

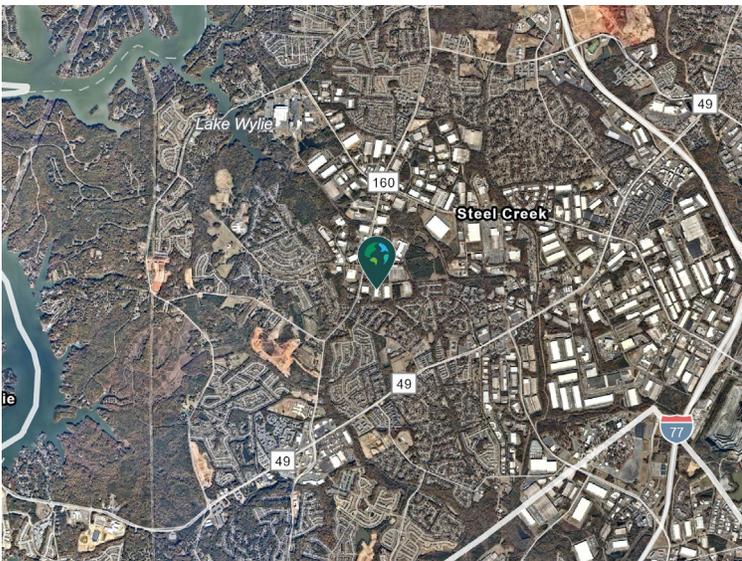
INDUSTRIAL SPACE FOR LEASE

28,869 SF



12810 Virkler Drive, Suite 101
Charlotte, NC 28273

Prologis Steele Creek Corporate
Center 12810



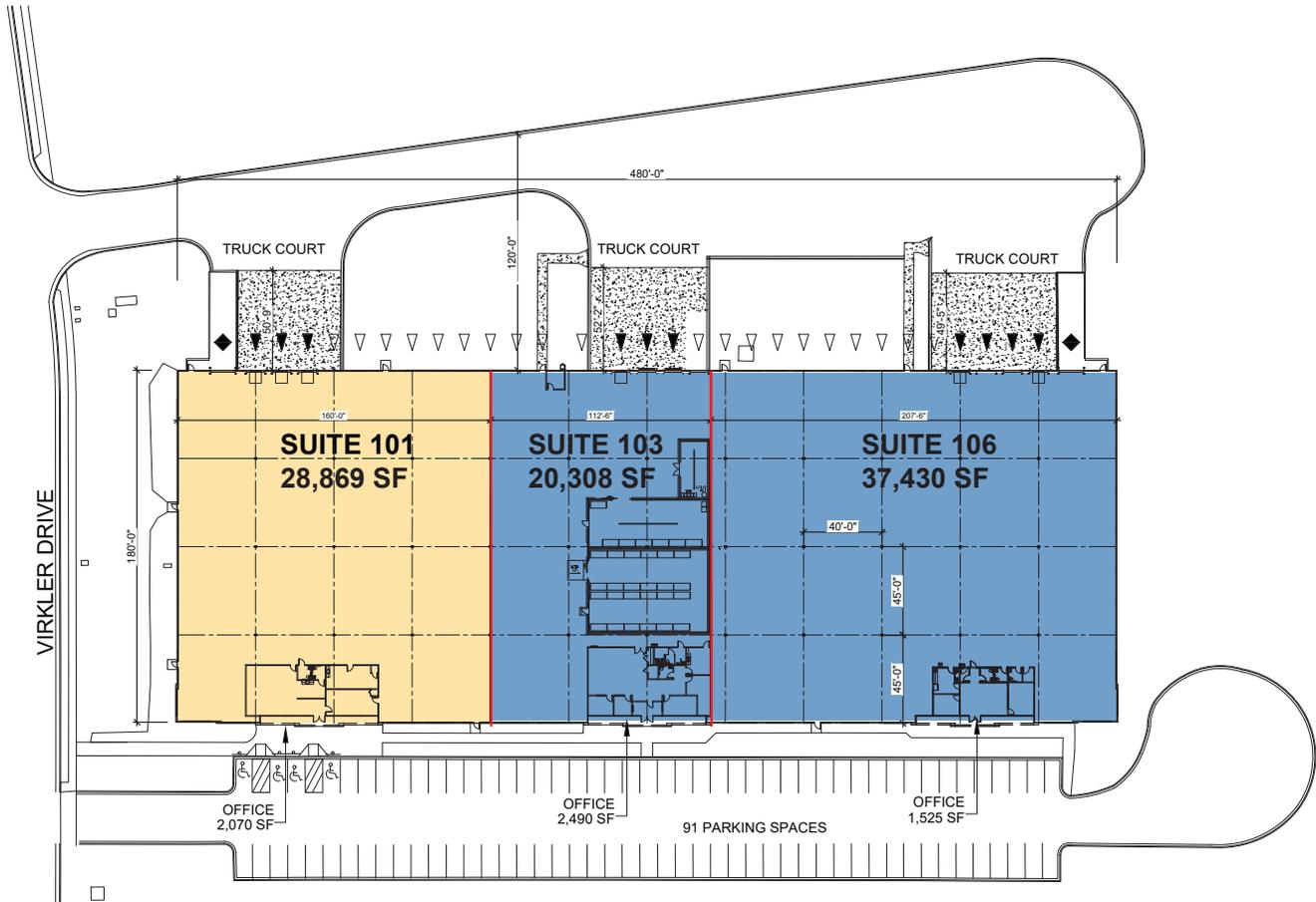
- 3.5 miles to I-485 via Steele Creek Road
- 6.5 miles to the I-77 & I-485 Interchange
- 9.5 miles to the I-85 & I-485 Interchange
- 10.5 miles to Charlotte Douglas International Airport
- Strategic distribution location in the Stateline Submarket

Property Features

Available Space	28,869 SF
Office SF	2,078 SF
Clear Height	24'
Column Spacing	45' x 40'
Dock Doors	3 with pit levelers
Drive-in Door	1 (12' x 14')
Building Depth	180'
Truck Court Depth	120'
Electrical Services	225 amps
Sprinkler	ESFR
Lighting	LED upgrade available



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



- NORTH
- LEASED
- AVAILABLE
- DOCK POSITION
- FUTURE DOCK POSITION
- DOCK POSITION W/ EDGE OF DOCK LEVELER
- DOCK POSITION W/ PIT LEVELER
- DRIVE-IN DOOR



Cushman & Wakefield
Fermin DeOca
 fermin.deoca@cushwake.com
 ph +1 704 335 4436

Cushman & Wakefield
Matt Treble
 matt.treble@cushwake.com
 ph +1 704 335 4430

Prologis
Caitlin Ciniero
 cciniero@prologis.com
 ph +1 980 422 0807

Prologis
Todd Summerfield
 tsummerfield@prologis.com
 ph +1 704 426 8002