

# 150,000 - 486,333 SF

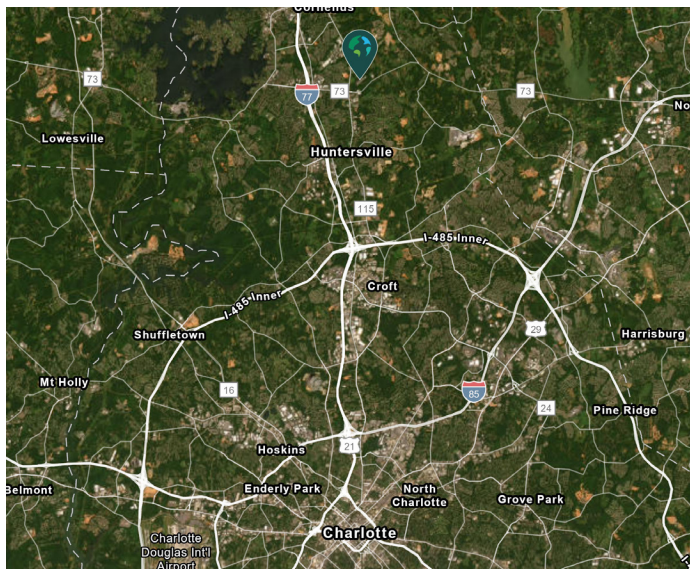
Industrial Space For Lease



## Prologis Jamesburg



12801 Jamesburg Drive, Suite B  
Huntersville, NC 28078 USA



**Your single-source service for efficient move-in and operations: [prologisessentials.com](https://www.prologisessentials.com)**

### LOCATION

- Less than 3 miles to I-77
- 22 miles to Charlotte Douglas International Airport
- Strategic distribution location in the North submarket

### FACILITY

- 559,750 total SF
- 150,000 - 336,333 available SF (expandable to 486,333 SF)
- 3,337 office SF
- 27' clear height
- 39 dock doors (9' x 10')
- 1 drive-in door (10' x 14')
- 1 drive-in door (16' x 16')
- 48' x 56'4" column spacing
- ESFR sprinkler system
- 2,500 amp 277/480v power
- 136 trailer parking spaces (expandable to 220)

### ADVANTAGES AND AMENITIES

- Professionally landscaped, controlled 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

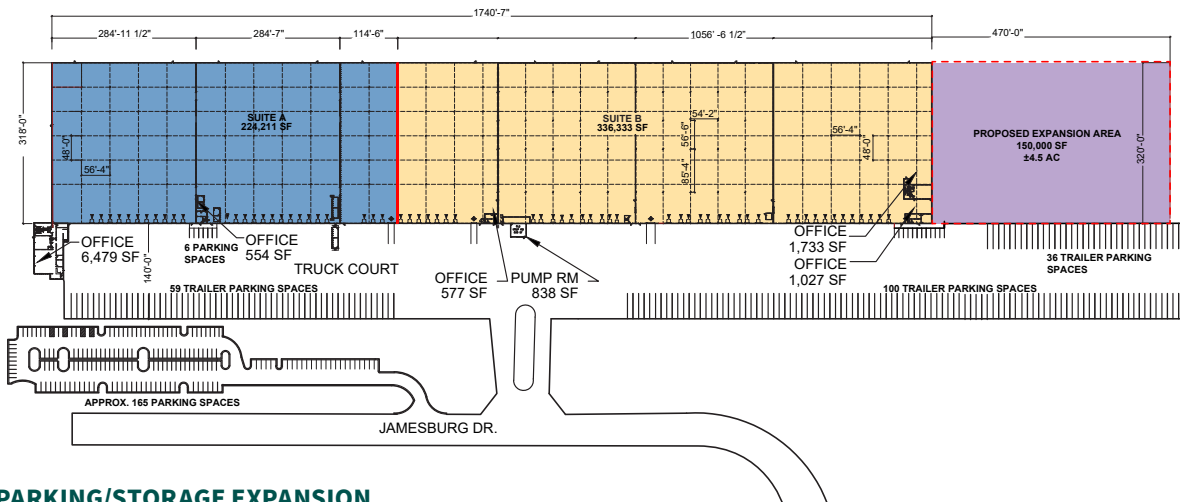
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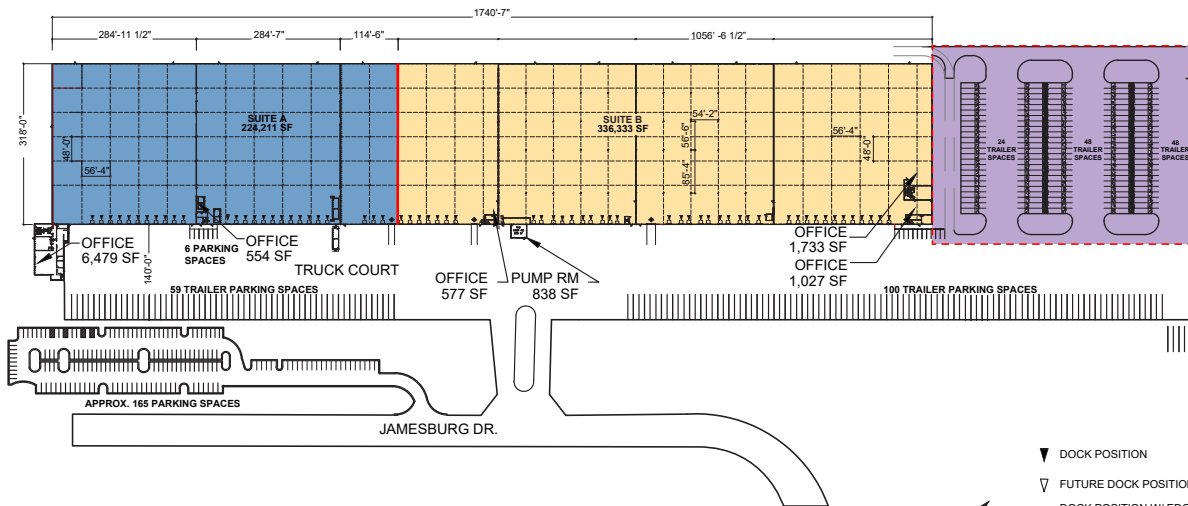


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### BUILDING EXPANSION



### PARKING/STORAGE EXPANSION



- ▼ DOCK POSITION
- ▽ FUTURE DOCK POSITION
- ▼ DOCK POSITION W/ EDGE OF DOCK LEVELER
- ▼ DOCK POSITION W/ PIT LEVELER
- ◆ DRIVE-IN DOOR
- ▲ NORTH
- LEASED
- EXISTING AVAILABLE
- PROPOSED AVAILABLE



**JLL**  
Matthew Greer  
matthew.greer@jll.com  
ph +1 704 804 5762  
cell +1 704 277 5675  
650 S. Tryon Street  
Suite 600  
Charlotte, NC 28202 USA

**JLL**  
Jay Hill  
jay.hill@jll.com  
ph +1 704 804 5754  
cell +1 757 817 0333  
650 S. Tryon Street  
Suite 600  
Charlotte, NC 28202 USA

**JLL**  
John Cashion, SIOR  
john.cashion@jll.com  
ph +1 704 804 5780  
cell +1 704 507 3188  
650 S. Tryon Street  
Suite 600  
Charlotte, NC 28202 USA

**Prologis**  
Caitlin Ciniero  
cciniero@prologis.com  
ph +1 980 422 0807  
cell +1 443 745 6463  
1900 South Blvd.  
Suite 302  
Charlotte, NC 28203 USA

**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