



# For Lease

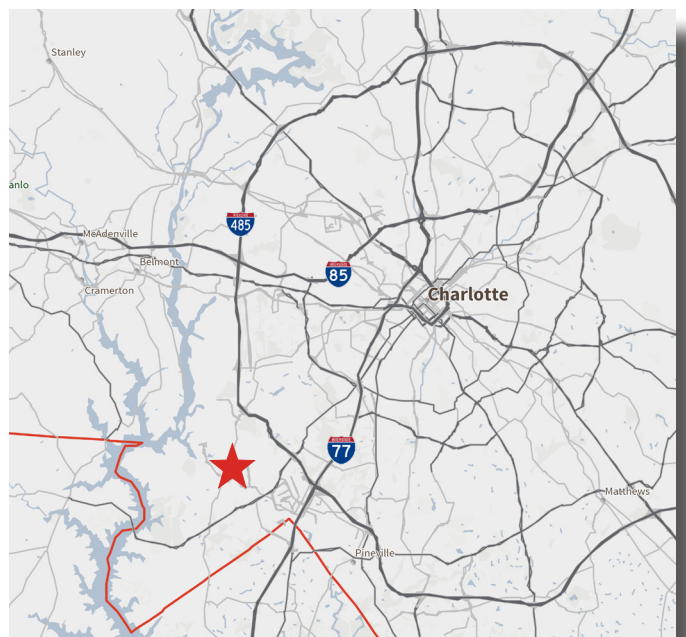
3550 Westinghouse Blvd.  
Charlotte, NC

**Transwest Business Park**

**± 104,000 s.f.**

**Warehouse and distribution space with existing food grade improvements in place**

- Distance to I-77: ±3 mile
- Distance to I-485: ±4 miles
- Distance to I-85: ±8 miles
- Distance to Charlotte Douglas Int'l Airport: ±8 miles



**DISCLAIMER**

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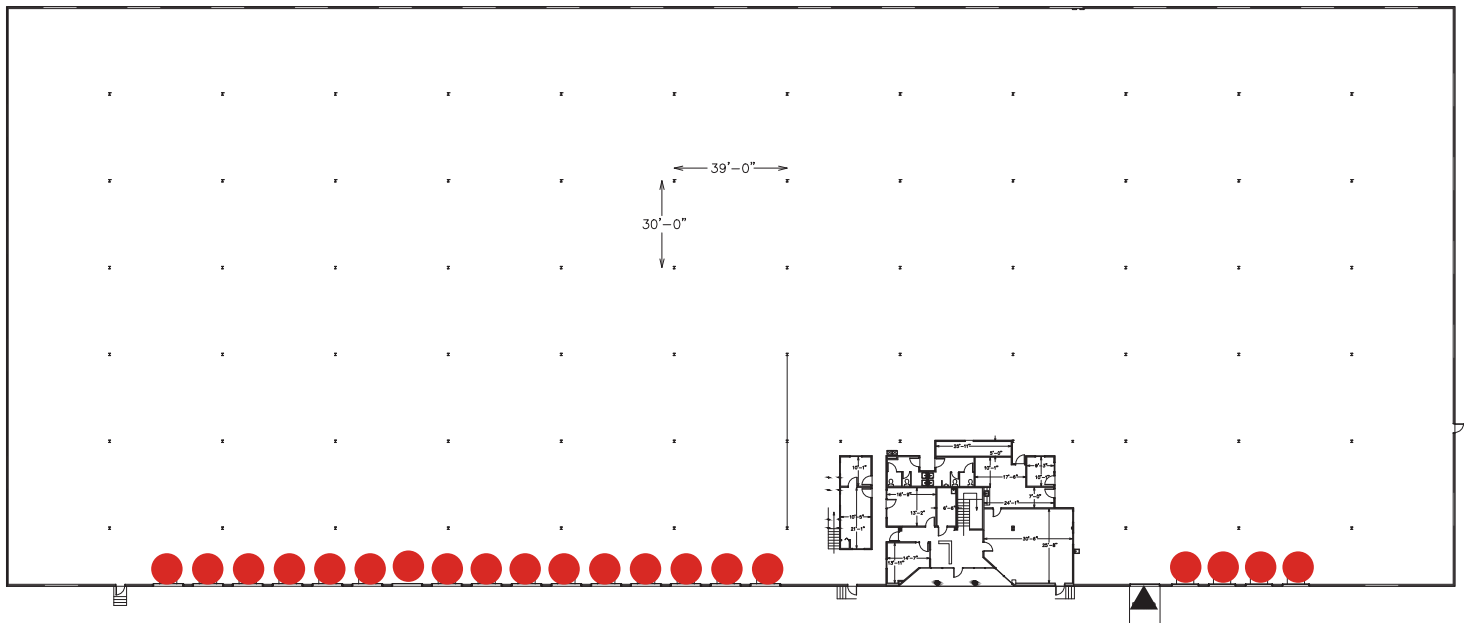




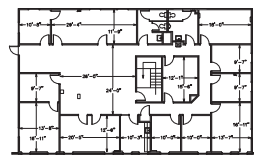
# Building *specifications*



Available	±104,00 SF
Office	±4,000 SF ★ Additional ±4,000 SF mezzanine (not included in total SF)
Loading	20 Docks 1 Drive-in ramp
Clear Height	24'
Column Spacing	30' x 39'
Lighting	T-5
Zoning	I-2
Fire Protection	ESFR
Power	600 amps, 480v
Est. TICAM	\$1.06/SF



★ ±4,000 SF mezzanine office not included in total SF



SECOND FLOOR

- ▲ drive-in ramp
- dock door

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