

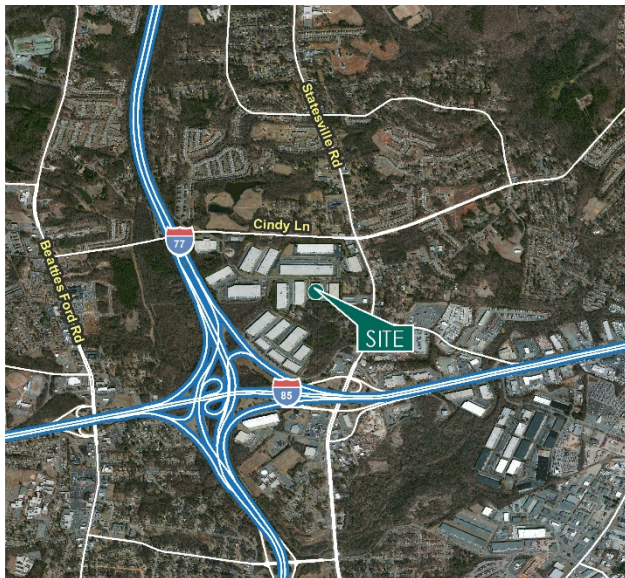
# 42,000-66,000 SF

## Industrial Space For Lease



## Prologis Charlotte Distribution Center 10

3020 Hutchison McDonald Road, Suite A  
Charlotte, NC 28269 USA



### LOCATION

- Immediate access to Interstate I-77 and I-85
- Minutes from Charlotte Douglas International Airport
- Strategic distribution location in North Submarket
- Close proximity to Charlotte Central Business District

### FACILITY

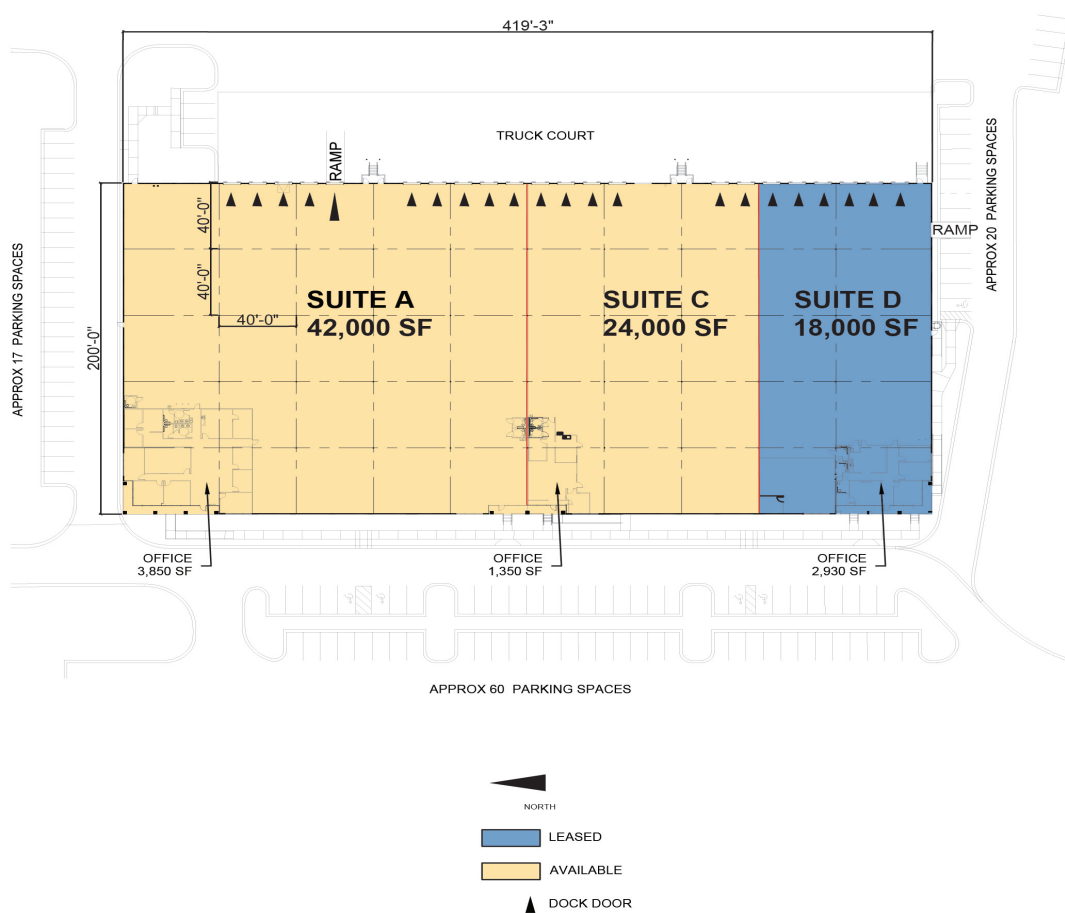
- 84,000 Total SF building
- 42,000 available SF
- 3,850 office SF (1,350 office SF in expansion unit)
- 24" 7' clear height
- 42,000 SF unit has 9 dock doors & 1 drive in door (24,000 SF expansion unit has 5 dock high doors & 1 drive in door)
- 40' x 40' column spacing

### 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

# 42,000-66,000 SF

Industrial Space For Lease



## JLL

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## Prologis

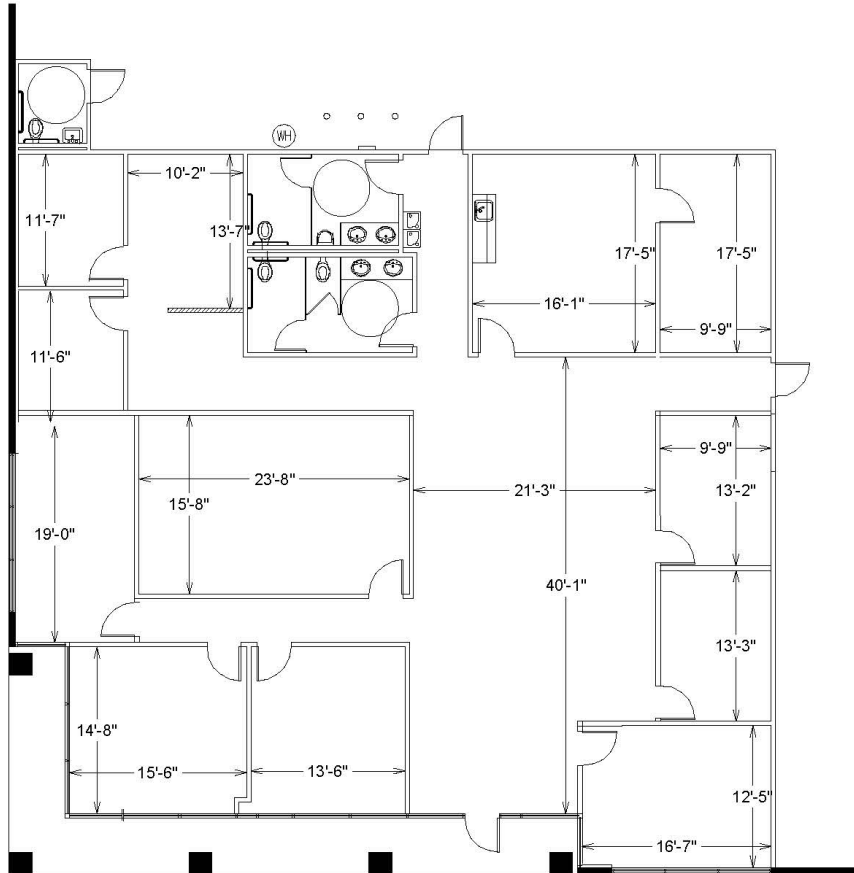
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# 42,000-66,000 SF

## Industrial Space For Lease



### 3020 Hutchison McDonald Rd. Suite A Office Floor Plan 3,850 SF



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