

# 74,327-148,654 SF

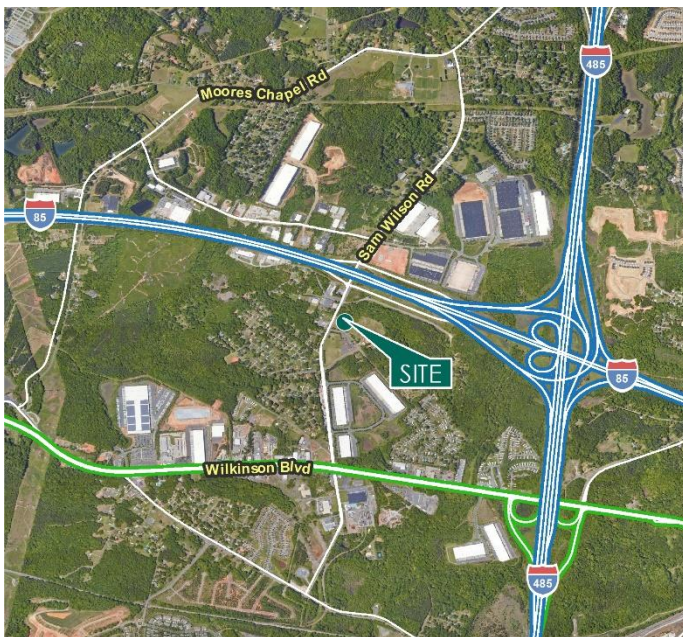
Industrial Space For Lease



## Prologis 85 Logistics Center



3115 Sam Wilson Road Charlotte, NC 28214 USA



### LOCATION

- Less than ¼ mile to I-85 interchange
- Premier Airport/West Charlotte submarket
- 5 minutes to Charlotte Douglas International Airport
- Within 10 minutes of Uptown Charlotte
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### FACILITY

- 249,331 total SF
- 148,654 available SF
- Office build to suit
- I-2 Zoned
- 36' clear height
- 161 car parking spaces
- 25 trailer parking spaces
- 28 dock doors (17 doors equipped with pit levelers and seals)
- 1 over sized drive-in door
- 57'6" x 56' column spacing with 70' speed bay
- 60' concrete apron
- LED lighting on motion sensors
- Rear load facility

### ADVANTAGES AND AMENITIES

- Prologis Clear Lease-a simplified lease that fixes operating and capital expenses for the entire lease term
- Efficient and cost-effective warehouse solutions through Prologis

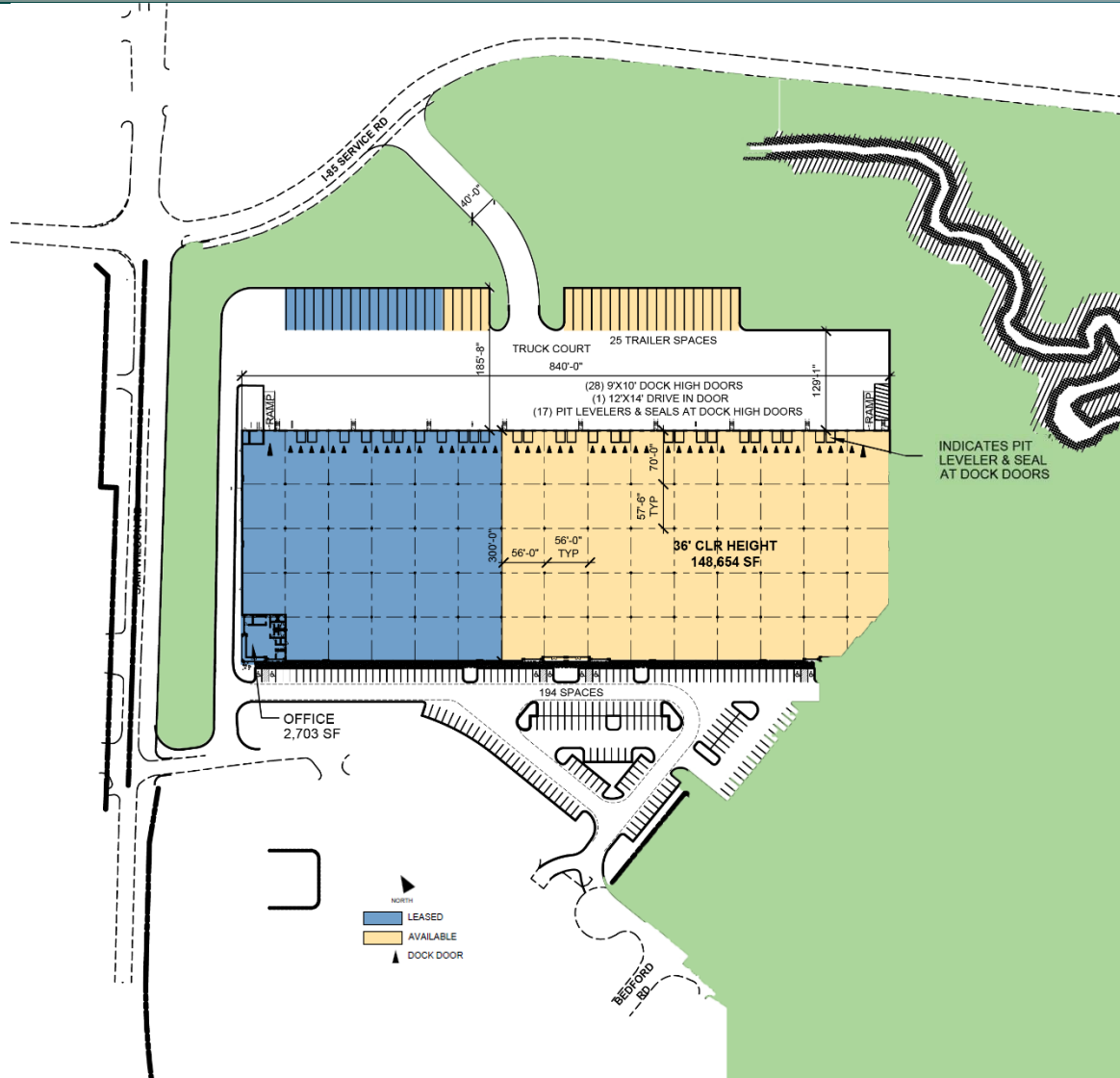
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