

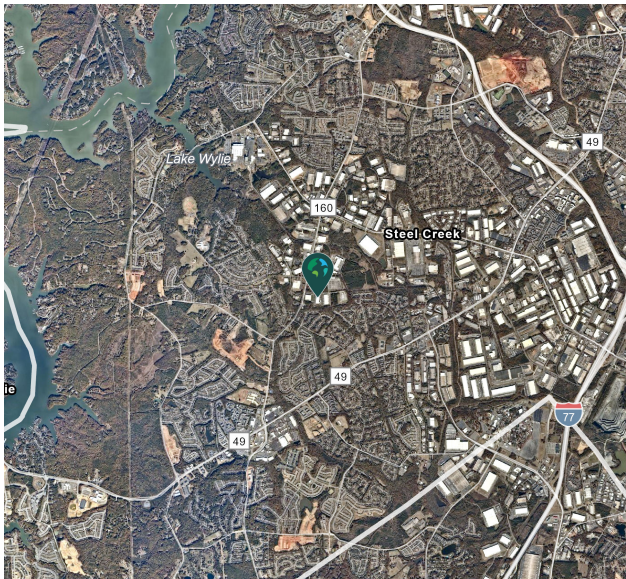
# 37,430 SF

## Industrial Space For Lease



## Steele Creek Corporate Center I

12810 Virkler Drive, Suite 106  
Charlotte, NC 28273 USA



### LOCATION

- In Charlotte's largest industrial Southwest submarket
- 11 miles to Charlotte Douglas International Airport
- 6 miles to I-485 and I-77 interchange
- 4 miles to State Hwy 49
- Quick access to South Carolina

### FACILITY

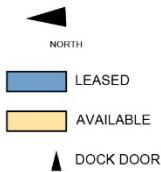
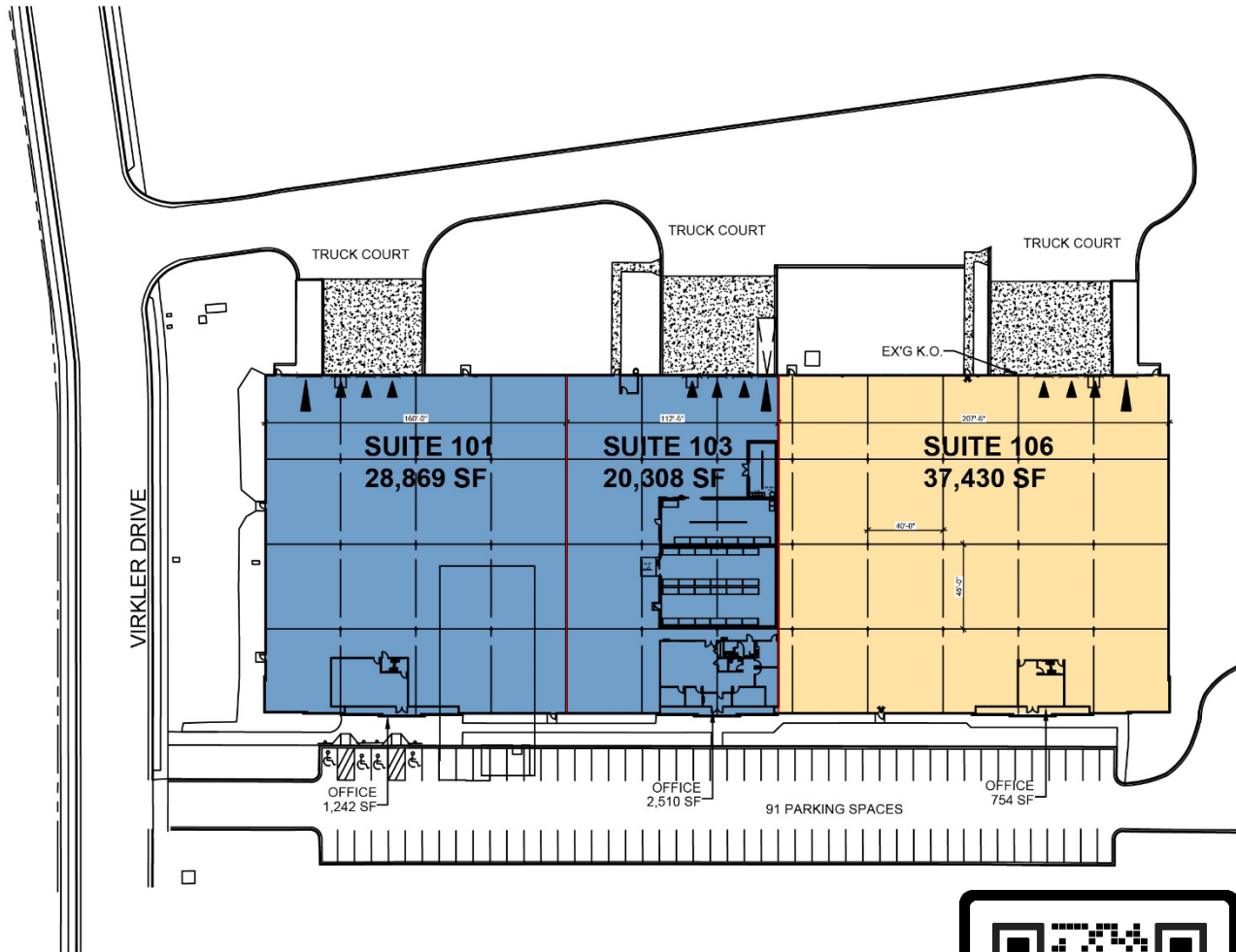
- 86,607 total SF
- 37,430 SF available
- 754 SF existing office area
- 24' clear height
- 40' X 45' column spacing
- 4 dock high doors
- 1 drive-in door
- ESRF sprinkler system
- Motion-sensor, LED lighting to be installed

### ADVANTAGES AND AMENITIES

- 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

# 37,430 SF

## Industrial Space For Lease



### SCAN ME



**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

**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