

Nevada Boulevard

2301 NEVADA BLVD., CHARLOTTE, NC 28273

Available Now

150,000 sq. ft. AVAILABLE	12 KNOCKOUTS
3,701 sq. ft. OFFICE AREA	Up to 108 TOTAL DOCK POSITIONS
96 DOCK DOORS	68 OFF-DOCK POSITIONS

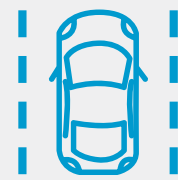
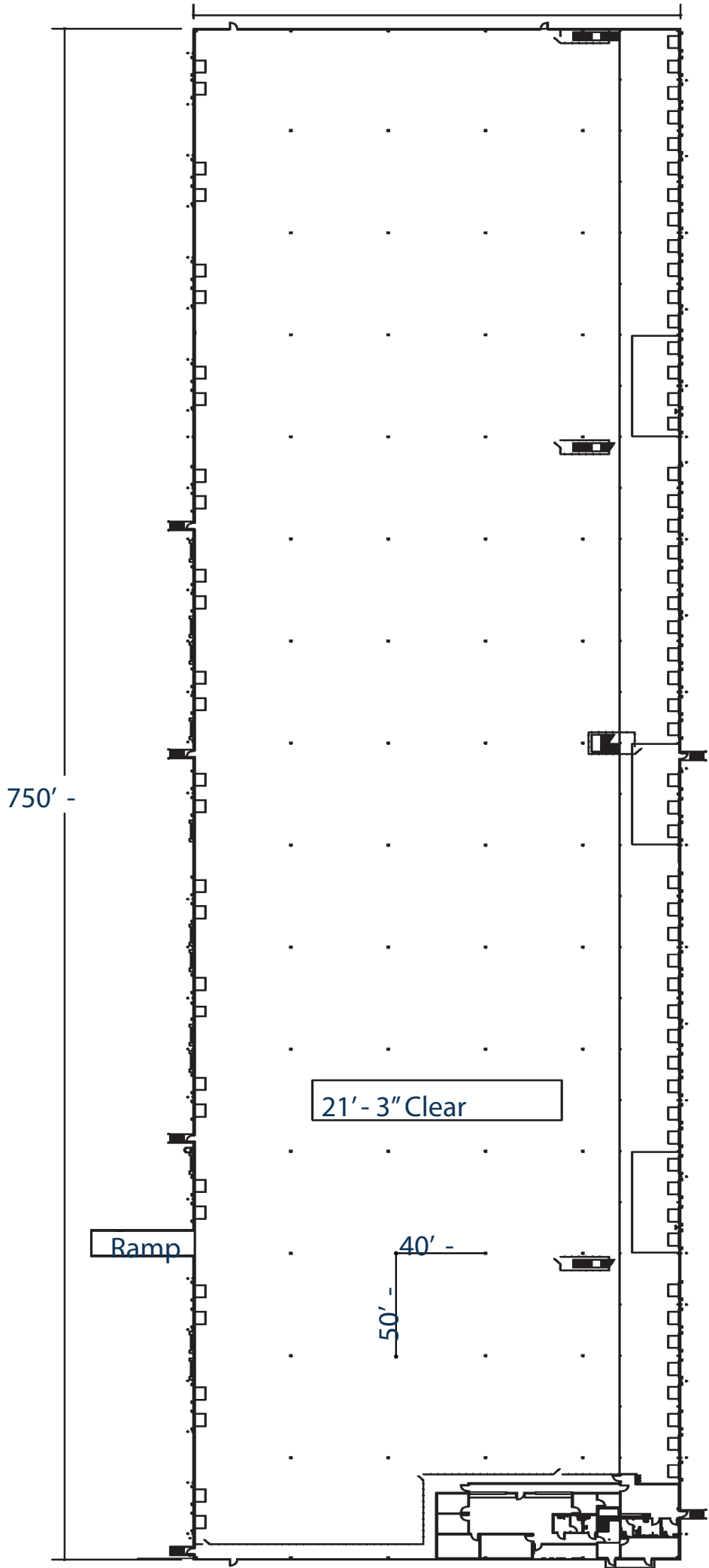
Features

- A 150,000 sq. ft. cross-dock building footprint with 3,701 SF first floor office
- The 15,885 sq. ft. mezzanine is not included in the total SF but provides additional flexibility for tenants
- Efficient operations with 96 dock doors
- Ample parking with additional improvement opportunity to add 28 trailer positions

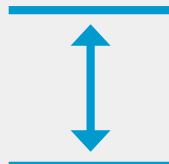


Building 1 Specifications

Available Size	150,000 sq. ft.
Office Space	±3,701 sq. ft.
Mezzanine Office & Storage	±15,885 sq. ft.
Clear Height	21' - 3"
Dimensions	750' x 200'
Column Spacing	40' x 50'
Dock Doors	96 doors (12 knockout panels)
Configuration	Cross-dock
Acreage	12.5 AC
Auto Parking	119 spaces
Trailer Parking	68 off-dock
Sprinklers	Wet
Zoning	ML-2



119
Automobile
Parking



22'
Clear
Height



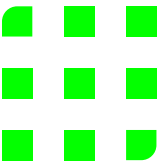
40' x 50'
Column
Spacing

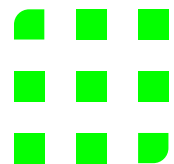


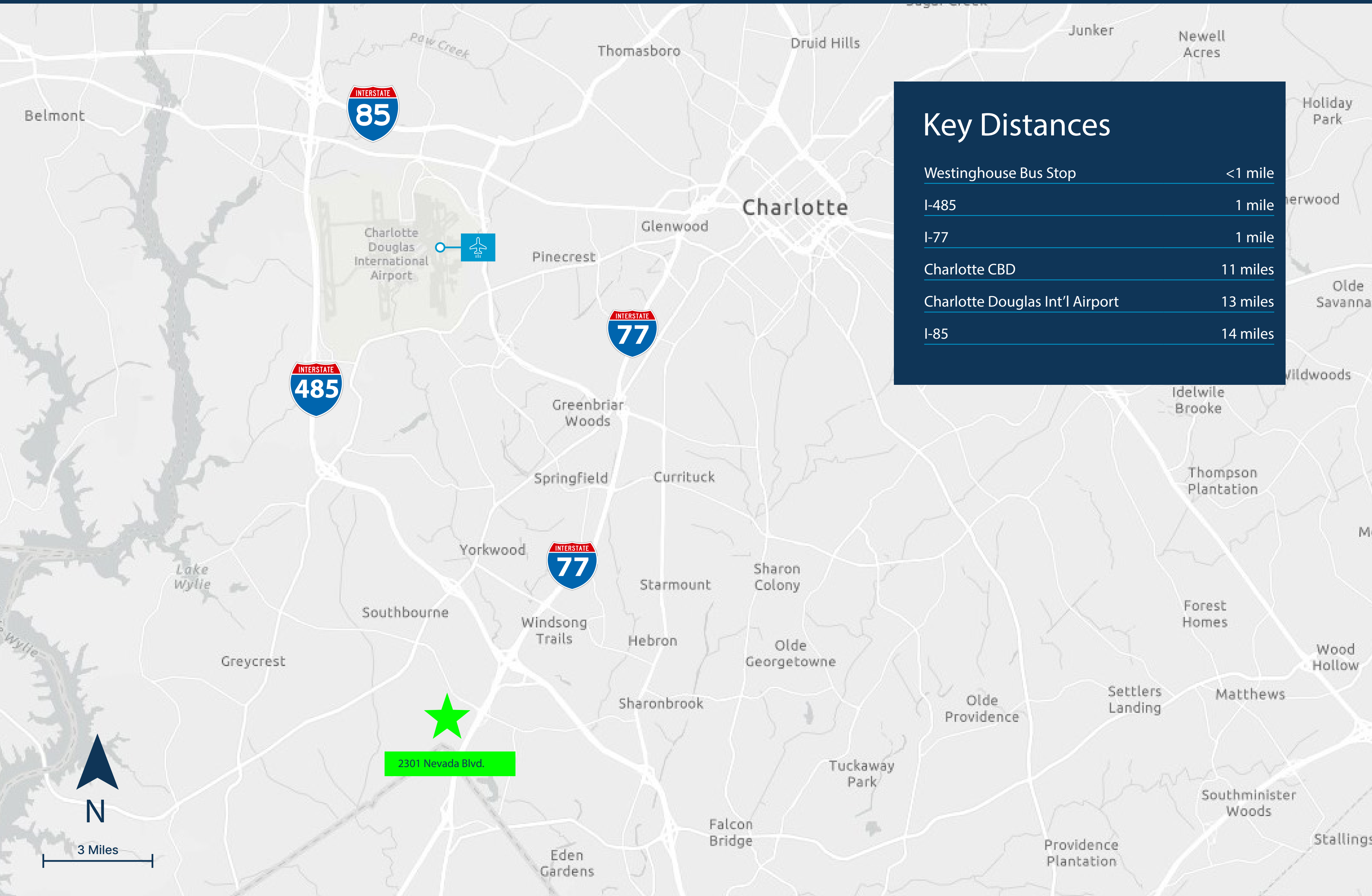
96
Dock Doors/
column space



68
Off-Dock
Trailer
Parking







Key Distances	
Westinghouse Bus Stop	<1 mile
I-485	1 mile
I-77	1 mile
Charlotte CBD	11 miles
Charlotte Douglas Int'l Airport	13 miles
I-85	14 miles

WHO WE ARE

More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.

78M+

square feet of logistics space

400+

warehouse, distribution and cold storage properties

56M+

square foot development pipeline



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



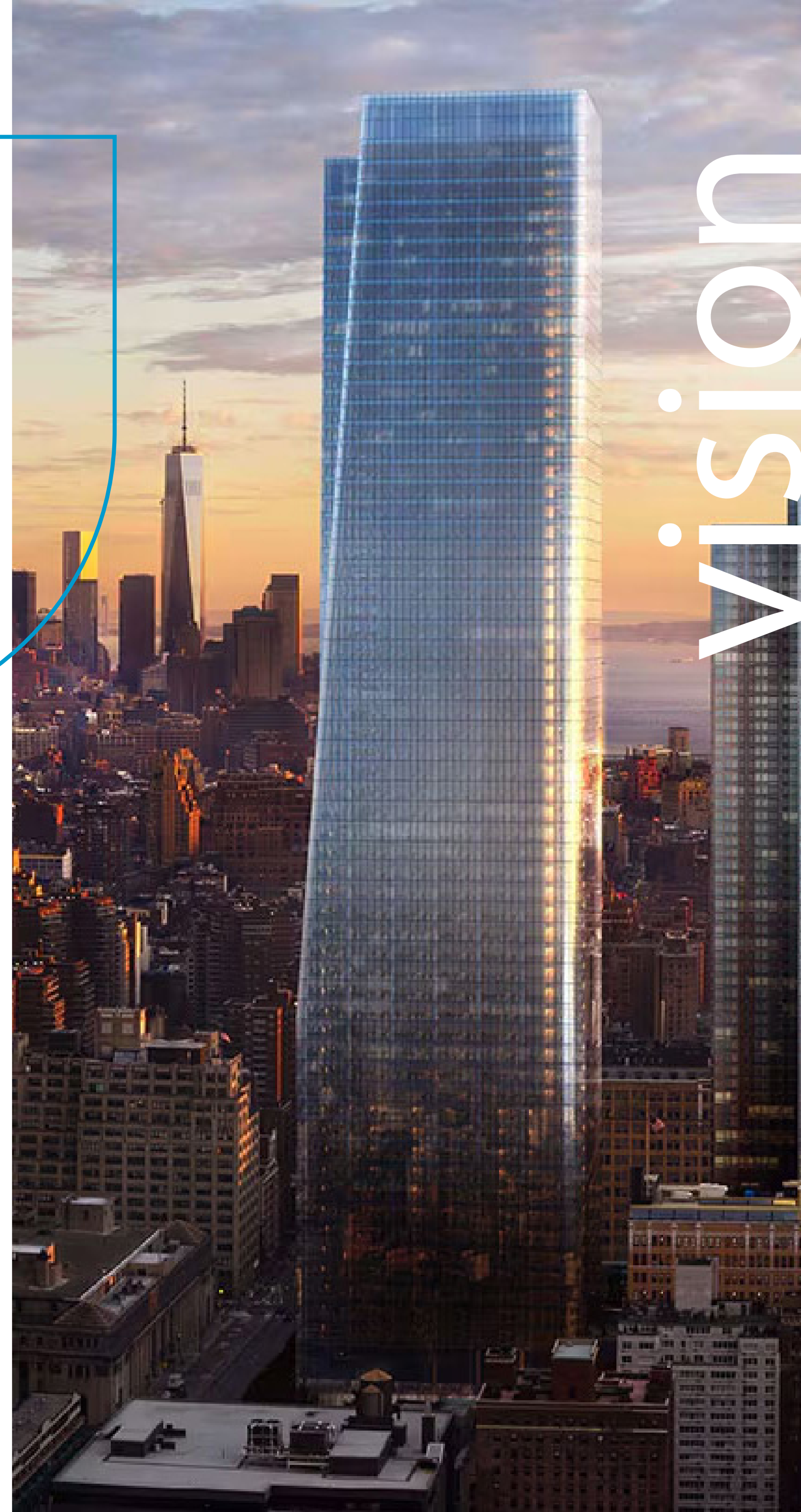
The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.



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Leasing Contacts

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