

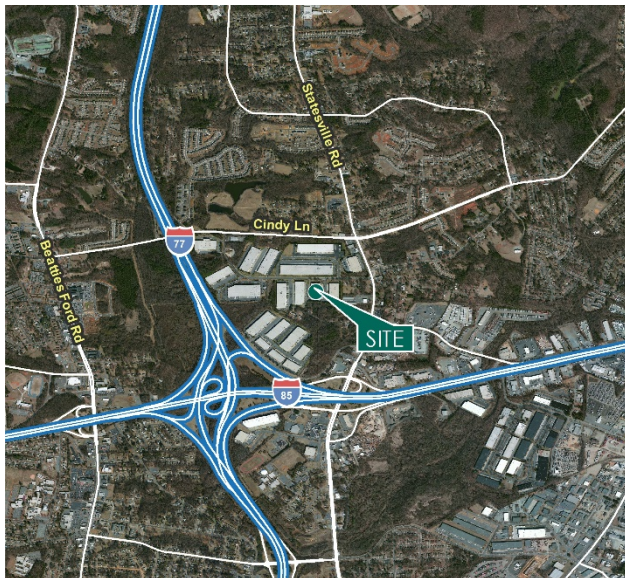
42,000-66,000 SF

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

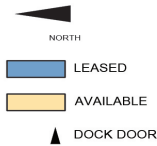
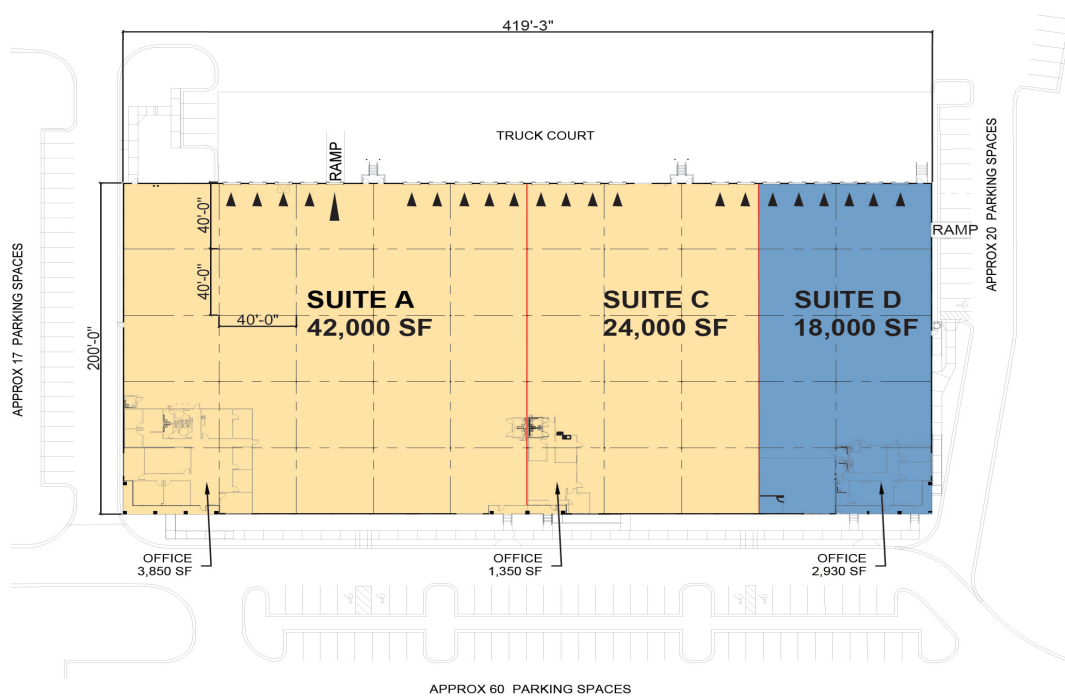
- 84,000 Total SF building
- 42,000 available SF
- 3,850 office SF (1,350 office SF in expansion unit)
- 24" 7' clear height
- LED lighting
- 42,000 SF unit has 9 dock doors & 1 drive in door (24,000 SF expansion unit has 5 dock high doors & 1 drive in door)
- 40' x 40' column spacing

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



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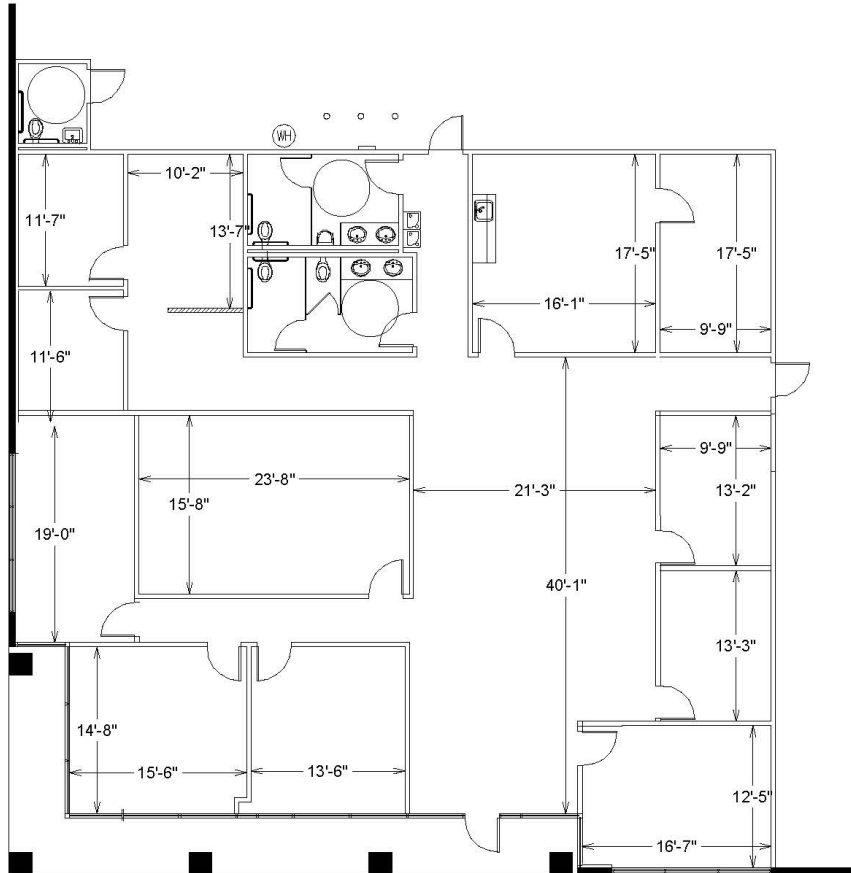
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42,000-66,000 SF

Industrial Space For Lease



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



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