

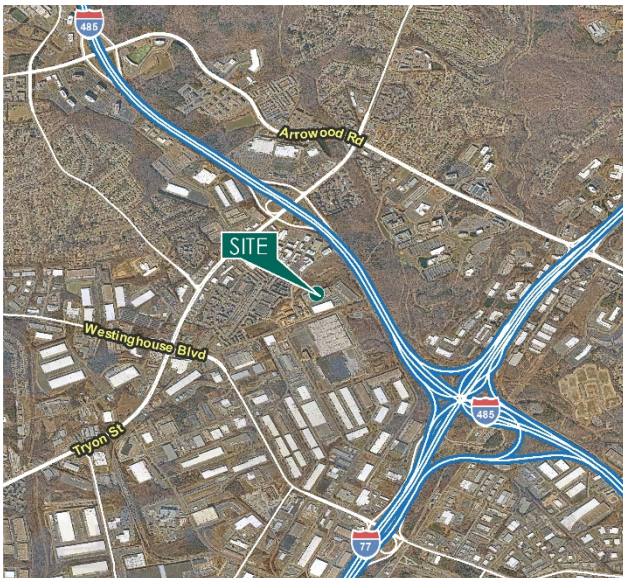
56,800 SF

Industrial Space For Lease



Prologis Charlotte Distribution Center South

8916 Pioneer Ave, Suite B
Charlotte, NC 28273 USA



LOCATION

- In Charlotte's largest industrial Southwest submarket
- 15 minutes to Charlotte Douglas International Airport
- Easy access to I-485 and I-77

FACILITY

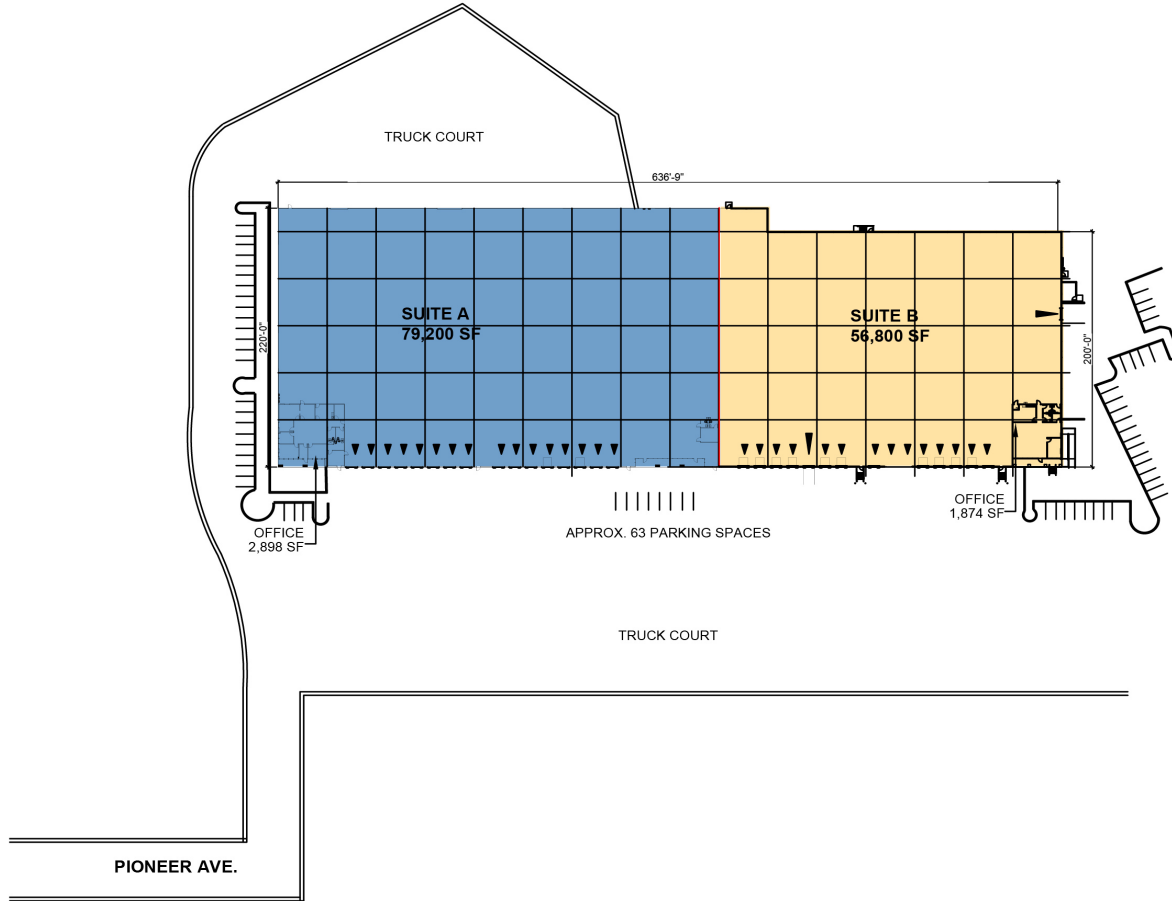
- 136,000 total SF building
- 56,800 available SF
- End cap with parking
- 1,874 office sf
- 24' clear height
- 40' x 40' column spacing
- LED lighting to be installed
- 12 dock doors (10 with levelers, 2 with EOD)
- 1 oversized drive-in (20' x 16')
- 2 drive-in doors (9' x 10')
- ESFR sprinkler system
- 4,000 sf of outside storage

ADVANTAGES AND AMENITIES

- First class, Professionally landscaped, controlled park environment
- 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 Essentials

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Industrial Space For Lease



Cushman & Wakefield
Fermin Deoca
Fermin.Deoca@cushwake.com
ph +1 704 335 4436
cell +1 225 235 7899
300 S Tryon St
Suite 1110
Charlotte, NC 28202 USA

Cushman & Wakefield
Matt Treble
Matt.Treble@cushwake.com
ph +1 704 335 4430
cell +1 615 440 1939
300 S Tryon St
Suite 1110
Charlotte, NC 28202 USA



SCAN ME

Prologis
Todd Summerfield
tsummerfield@prologis.com
ph +1 704 426 8002
cell +1 410 441 1145
1900 South Blvd
Suite 302
Charlotte, NC 28203 USA