










For lease

±60,000 - ±338,335 s.f. industrial distribution space

4017 Chesapeake Drive | Charlotte, NC 28216



- | | | |
|---|--|--|
|  53 dock high doors |  Abundant trailer parking |  I-2 zoning |
|  3 drive-in doors |  Secure truck court |  T-8 lighting |
|  20' clear (predominantly) |  Potential for rail |  Immediate access to I-85 |

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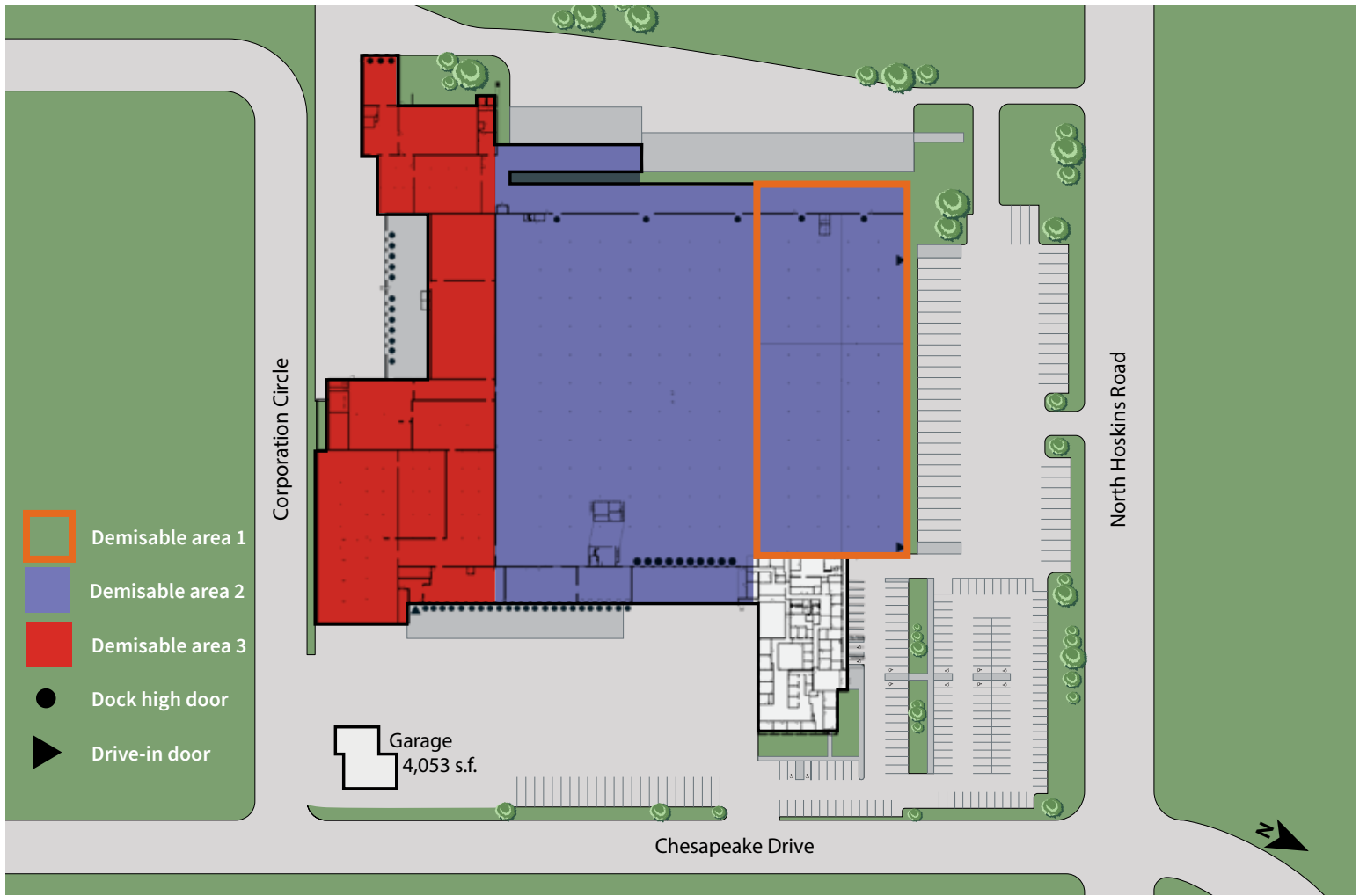
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4017 Chesapeake Drive	Charlotte, NC
County:	Mecklenburg
Parcel number:	03905311
Parcel size:	17.76 acres
Building size:	338,335 s.f.
Office size:	±10,000 s.f. (3%)
Year built:	1964
Year renovated:	1982
Construction type:	Various (brick, block and masonry)
Sprinkler:	Wet/dry
Clear height:	Predominantly 20'
Warehouse lighting:	Predominantly T-8
Loading:	Front and side
Dock doors:	53
Drive-in doors:	3
Trailer storage:	80 spaces (expandable)
Auto parking:	141 spaces (expandable)
HVAC:	Roof mounted electric/natural gas HVAC units
Roof construction:	Built-up and rubber membrane
Roof condition:	Some portions replaced in 2007 (±168,000 s.f.)
Column spacing	Predominantly 32' x 34'
Electrical power:	1 pad mount electrical transformer with up to 480 volts
Garage:	4,053 s.f. building (included in 338,335 s.f.)
Zoning:	I-2 (general industrial)
Rail:	CSX available, but not active
Asking lease rate:	\$2.90 p.s.f. NNN
Estimated TICAM:	\$0.68 p.s.f.



4017 Chesapeake Dr. Connectivity

±1.5 miles to I-85

±2 miles to I-77

±7 miles to I-485

±9 miles to Intermodal
Facility



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