

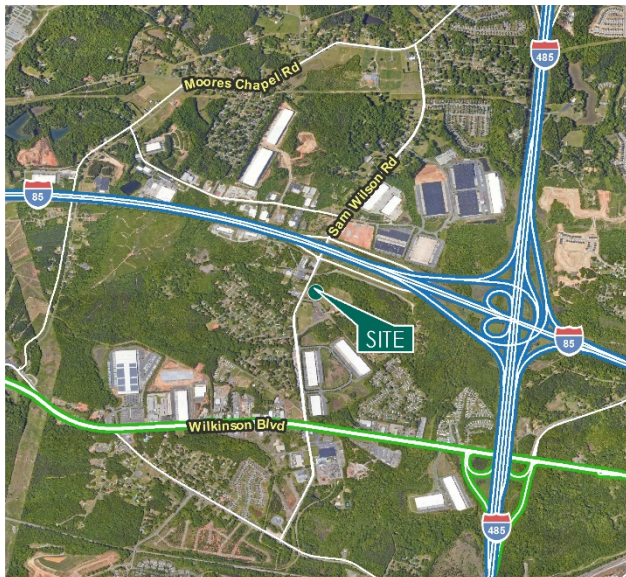
# 64,531-249,331 SF

## Industrial Space For Lease



## Prologis 85 Logistics Center

Sam Wilson Road  
Charlotte, NC 28214 USA



### LOCATION

- Less than 1/4 mile to I-85 interchange
- Popular Airport/West Charlotte submarket
- 5 minutes to Charlotte Douglas International Airport
- Within 10 minutes of Uptown Charlotte

### FACILITY

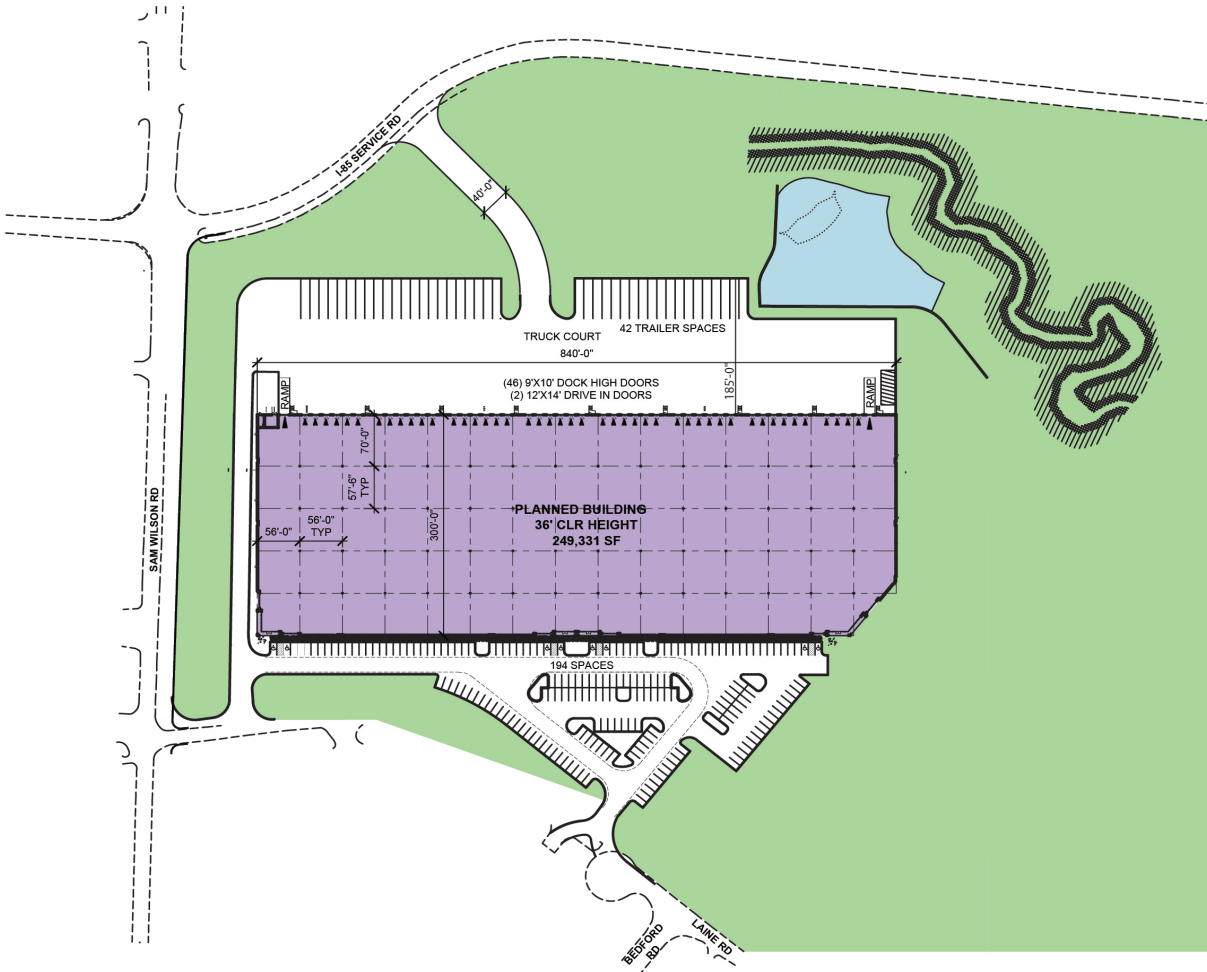
- 249,331 total SF
- Zoned I-2
- 36' clear height
- 194 car parking spaces
- 42 trailer parking spaces
- 46 dock doors
- 2 drive in doors
- 54'6" x 54' column spacing with a 70' speed bay
- 60' concrete apron
- LED warehouse lighting
- Office built-to-suit customer needs
- Rear load facility

### ADVANTAGES AND AMENITIES

- Professionally landscaped, controlled park environment
- First class park setting
- Prologis Clear Lease – a simplified lease that fixes operating and capital expenses for the entire lease term

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