

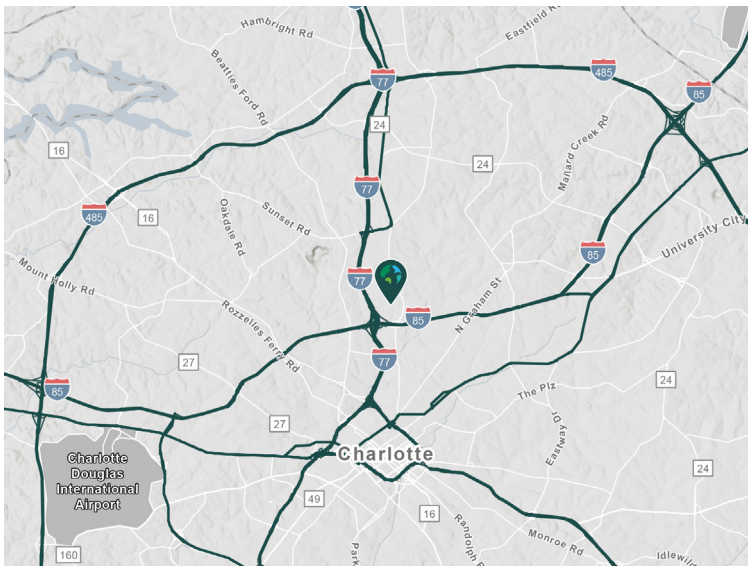
INDUSTRIAL SPACE FOR LEASE



44,000 SF

2701 Hutchison McDonald Road, Suite A
Charlotte, NC 28269

Prologis Charlotte Distribution
Center 2701



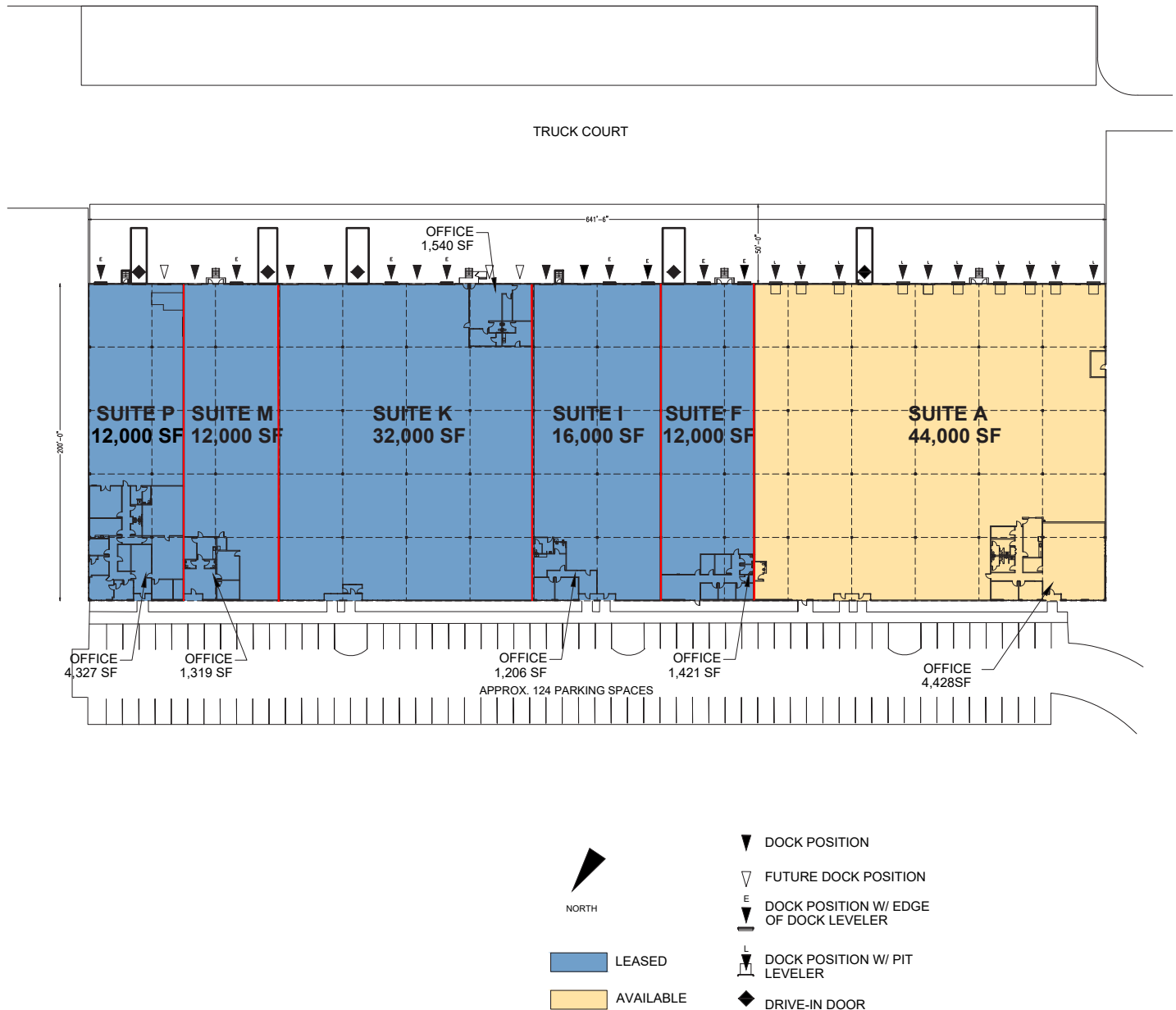
- Immediate access to I-77 & I-85
- 8 miles from the I-485 & I-77 Interchange
- 8 miles from Charlotte Douglas International Airport
- Strategic distribution location in the North submarket
- Close proximity to Charlotte Central Business District

Property Features

Available Space	44,000 SF
Office SF	4,428 SF
Clear Height	24'
Column Spacing	40' x 40'
Dock Doors	10 with pit levelers
Drive-in Door (9' x 10')	1
Building Depth	200'
Truck Court Depth	175'
Electrical Service	800 amps
Sprinkler	ESFR
Lighting	LED



Unlock the full potential of your
warehouse with one strategic,
single-source partner.



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