

# WEST PARK 85

CHARLOTTE, NORTH CAROLINA

**PHASE I - DELIVERED**

27,085 SF

**PHASE II - DELIVERY 1ST QUARTER 2020**

566,800 - 679,120 SF INDUSTRIAL



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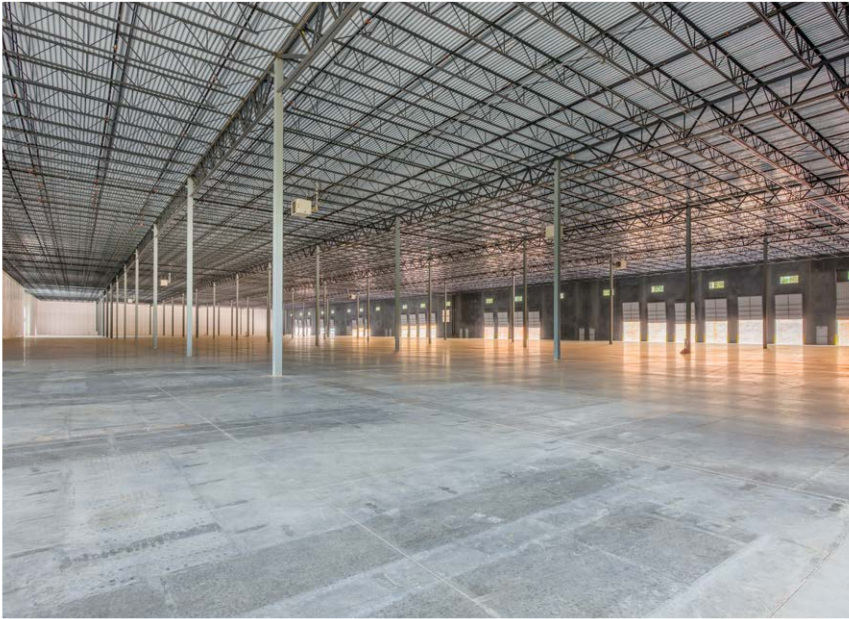
# WEST PARK 85



# WHY WESTPARK







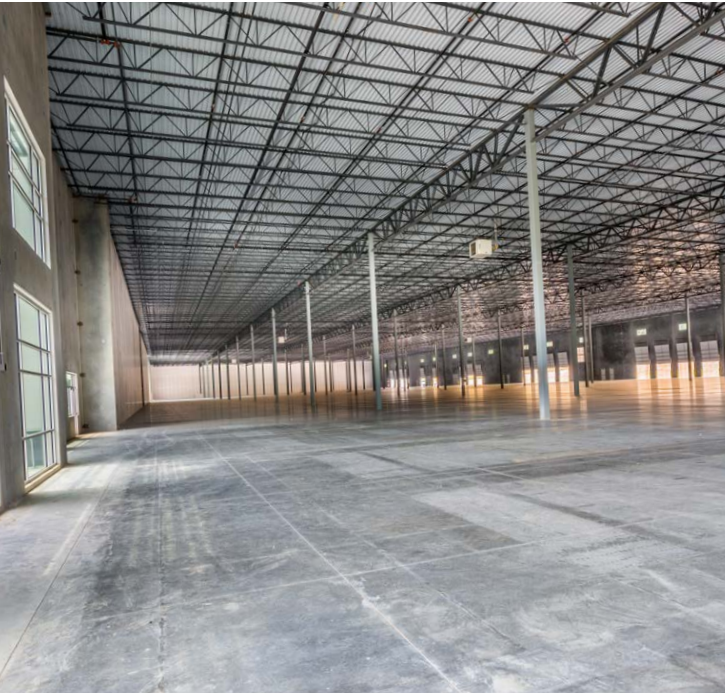
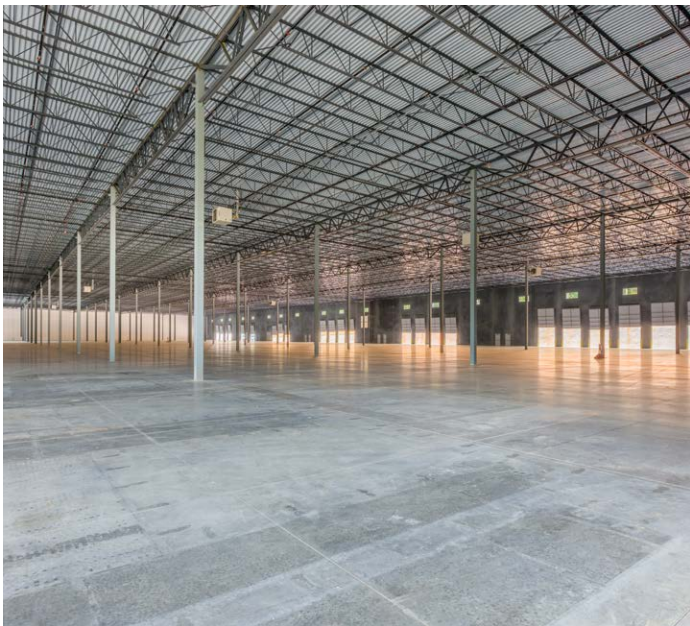
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**WESTPARK 85** sits on 107 acres in Charlotte's Airport/West submarket near the intersection of I-85 and I-485. The ingress and egress from Performance Road provides user with access to I-85 in less than a mile which will significantly cut down on drive times.

The park is being constructed in two phases which will total  $\pm 1.1$  million SF once fully built out. The first phase is comprised of two Class-A buildings boasting 32-foot clear heights with the most modern design and architectural features available. WestPark 85 provides single and multi-tenant options in buildings of 202,148 and 258,372 square feet. Both buildings are rear-load, optimizing aesthetics, office area efficiency and dock door count. The second phase is one building totaling 566,800 SF and expandable to 679,120 SF. It features 36' clear height, 7" floors, and ESFR sprinkler system. Also included are 220+ trailer parks, 1/1000 car parks, and up to 120 dock doors.



# WHY WESTPARK







## DRIVE TIMES FROM WESTPARK 85

DESTINATION	TIME	DISTANCE
I-85	1 minutes	0.5 miles
I-485	2 minutes	1.8 miles
I-77	11 minutes	8.3 miles
NORFOLK SOUTHERN INTERMODAL	8 minutes	5.9 miles
UPTOWN CHARLOTTE	13 minutes	10.7 miles
RALEIGH, NORTH CAROLINA	2 hours, 32 minutes	165 miles
ATLANTA, GEORGIA	3 hours, 21 minutes	225 miles

## DEMOGRAPHICS

	2 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
ESTIMATED POPULATION (2018)	9,812	28,516	57,636
PROJECTED POPULATION (2023)	10,585	30,699	94,577
ESTIMATED HOUSEHOLDS (2018)	3,877	11,083	33,678
ESTIMATED AVERAGE HOUSEHOLD INCOME (2018)	\$70,098	\$71,334	\$70,375
TOTAL EMPLOYEES (2018)	3,589	10,932	39,773





# AMENITIES



**EASTRIDGE MALL**

- DUNKIN' DONUTS
- Red Lobster
- UNITED STATES POSTAL SERVICE
- belk
- Dillard's

**FRANKLIN SQUARE III**

- REGAL CINEMAS
- goodwill
- Moe's southwest grill
- U-HAUL
- Jack in the box
- KOHL'S
- Jason Miller SUBS
- GANDER MOUNTAIN

**CAROMONT REGIONAL MEDICAL CENTER**

- Hardee's
- Advance Auto Parts
- BILO
- PAPA JOHN'S

- LOWE'S
- Walmart

- TARGET

- Panera BREAD
- CHIPOTLE MEXICAN GRILL
- Office DEPOT

**FRANKLIN SQUARE**

- Chick-fil-A
- Starbucks
- sears
- BEST BUY
- Sam's CLUB
- THE HOME DEPOT
- chili's
- Olive Garden
- ZAXBY'S
- LOWE'S
- Walmart
- Krispy Kreme DOUGHNUTS
- Walgreens

**FAMOUS TOASTERY**

- McDonald's
- ALDI
- Bojangles Famous Chicken 'n Biscuits
- The UPS Store

**GASTON MALL**

- LONGHORN STEAKHOUSE
- DICK'S SPORTING GOODS
- TJ-MAXX

- McDonald's
- HICKORY RESTAURANT
- Publix

- UNITED STATES POSTAL SERVICE
- DUNKIN' DONUTS
- SONIC Drive-In
- Domino's
- Little Caesars
- BILO
- RITE AID
- Walmart Neighborhood Market

- Bojangles Famous Chicken 'n Biscuits
- CVS pharmacy
- WAFLE HOUSE
- FOOD LION
- BRASSerie McENKEY
- CHARRON MEXICAN RESTAURANT
- SUBWAY

- OLD STONE PIZZA HOUSE
- LUNA HOMBRE
- NELLIE'S SOUTHERN KITCHEN
- CATAWBA HISTORIC DOWNTOWN REINHOLD NC
- CHERUBS CAFE
- Sammy's NEIGHBORHOOD PUB
- RIVERMEN BREWING COMPANY
- Glenway PREMIUM PUB
- The String Bean

**DSBG**  
Daniel Stowe Botanical Garden





TO I-77

16

485

MT HOLLY-HUNTERSVILLE ROAD

**FOOD LION**  
**SONIC**  
America's Drive-In

**CATAWBA COFFEE CO.**  
Established 2014

**SOUTH MAIN KITCHEN & TAVERN**

**PINE ISLAND COUNTRY CLUB**

**HEIRLOOM**  
LOCALLY SOURCED. GLOBALLY INSPIRED.

**SPORTS Page** Food & Spirits

**RITE AID**

**7 ELEVEN** **WELLS FARGO** **Shell**

**STOCKYARD RESTAURANT**

**FOOD LION** **Domino's**

**SUBWAY** **RITE AID**

**FAMILY DOLLAR** **CVS pharmacy**

**FOOD LION** **Advance! Auto Parts**

MT HOLLY ROAD

**PAPA JOHN'S** **BB&T**

**DOLLAR GENERAL**

**Wendy's** **RITE AID**

**SUBWAY**

# WEST PARK 85

**U.S. NATIONAL WHITWATER CENTER**

**Hardee's** **Arby's**

**Showmars** southern - fresh - greek

**morningstar STORAGE** **7 ELEVEN**

**FAMILY DOLLAR** **RITE AID**

FREEDOM DRIVE

**DOLLAR TREE** **Walgreens**

**planet fitness** **Pizza Hut**

**RIVERVIEW**  
Drive Bank & CREDIT

**Shell**

**Loves Travel Stops** **McDonald's**

85

**POPEYES** **Walmart**

**LOUISIANA KITCHEN**

**CVS pharmacy** **QT** **Little Caesars**

**TACO BELL** **Arby's**

**Wendy's** **Pizza Hut**

**Chick-fil-e** **SUBWAY**

**WAFFLE HOUSE** **Sub Express**

**DUNKIN' DONUTS** **enterprise**

**bp**

**U-HAUL**

CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT

**Wendy's** **McDonald's**

**TACO BELL** **Carolina Family**

BILLY GRAHAM PARKWAY

**NS NORFOLK SOUTHERN**

UPTOWN CHARLOTTE

485

**FedEx** **Jockey Mitten**

**Nana's Soul Food**

**HIBACHI express**

**Salsarita's FRESH Cantina**

**SUBWAY**

**Tacofano's** CATERING & EVENTS

**YORKMONT CAFE**

**THRIFTY NOMAD** BEER CO.



# LOCATION



UPTOWN CHARLOTTE

85

**LASERSHIP**  
LAST MILE SOLUTIONS

Gray

 **UNITED STATES  
POSTAL SERVICE**®



**G T D I**

485

**SAM WILSON RD.**

 **TRANSBOTICS**  
a SCOTT company

 **COLQUIMICA**  
ADHESIVES

 **TEKNOS**

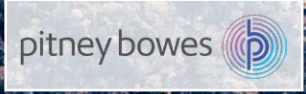




EXIT 9



EXIT 29



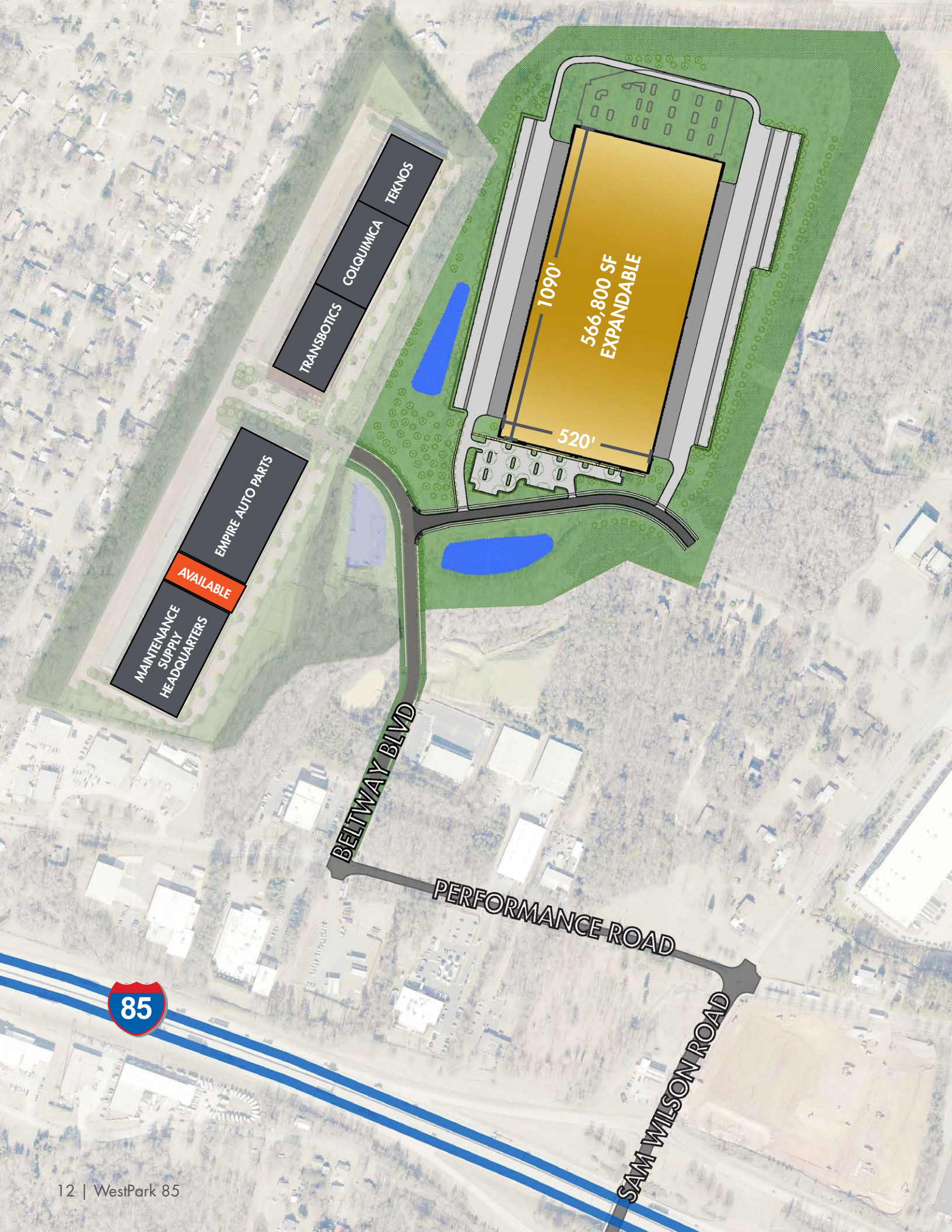
PERFORMANCE RD.



BELTWAY BLVD.







MAINTENANCE  
SUPPLY  
HEADQUARTERS

AVAILABLE

EMPIRE AUTO PARTS

TRANSBOTICS

COLQUIMICA

TEKNOS

1090'

566,800 SF  
EXPANDABLE

520'

BELTWAY BLVD

PERFORMANCE ROAD

SAM WILSON ROAD

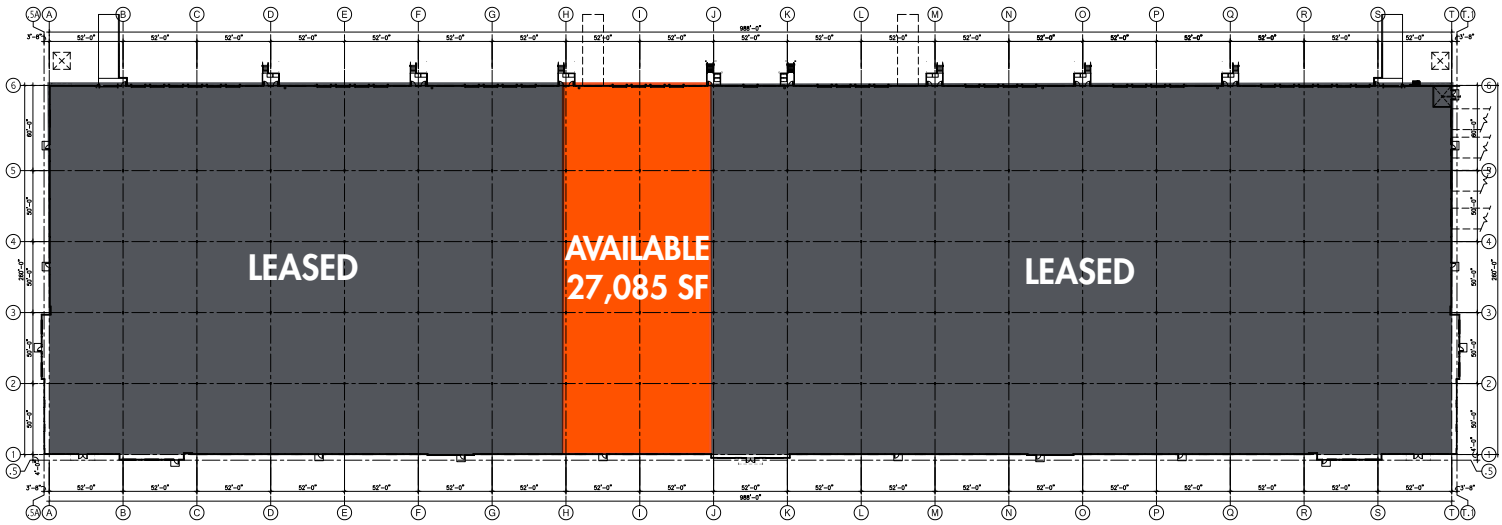




# WESTPARK PHASE I

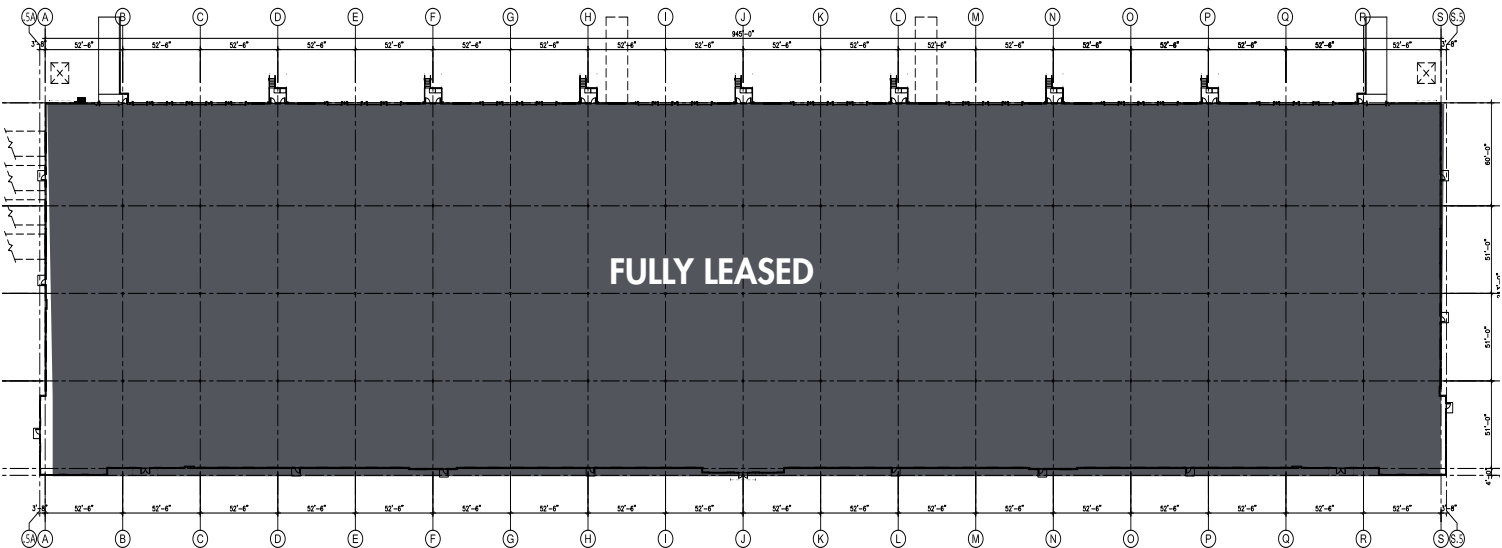
## 2206 BELTWAY BOULEVARD

258,372 SF



## 2205 BELTWAY BOULEVARD

202,148 SF





# WESTPARK PHASE I

## 2206 BELTWAY BOULEVARD

### FLOOR PLAN AND SPECS

#### DESIGN SPECS

**TOTAL SF:** 258,372

**SF AVAILABLE:** 27,085 SF

**BLDG DIMENSIONS:** 988' x 260'

**OFFICE SF:** BTS

**CLEAR HEIGHT:** 32'

**COLUMN SPACING:** 52' x 50'

**STAGING BAY:** 60'

**PARKING SPACES:** 208

**FIRE PROTECTION:** ESFR

**ZONING:** I-1 (CD)

**LIGHTING:** To Spec

**TRUCK COURT DEPTH:** 130'

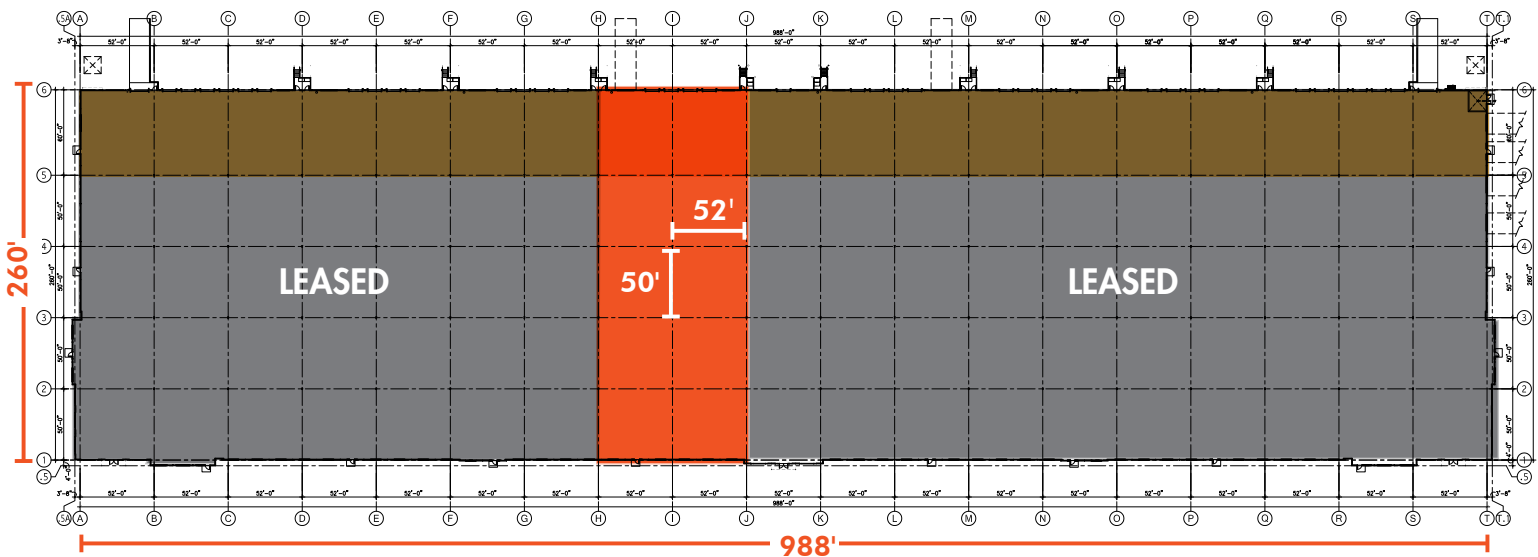
**DOCK HIGH DOORS:**

- 39 Dock High Doors
- 14 Knockout Panels
- Bull Nose Canopies

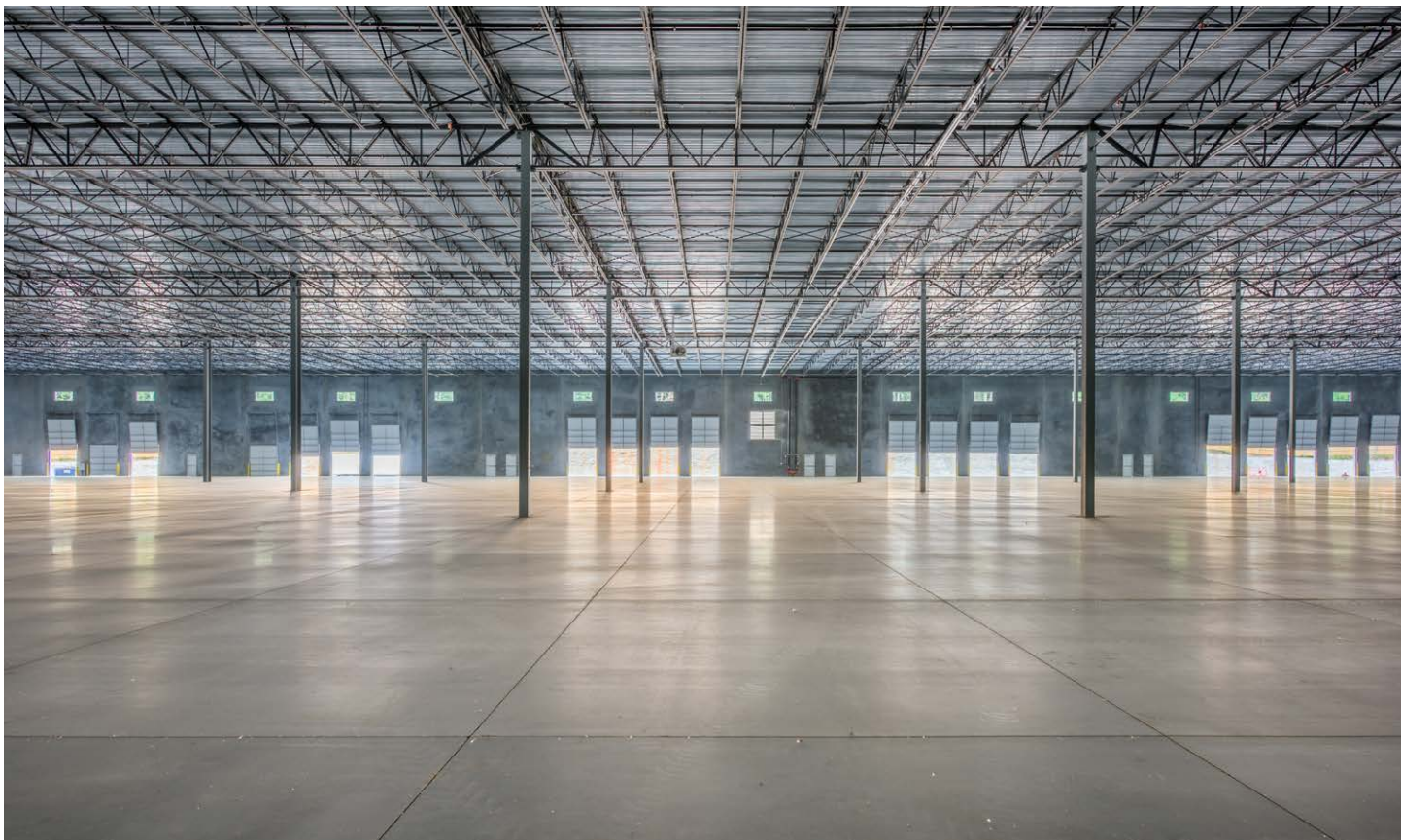
**DRIVE-IN DOORS:**

- 2 (12' x 14')
- 6 Knockout Panels

## 258,372 SF









# WESTPARK PHASE I

## 2205 BELTWAY BOULEVARD

### FLOOR PLAN AND SPECS

#### DESIGN SPECS

**TOTAL SF:** 202,148

**AVAILABLE:** 0

**BLDG DIMENSIONS:** 945' x 213'

**OFFICE SF:** BTS

**CLEAR HEIGHT:** 32'

**COLUMN SPACING:** 52'6" x 51'

**STAGING BAY:** 60'

**PARKING SPACES:** 163

**FIRE PROTECTION:** ESFR

**ZONING:** I-1(CD)

**LIGHTING:** To Spec

**TRUCK COURT DEPTH:** 130'

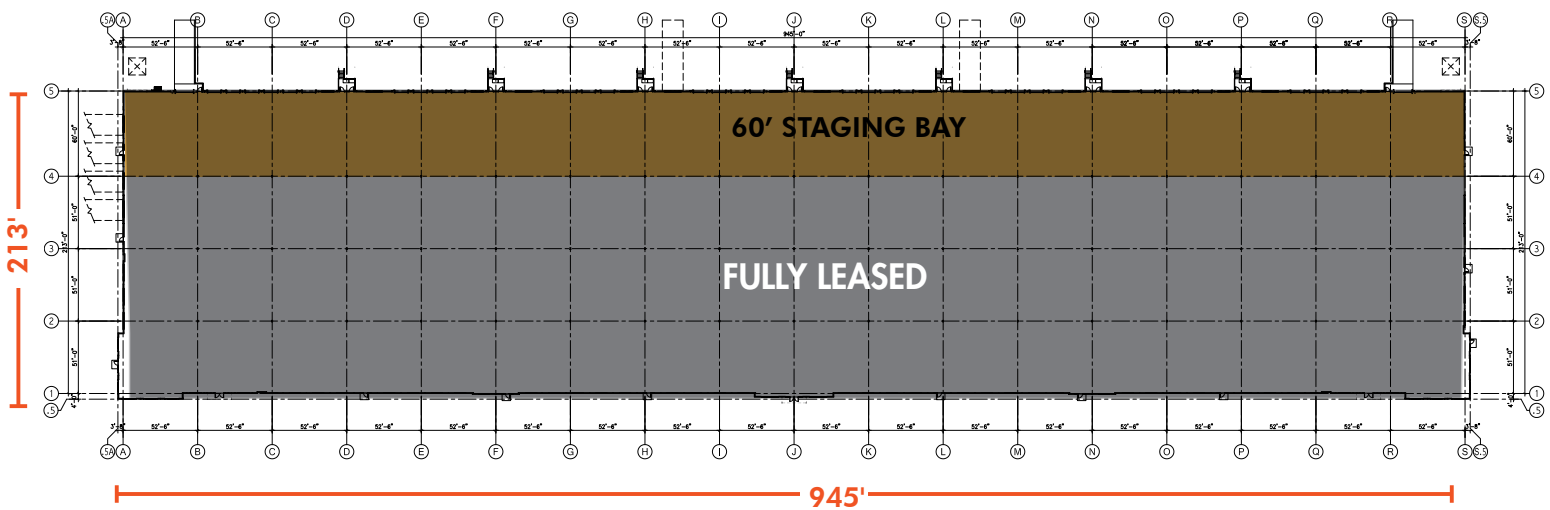
**DOCK HIGH DOORS:**

- 34 Dock High Doors
- 15 Knockout Panels
- Bull Nose Canopies

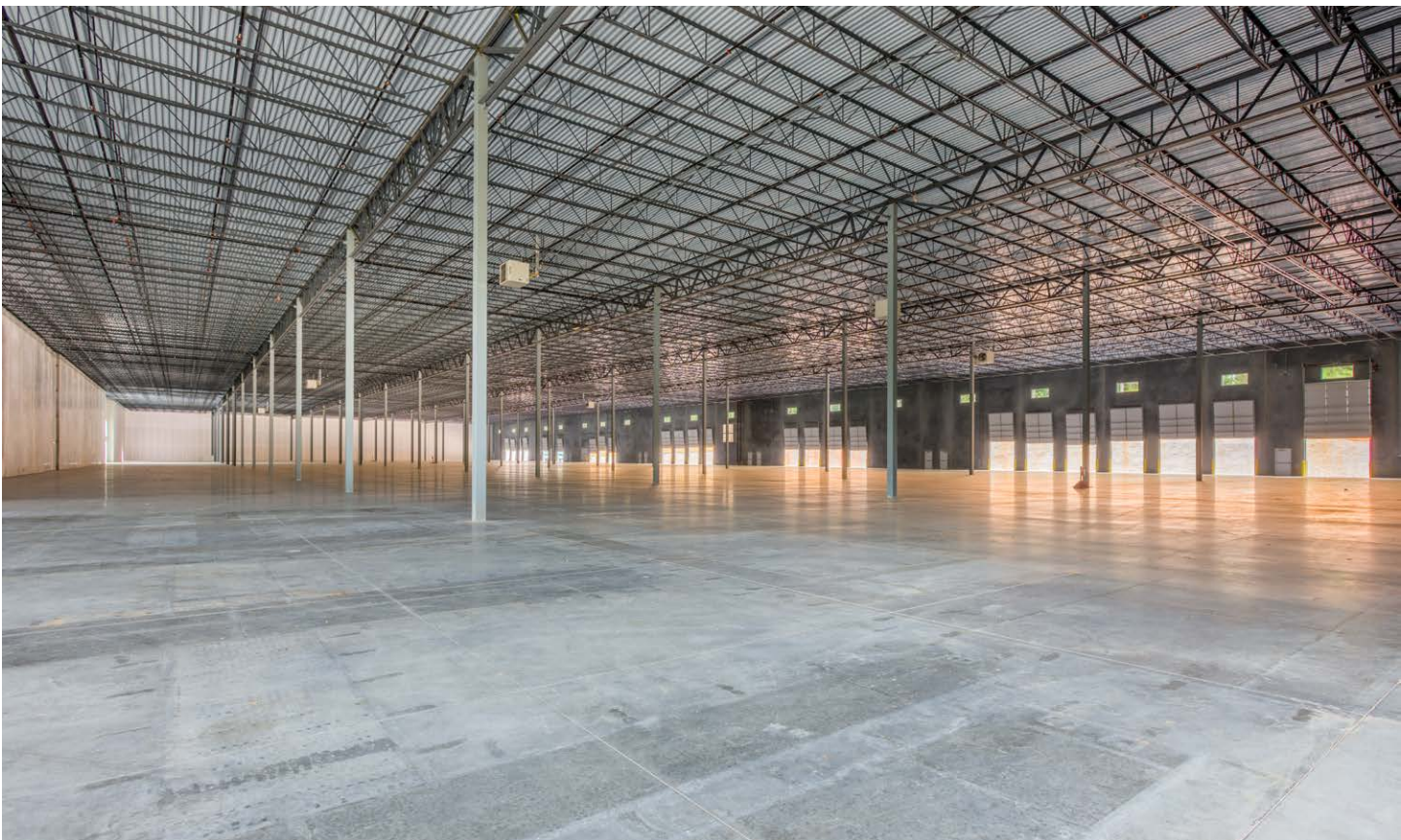
**DRIVE-IN DOORS:**

- 2 (12' x 14')
- 6 Knockout Panels

## 202,148 SF

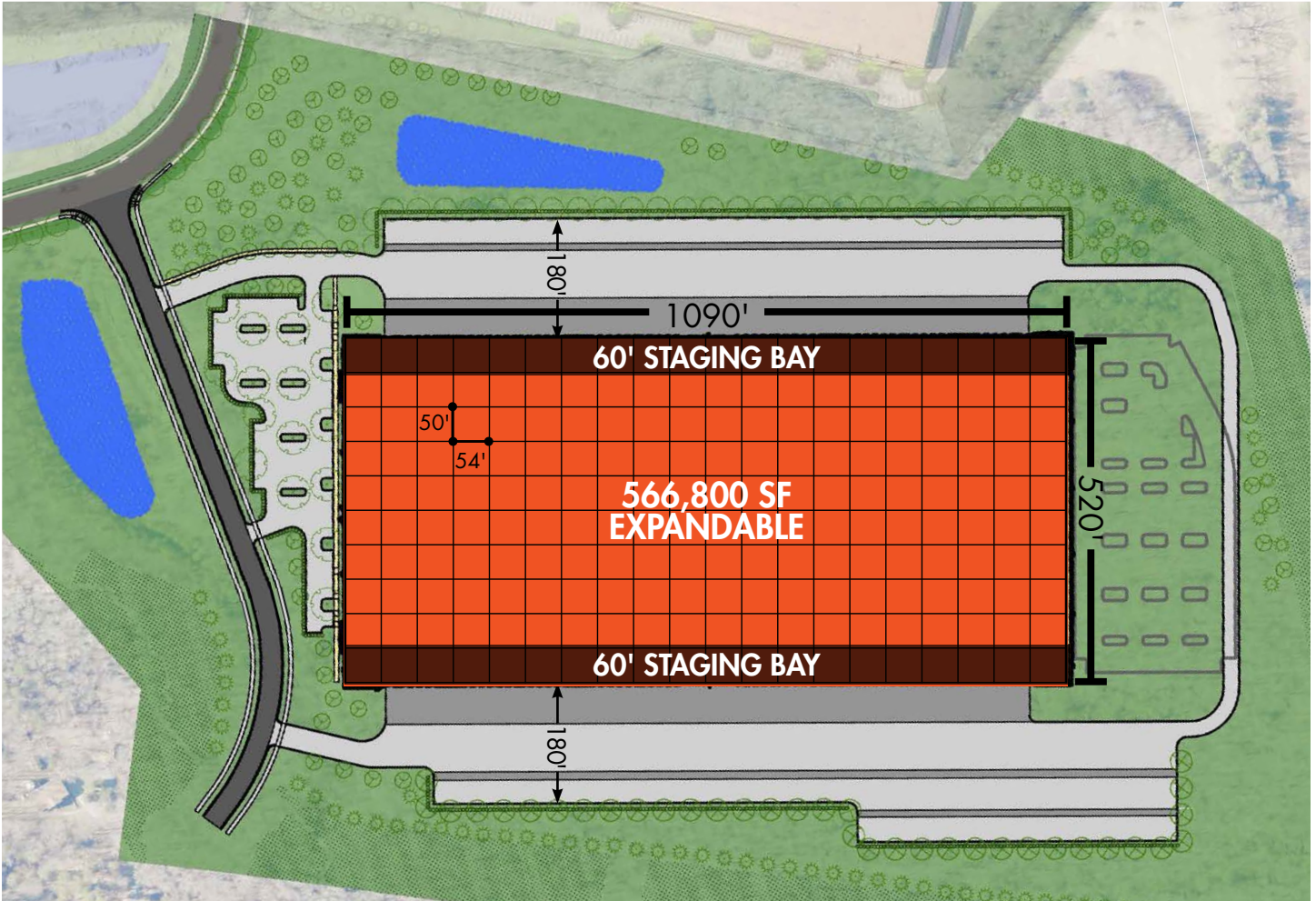








# WESTPARK PHASE II



## PHASE II FLOOR PLAN AND SPECS

### DESIGN SPECS

**TOTAL SF:** 566,800 - 679,120 SF

**AVAILABLE:** 1<sup>ST</sup> QUARTER 2020

**BLDG DIMENSIONS:** 1090' x 520'

**OFFICE SF:** BTS

**CLEAR HEIGHT:** 36'

**COLUMN SPACING:** 54' x 50'

**STAGING BAY:** 54' x 60'

**AUTO PARKING SPACES:** 1/1,000 SF

**FIRE PROTECTION:** ESFR

**ZONING:** I-1 (CD)

**LIGHTING:** LED

**TRUCK COURT DEPTH:** 180'

**OVERHEAD DOORS:** 108 + 12 KO

**SLAB THICKNESS:** 7"

**TRAILER PARKING:** 220

**SECURITY CHECKPOINT AVAILABLE**







# WESTPARK 85

FOR MORE INFORMATION,  
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