

Nevada Boulevard

2301 NEVADA BLVD., CHARLOTTE, NC 28273



FOR LEASE

150,000 SF

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Features

150,000 sq. ft.

Available

3,701 sq. ft.

Office Area

21' - 3"

Clear Height

96 total

Dock Doors

68

Off-Dock Positions

11

Knockouts



On the ground. *By your side.*

Real estate works better when the people behind it understand your business.

That's why our teams stay close —to our properties, our markets, and the businesses that operate within them. We bring local knowledge and hands-on operating experience to the relationship, backed by the reach and resources of a global real estate platform.

For you, that means a partner who understands what it takes to keep your operation moving. A team that listens, responds, and works alongside you as your needs change. And access to ideas, capabilities, and experience drawn from a global network.

Because the best real estate relationships aren't managed from a distance. They're built on the ground.



90M+

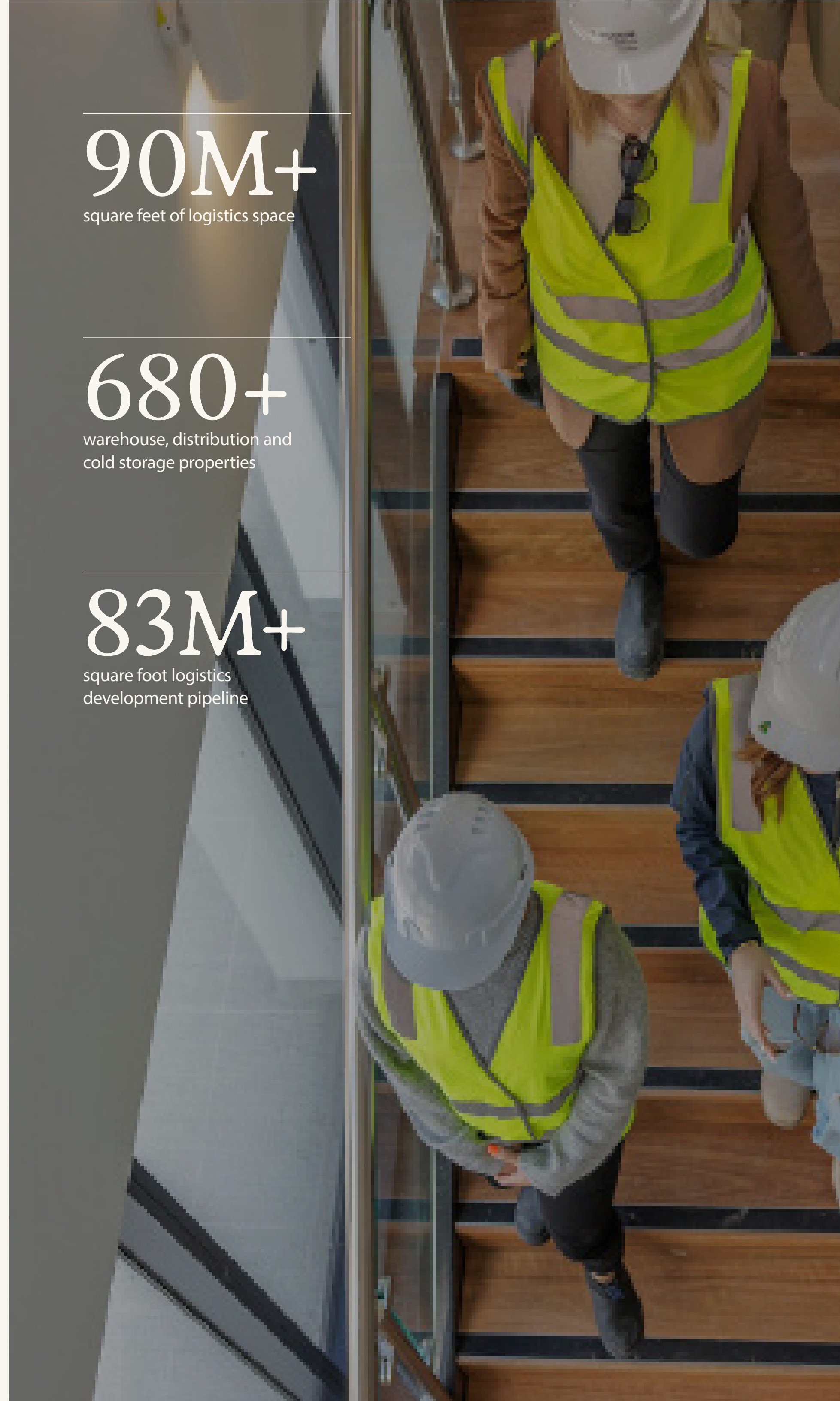
square feet of logistics space

680+

warehouse, distribution and cold storage properties

83M+

square foot logistics development pipeline



Building 1 Highlights



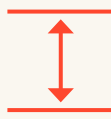
122

Automobile Parking



68

Off-Dock Trailer
Parking



21' - 3"

Clear Height



40'x50'

Column Spacing

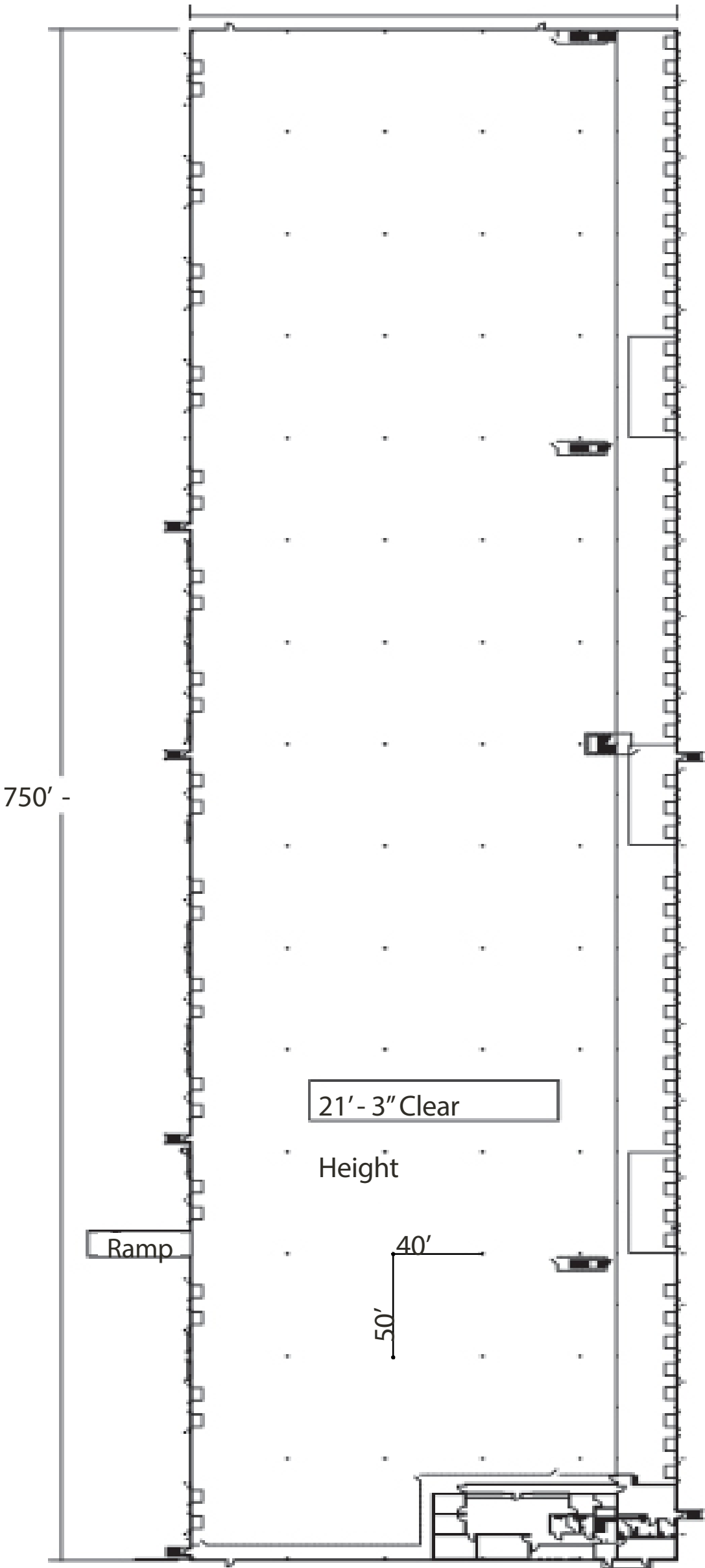


96

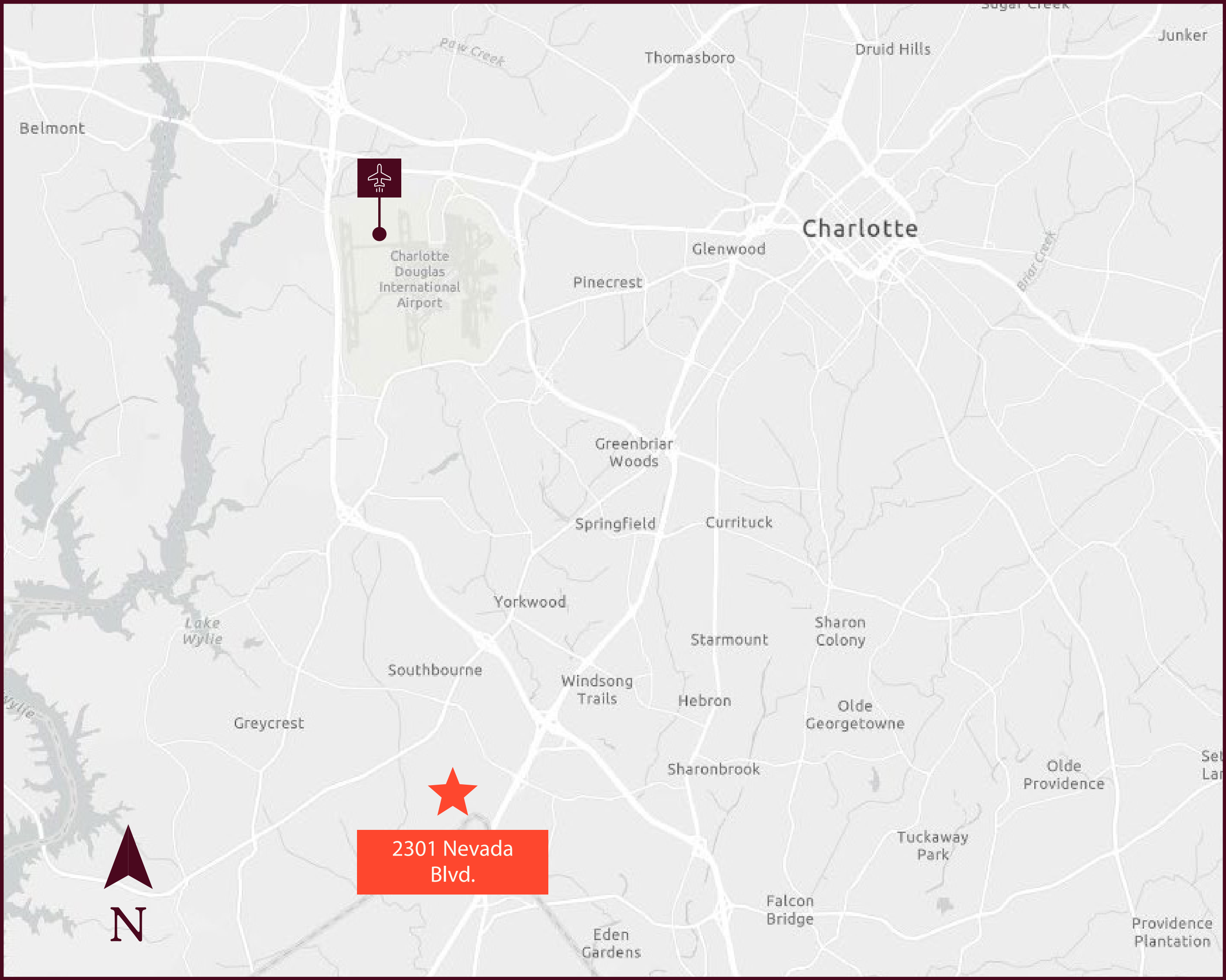
Dock Doors

Building Specs

Available	150,000 sq. ft.
Office Space	3,701 sq. ft.
Mezzanine Office & Storage (excluded from total size)	15,885 sq. ft.
Clear Height	21' - 3"
Dimensions	750' x 200'
Column Spacing	40' x 50'
Dock Doors	96 Doors (11 knockout panels)
Configuration	Cross-dock
Acerage	12.5 AC
Automobile Parking	122 Spaces
Trailer Parking	68 off-dock
Sprinklers	Wet
Zoning	ML-2



Area Map & Key Distances



Key Distances

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



Sustainability that *delivers value.*

We focus on practical sustainability improvements that can lower utility use and costs, improve building performance and strengthen resilience — while working alongside you to explore energy solutions shaped around your needs.

- **Efficiency that can lower costs.** Energy-efficient building improvements can reduce utility use and costs while supporting a more comfortable workplace.
- **Better information.** Building performance data gives you greater visibility into how your space is operating, helping inform decisions, and support ESG reporting.
- **Energy, shaped around your needs.** We start with your operation and your priorities. Together, we can explore renewables, battery storage, EV charging and emerging technologies — focusing on what makes sense for your business.
- **A partner as your needs evolve.** We work alongside you throughout your lease, with solutions that can adapt as your operational and energy needs change.



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Leasing Contacts

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