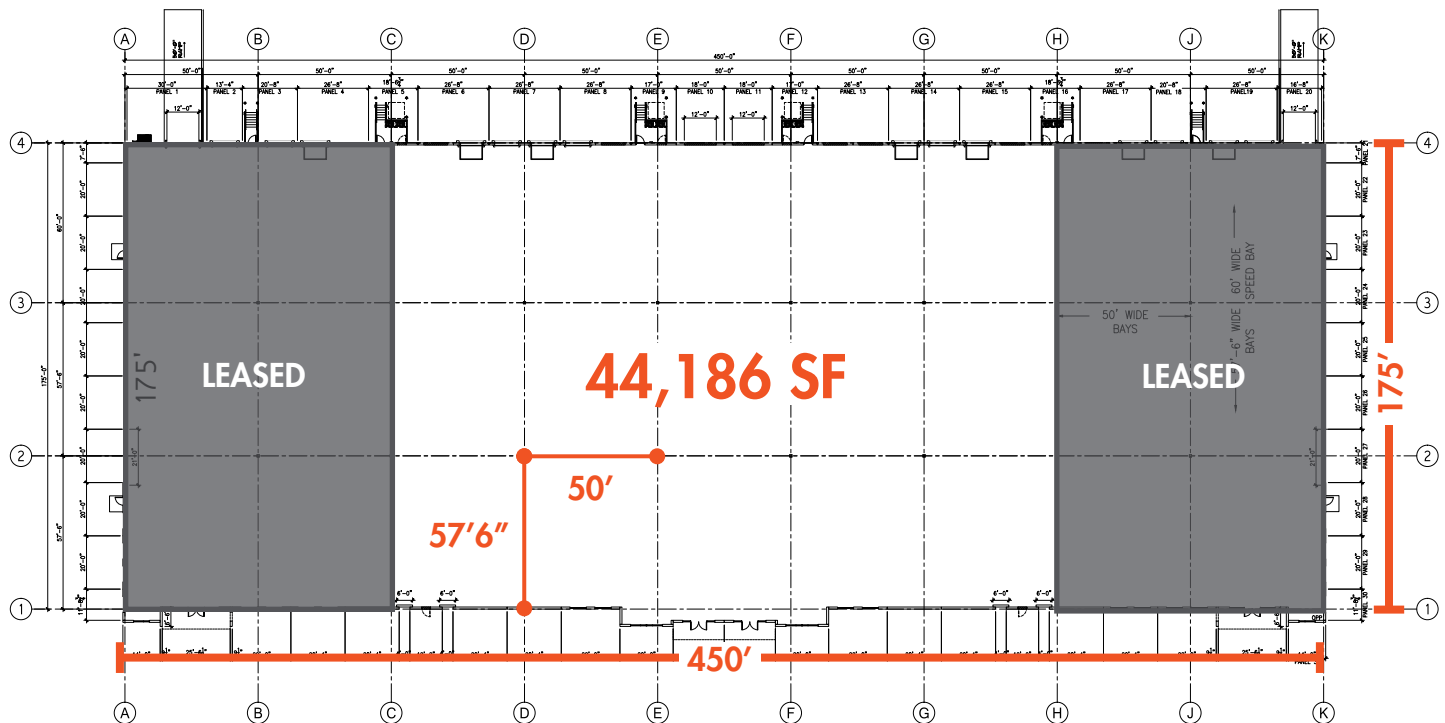
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BUILDING FEATURES

44,186 SF Available For Lease

- 7 Dock Doors
 - 4 with Pit-Type Levelers
- 7 Additional Knock-Out Panels
- 32' Clear Height
- Building Dimensions: 175' X 450'
- 57'6" x 50' Column Spacing With 60' Speed Bay
- Office: BTS and Can Accommodate 13' Ceilings
- LED Lighting With Motion Sensors
- ESFR Sprinklers
- ± 30 Shared Trailer Stalls
- Front Park - Rear Load
- Availability For Exclusive Rooftop Marketing
- Multiple Storefronts For Leasing Flexibility
- Quick Access To Major Highways: I-77, I-485, And Billy Graham Parkway
- 1 Mile To Norfolk Southern Intermodal, Charlotte Douglas International Airport, And Many Nearby Amenities

BUILDING ONE CHARLOTTE, NC 28208



CLT  **LOGISTICS CENTER**



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THE **MERITEX**® CO.
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