

AVISON
YOUNG

LIGHTSTONE

*LESS THAN ONE MILE
TO I-485 & I-85*



LIGHTSTONE

Logistics Center

7800 TUCKASEEGEE RD | CHARLOTTE, NC 28214

±197,510 SF FOR LEASE

Property Description

Address	7800 Tuckaseegee Rd Charlotte, NC 28214
Available SF	±197,510 sf
Min Divisible	±90,000 sf
Office	BTS
Building Dimensions	332' x 1188'
Car Parking	158 Automobile Spaces
Trailer Stalls	38 Trailer Stalls
Truck Court	185' (All Concrete Truck Court)
Bay Spacing	55' x 54', 60' x 54' Speed Bay
Clear Height	36' Clear
Truck Dock Doors	33 Dock Doors
Drive In Doors	2 Drive-In Doors
Fire Protection	ESFR Sprinkler
Electric	3000 Amps Electrical Service
Roof	45 mil White TPO, R21.4
Floors	7" Concrete Slab-on-Grade, Strategically Reinforced
Warehouse Lighting	LED

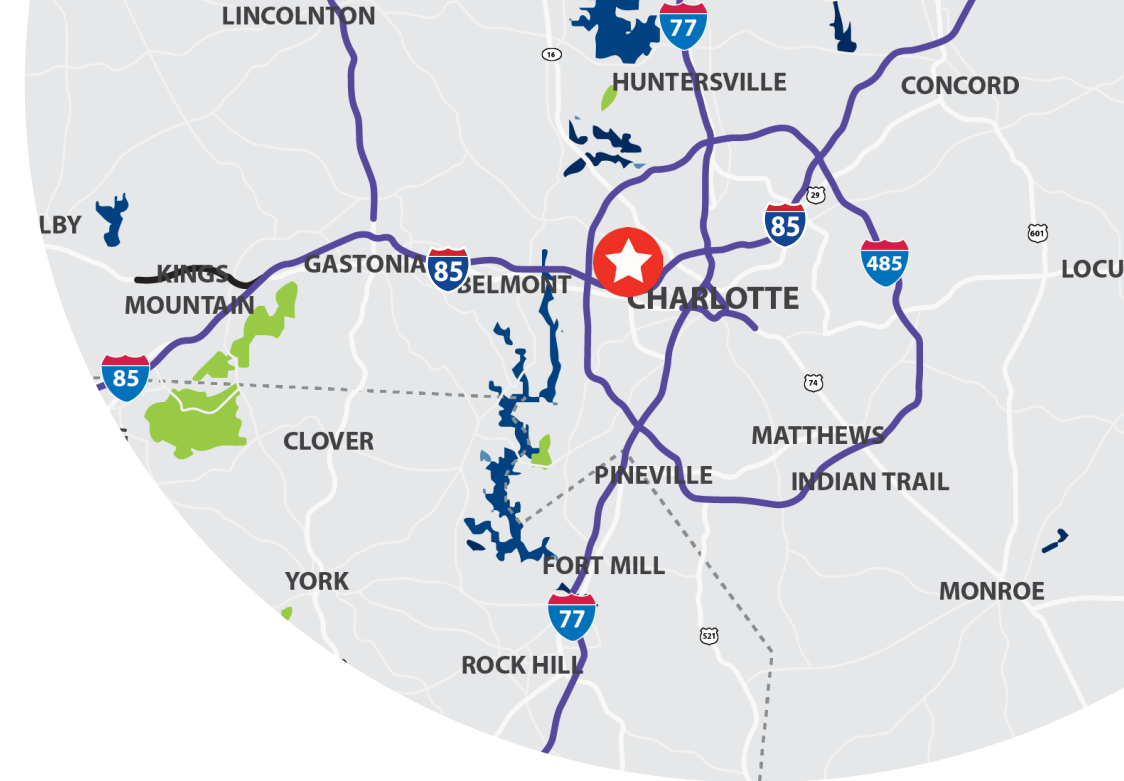
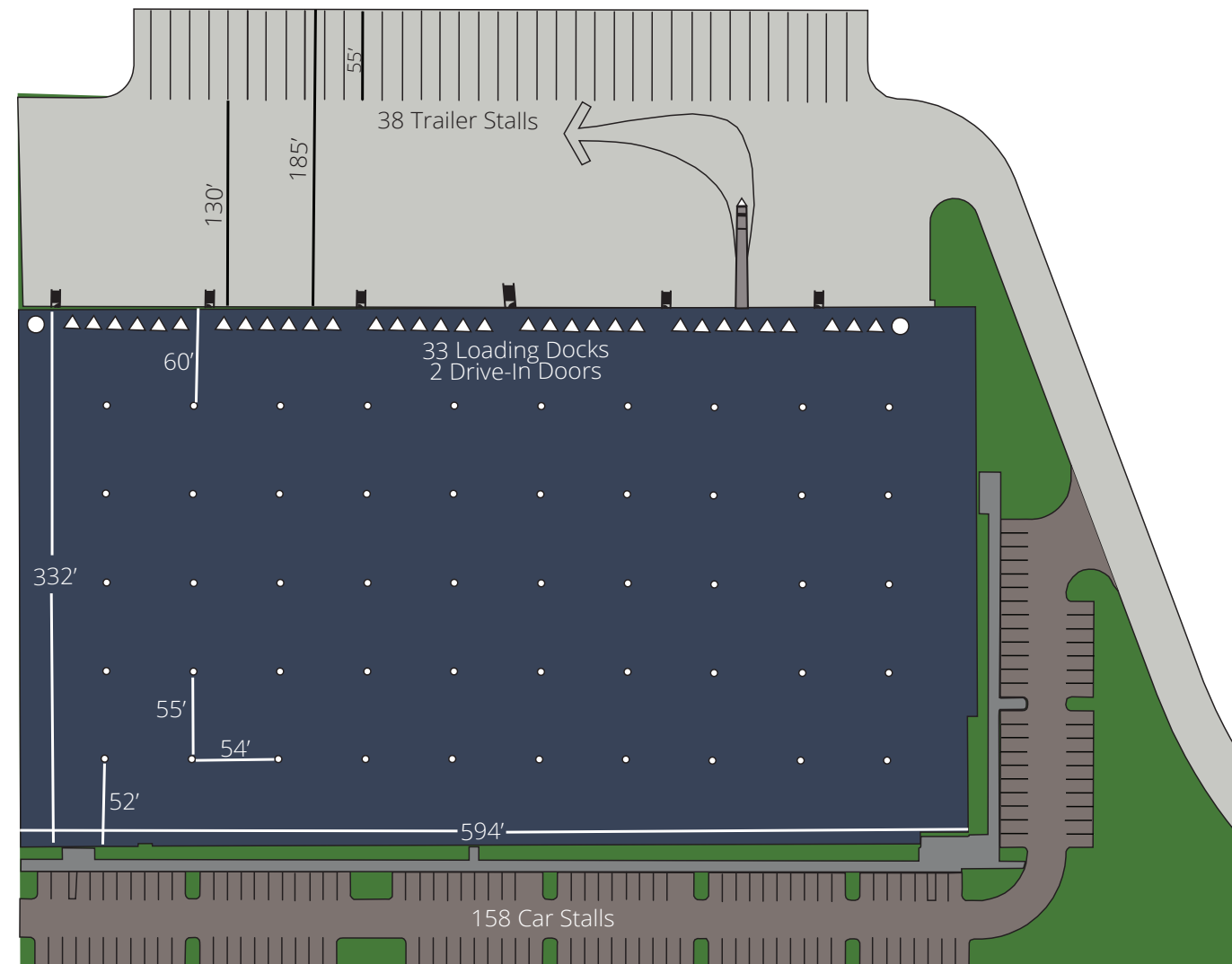
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OPPORTUNITY

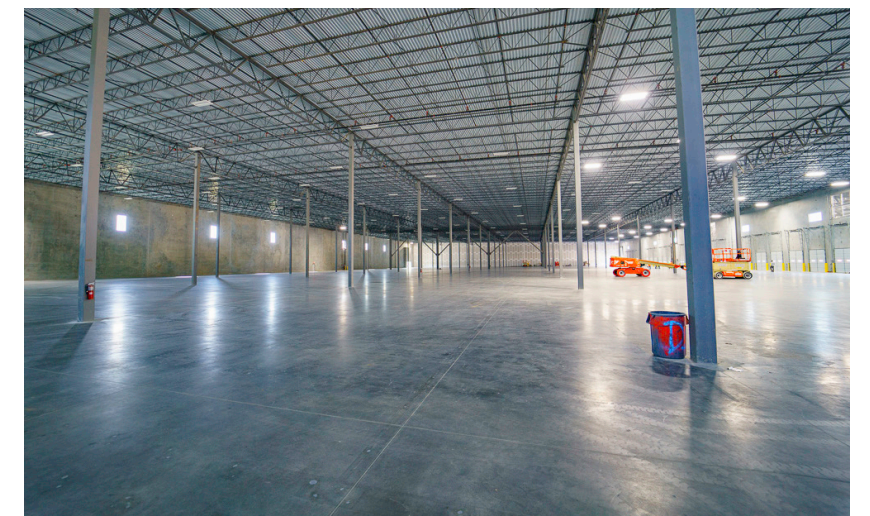
This ±395,520-square-foot, Class A industrial building has ±197,510 sf available for lease and recently delivered. The building features a rear load configuration with 36' ceiling heights, approximately 2,200 linear feet of frontage on highway I-85 and excellent access to both I-485 and I-85 from a signalized intersection less than one (1) mile from the site. Additional features include 185' all concrete truck courts, ample auto and trailer parking and the ability to demise the building.

Please contact the listing broker(s) for more information.

FLOOR PLAN



INTERIOR PHOTOS

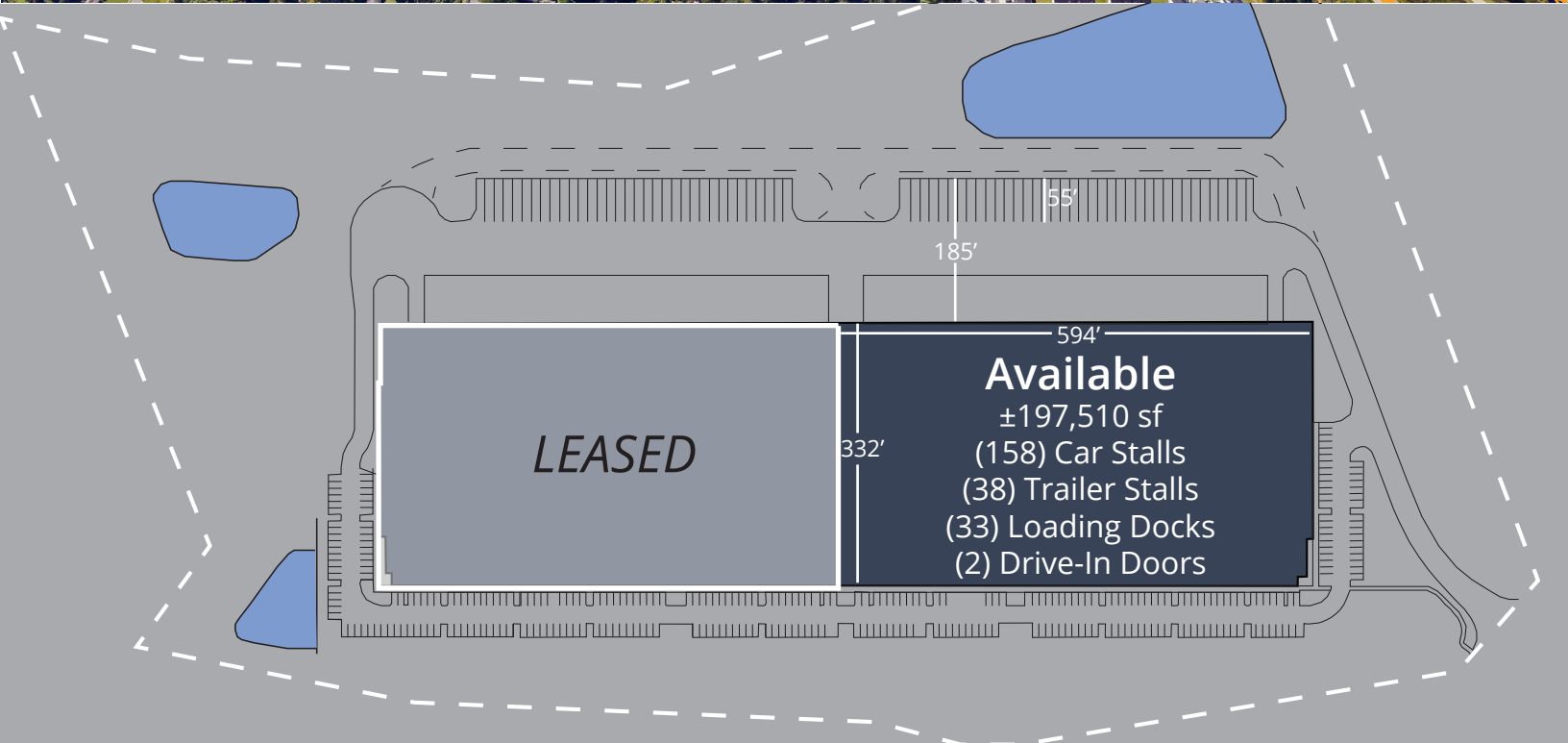


FOR MORE INFORMATION, PLEASE CONTACT:

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