

RIVERWEST

192 Woodlawn St, Belmont, NC

85,199 SF Available for Lease



Brad Cherry

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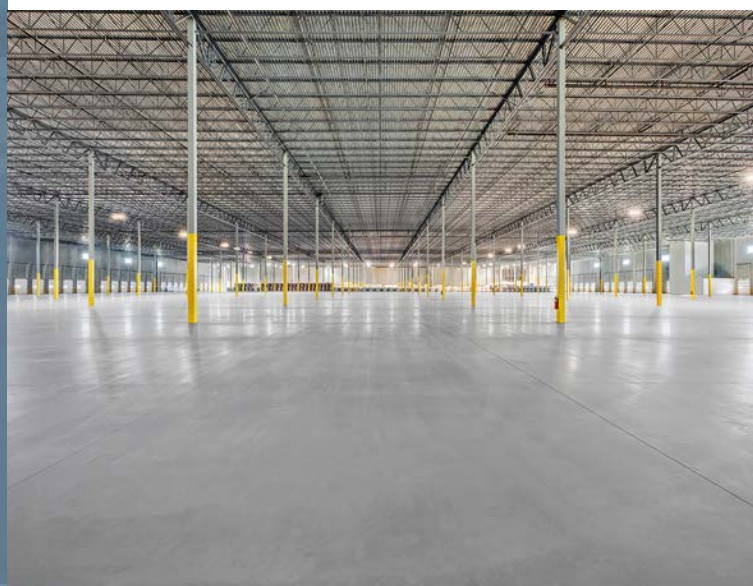


LBALogistics

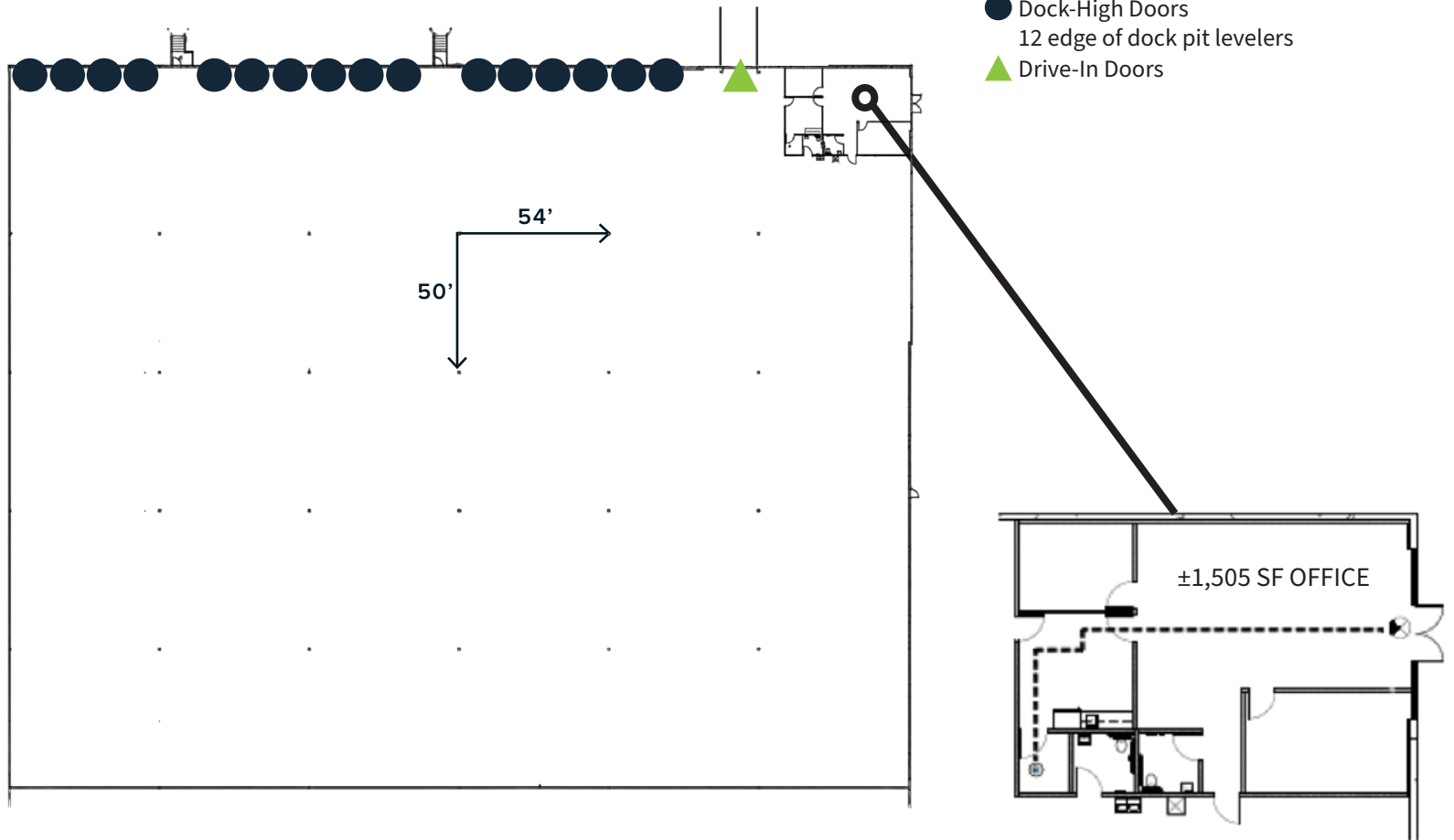
Property Information

192 Woodlawn Street, Belmont, NC 28012

| | |
|----------------------------------|---|
| PARCEL ID (GASTON COUNTY) | 305820 |
| ZONING | BC-D (Business Campus) |
| AVAILABLE SF | 85,199 SF |
| OFFICE SF | 1,505 SF |
| STRUCTURE | Tilt-up concrete |
| CONFIGURATION | Cross-dock |
| CLEAR HEIGHT | 36' |
| COLUMN SPACING | 50' x 54' w/ 60' loading bays |
| LOADING DOCKS | Sixteen (16), 9'x10' dock-high doors One (1), 12'x14' drive-in doors |
| DOCK EQUIPMENT | Twelve (12) levelers w/ dock bumpers and seals |
| TRUCK COURT | 135-185'-deep w/ 60' concrete aprons |
| ROOF | 60mil white single-ply TPO membrane |
| FLOOR SLAB | 7" reinforced |
| FIRE PROTECTION | ESFR |
| LIGHTING | LED w/ motion sensors |
| POWER | 400 Amps; 277/480V (upon Tenant verification) |



Floor Plan



Site Plan



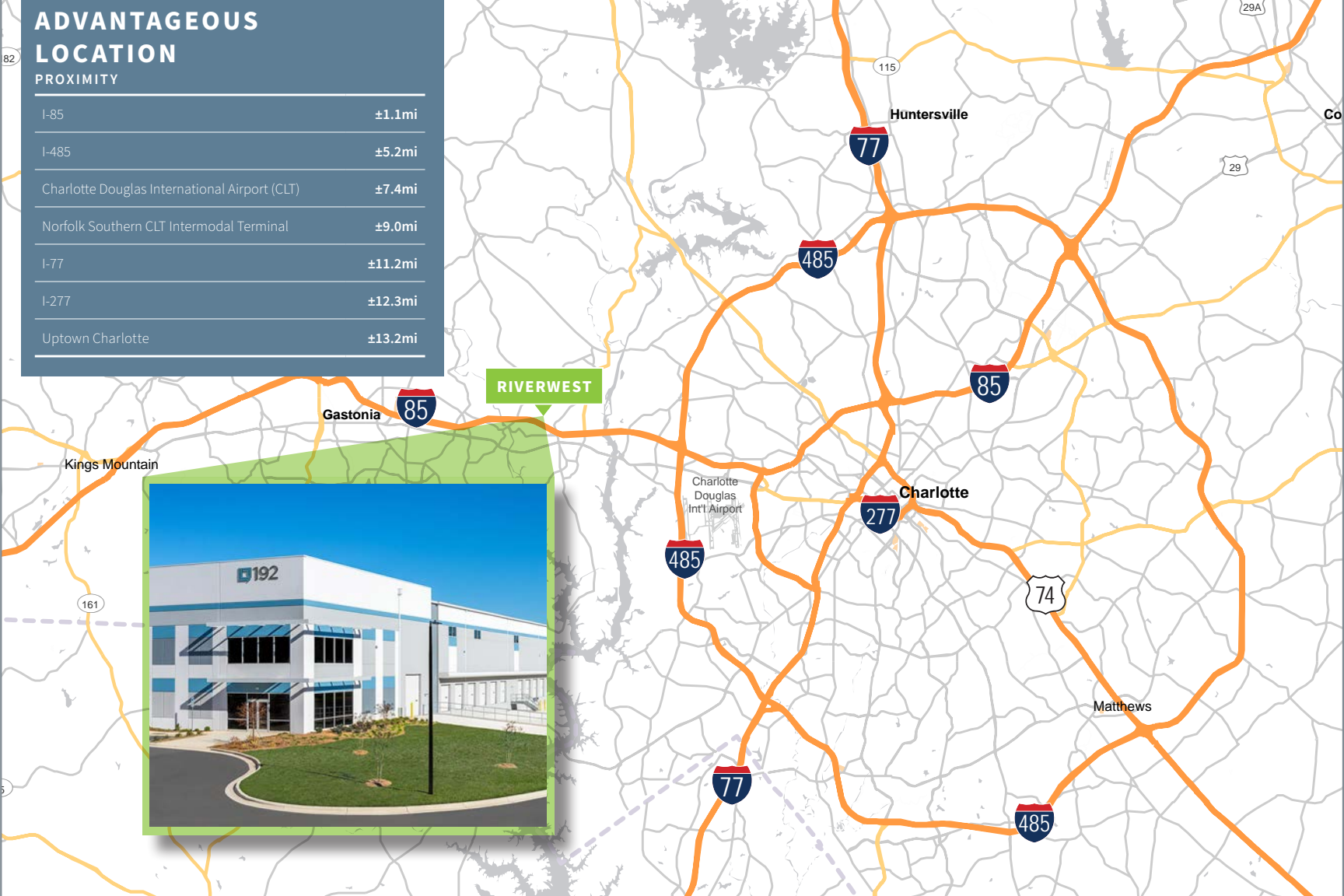
ADVANTAGEOUS LOCATION

PROXIMITY

| | |
|---|---------|
| I-85 | ±1.1mi |
| I-485 | ±5.2mi |
| Charlotte Douglas International Airport (CLT) | ±7.4mi |
| Norfolk Southern CLT Intermodal Terminal | ±9.0mi |
| I-77 | ±11.2mi |
| I-277 | ±12.3mi |
| Uptown Charlotte | ±13.2mi |



RIVERWEST





AMAZON

NORFOLK SOUTHERN CLT INTERMODAL TERMINAL

GRAYBAR

PERIMETER WEST
AMERICAN TIRE
DISTRIBUTORS
WHEEL PROS

RGA ENTERPRISES

AMAZON

CHADWELL SUPPLY

WEST POINT
BUSINESS CENTER
LASERSHIP
USPS
UPS

AIRPARK WEST
PITNEY BOWES
TRANE
THIBAUT

CAROMONT REGIONAL
MEDICAL CENTER

WESTPARK 85
AMAZON
LOWE'S

BELMONT ABBEY
COLLEGE

RIVERWEST

WILBERT PLASTICS

KISER HARRISS

TO GREENVILLE-SPARTANBURG
TO ATLANTA

NORFOLK SOUTHERN
RAIL LINE

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