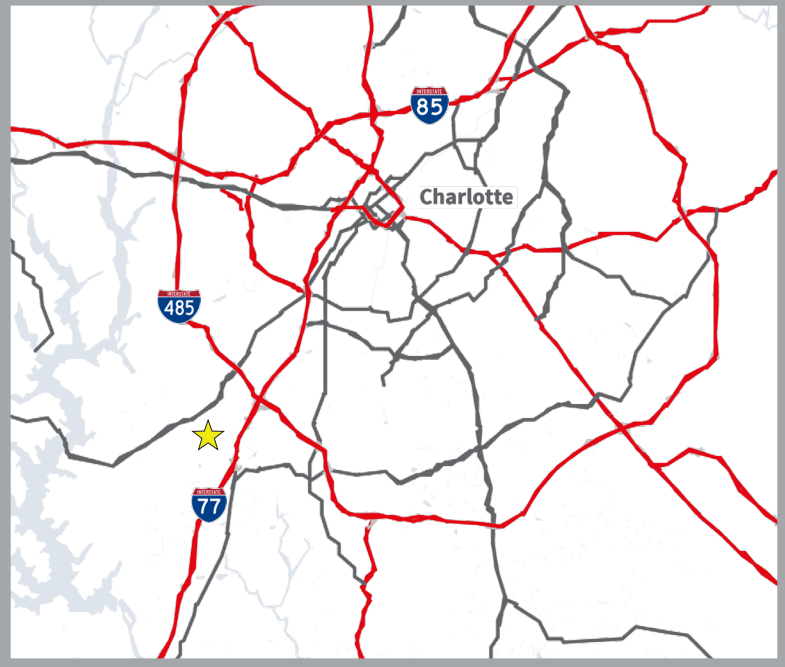




Logistics Pointe
Distribution Center



Available



RAIL SERVED DISTRIBUTION FACILITY

11922 General Dr. Suite E & H
CHARLOTTE, NC
±365,064 SF

- ±1 MILES TO I-77
- ±1.7 MILES TO I-485
- ±12 MILES TO CBD
- ±10 MILES TO CLT INTERNATIONAL AIRPORT

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DISCLAIMER

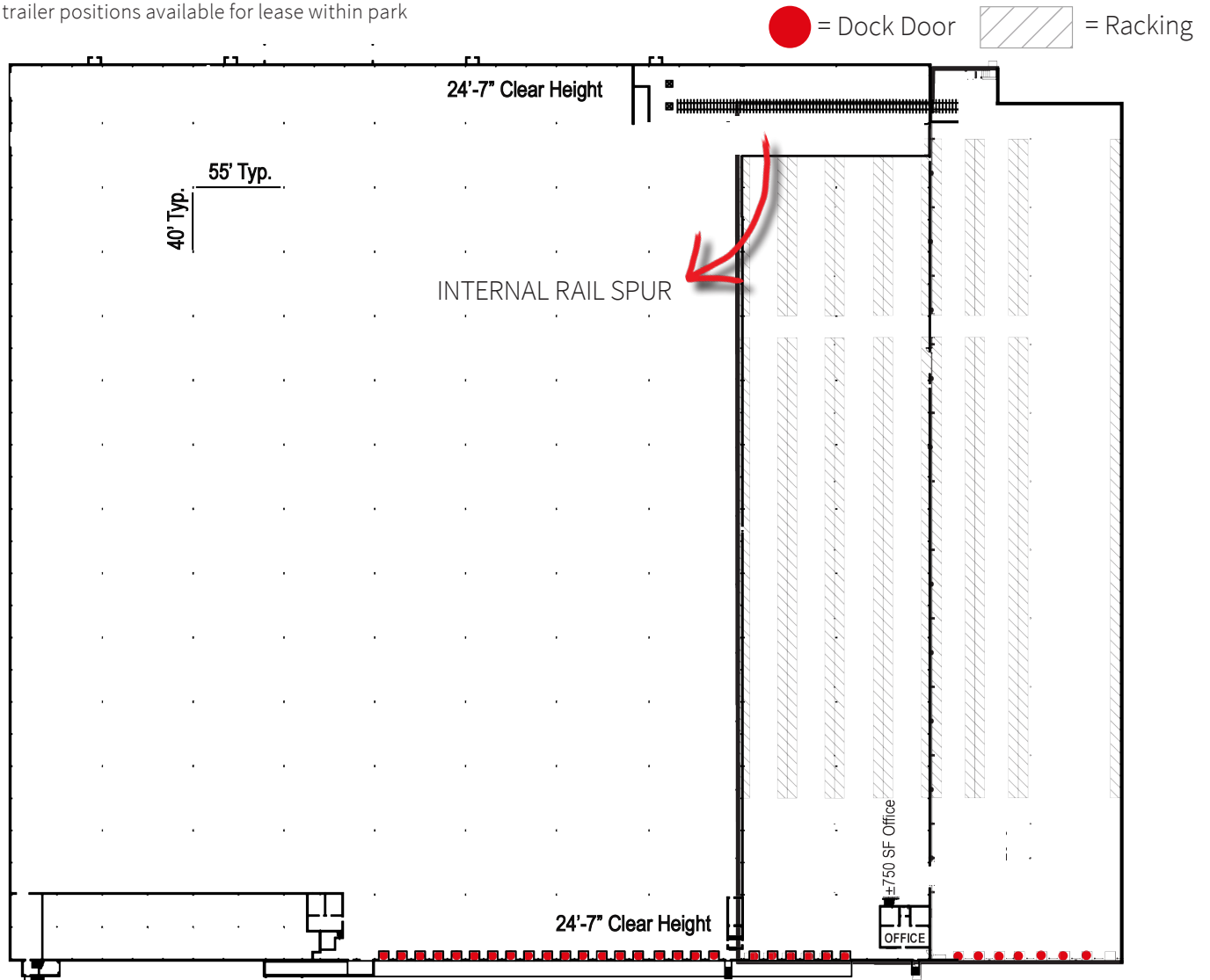
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Building *specifications*

AVAILABLE SF	±365,064 SF
INTERNAL RAIL	Norfolk Southern
OFFICE SF	±3,950 SF
CLEAR HEIGHT	24'7" - 25'9"
SPRINKLER SYSTEM	Wet & ESFR
LIGHTING	T-5 with motion sensors
LOADING	32 Dock high doors
ZONING	I-2
PARKING	57 trailer parks* 33 car parks
LEASE RATE	\$4.00/SF NNN

*additional ±80 trailer positions available for lease within park



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