

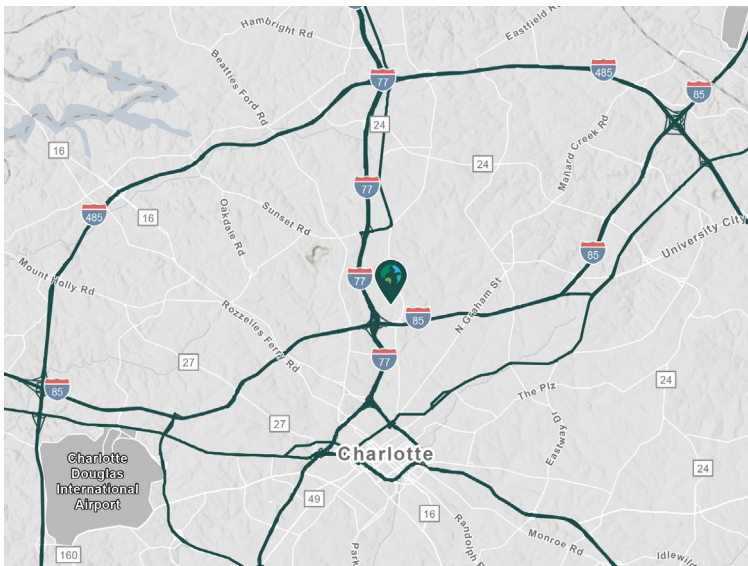
INDUSTRIAL SPACE FOR LEASE

32,000 SF



2701 Hutchison McDonald Road, Suite K
Charlotte, NC 28269

Prologis Charlotte Distribution
Center 2701



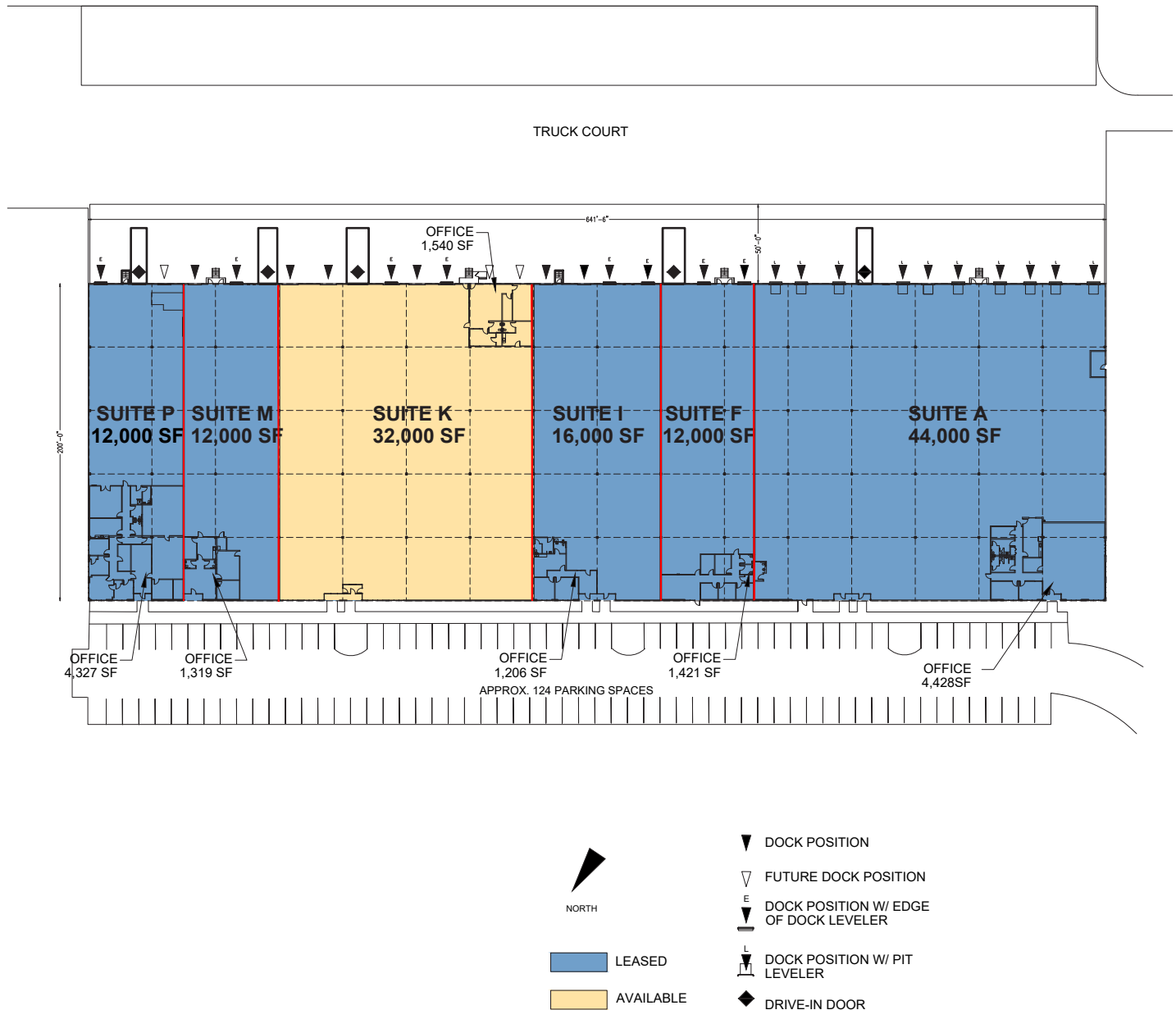
- Immediate access to I-77 & I-85
- 8 miles from the I-485 & I-77 Interchange
- 8 miles from Charlotte Douglas International Airport
- Strategic distribution location in the North submarket
- Close proximity to Charlotte Central Business District

Property Features

Available Space	32,000 SF
Office SF	1,540 SF
Clear Height	24'
Column Spacing	40' x 40'
Dock Doors	5 (2 with pit levelers)
Drive-in Door	1
Building Depth	200'
Truck Court Depth	175'
Electrical Service	225 amps
Sprinkler	ESFR
Lighting	LED



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



JLL
Matthew Greer, CCIM, SIOR
matthew.greer@jll.com
ph +1 704 804 5762

JLL
Jay Hill
jay.hill@jll.com
ph +1 704 804 5754

JLL
John Cashion, SIOR
john.cashion@jll.com
ph +1 704 804 5780

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

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