

Prologis
GOODRICH
DISTRIBUTION

Rail-Served Distribution Center

Up to ±438,650 SF

11701 Goodrich Drive, Charlotte, NC 28273



Property Highlights

Direct rail service from the Norfolk Southern Railroad, Arrowwood Subdivision

Private industrial lead with 1,100 track feet available for the rail-served warehouse

Potential partial or full building availability with ability for expansion or private transload yard



221,750 SF Available Immediately

216,900 SF Available 12/1/2026

±7 Acres Potential
Open Air Transload
Yard, Outside Storage,
or Building Expansion

Availability

Suite A Specs

221,750 SF

2,335 office SF (and 1,322 SF mezzanine)

5 rail doors (capacity up to 11 cars)

19 dock doors (10 with pit levelers)

1,600 amps, 277,480v, 3-phase power

Calculated sprinkler system

Suite C Specs

216,900 SF

5,722 SF Office

4 rail doors (rail siding capable of spotting
12 rail cars in total)

12 dock doors (11 with pit levelers)

2 drive-in doors (14' x 16')

1,025 amps, 277/480v, 3-phase power

ESFR sprinkler system

Full Building Specs (Suite A & C)

Rail-Served (Norfolk Southern)

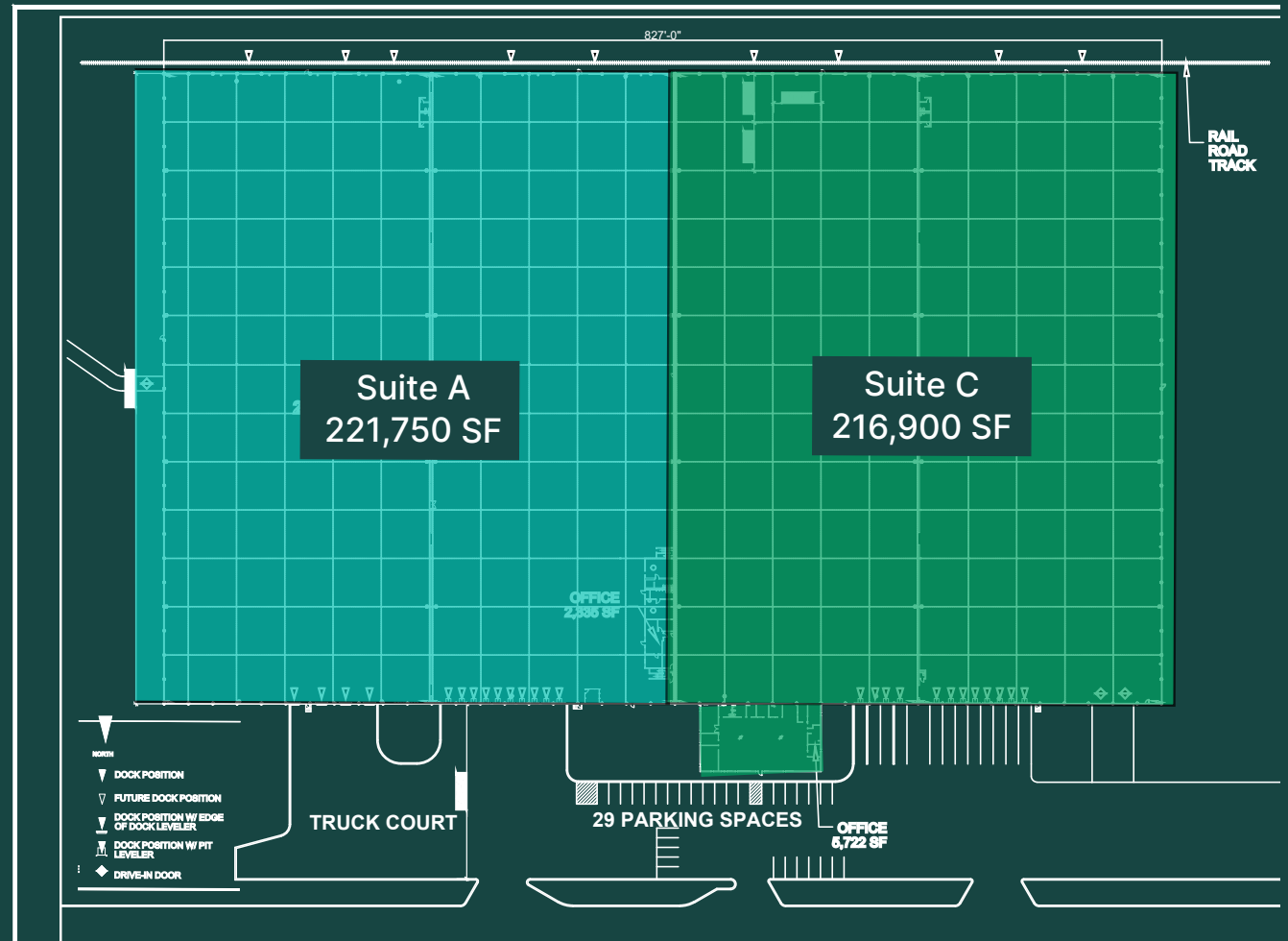
522' building depth

40' x 40' column spacing

145' truck court depth

22' clear height

LED lighting



Rail Plan



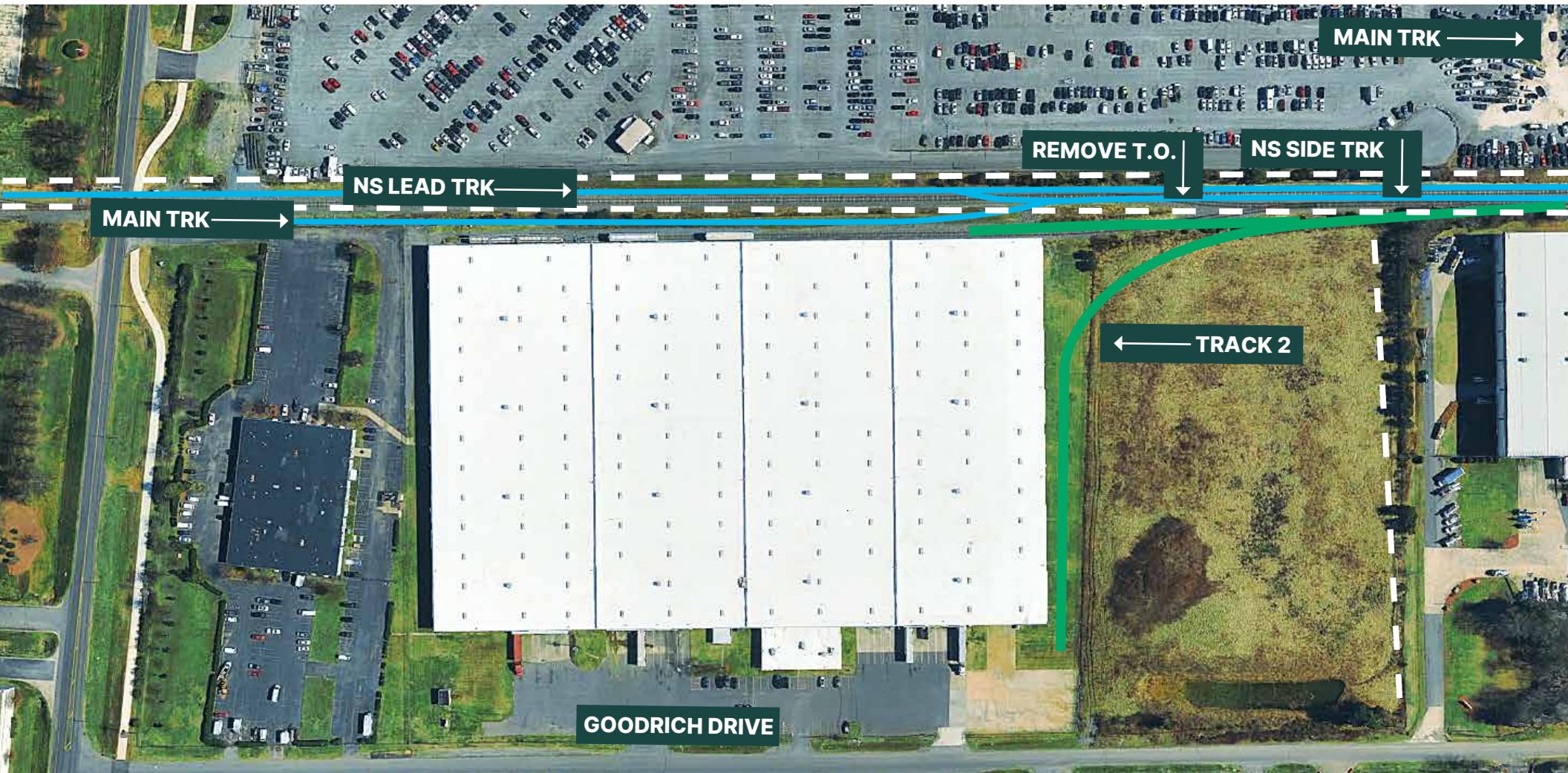
Existing Track 1

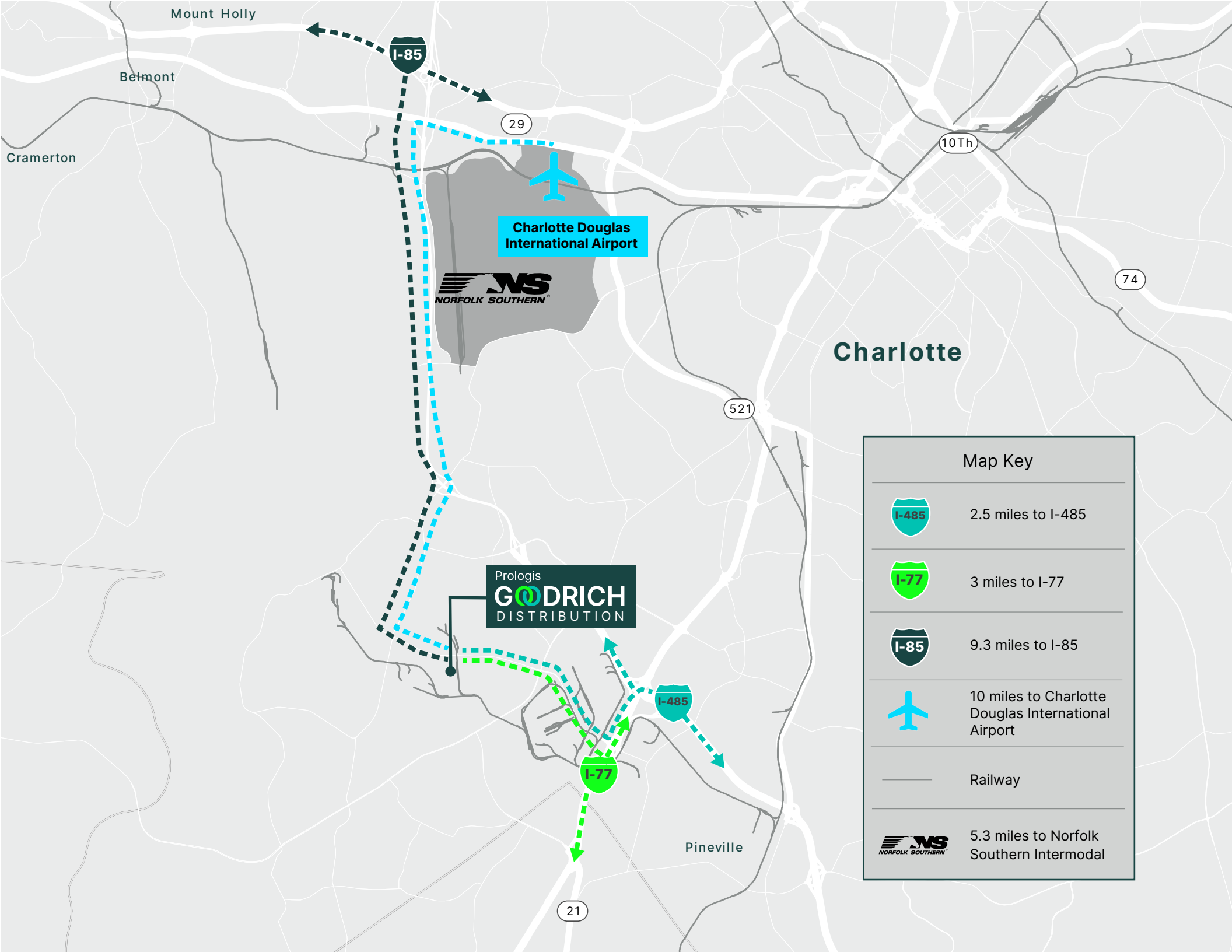
Private Industrial Lead with 1,100 Track Feet Available for the Rail-Served Warehouse



Potential Track 2

Potential for ±7 Acre Private Transload Yard with a Dedicated Industrial Lead





Mount Holly

Belmont

Cramerton

29

10Th

74

Charlotte Douglas International Airport



Charlotte

521

Prologis
GODRICH
DISTRIBUTION

I-485

I-77

Pineville

21

Map Key



2.5 miles to I-485



3 miles to I-77



9.3 miles to I-85



10 miles to Charlotte Douglas International Airport



Railway



5.3 miles to Norfolk Southern Intermodal

Strategic Location

50 MI

3,303,841
2025 Population

1.07
Population Growth*

\$117,254
Average HH Income

100 MI

8,358,345
2025 Population

1.05
Population Growth*

\$102,360
Average HH Income

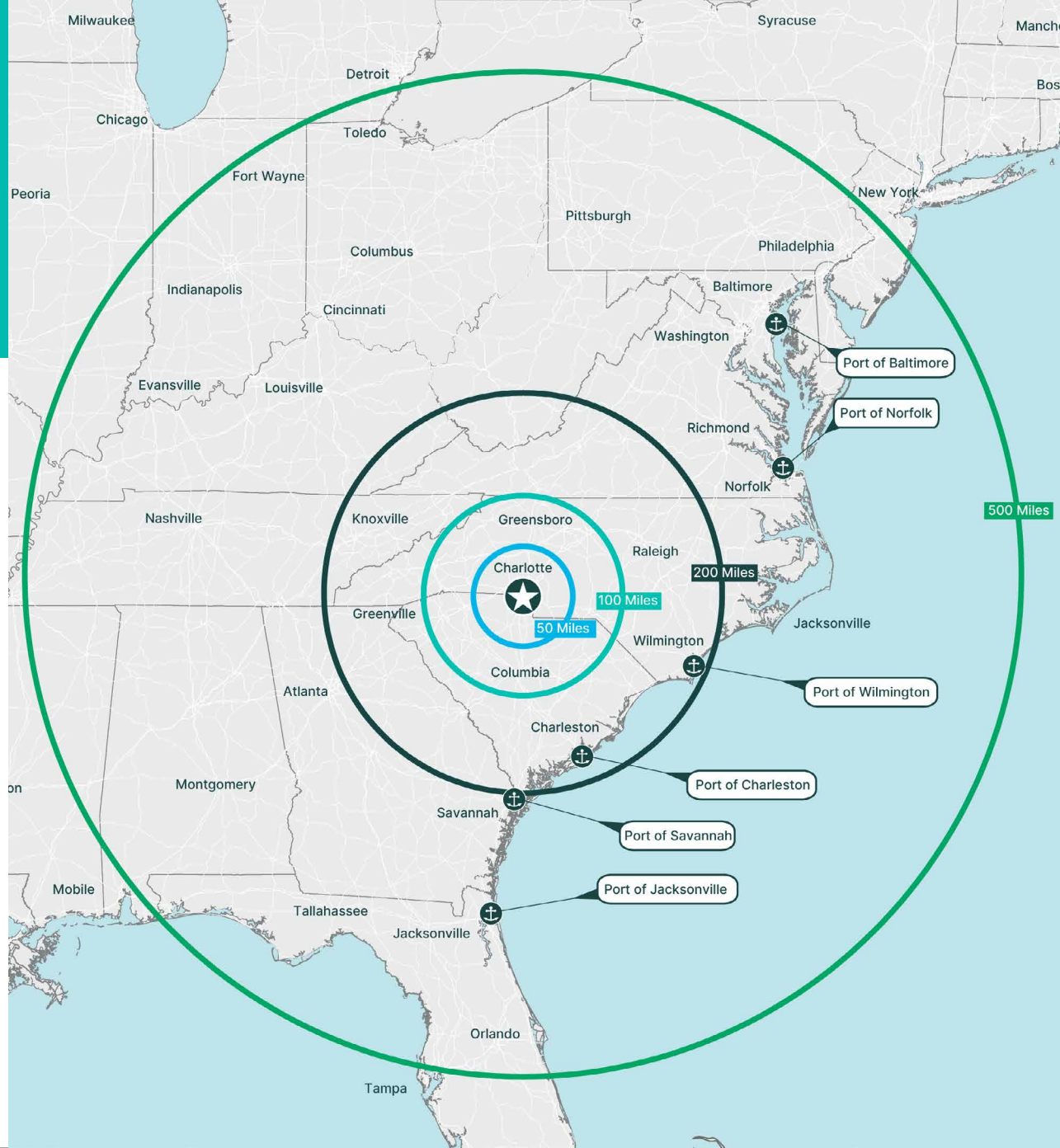
200 MI

22,356,222
2025 Population

1.05
Population Growth*

\$101,343
Average HH Income

*2020-2025 population growth rate



Prologis Essentials

Keeping You Ahead of What's Next

Build resilience, drive innovation and unlock growth. Beyond the building, we bring together the planning, systems and solutions to get you up and running faster while increasing efficiency and long-term performance.

1. Operations

Simplify move-in and accelerate performance with the expertise and tools to get your warehouse operating at full potential. From planning through delivery and beyond, we increase throughput and optimize every square foot.



Offerings:

- Warehouse strategy and consulting
- End-to-end project management
- Integrated solutions
 - Move-in and move-out
 - Material handling and storage
 - Automation and robotics
 - Security
 - Software and technology
 - Labor



2. Energy

Keep your facilities running and costs under control as power needs increase with reliable, flexible energy solutions. From solar and storage to OnPrem and vehicle charging, we help you increase resiliency and reduce emissions with clarity and control.



Offerings:

- Energy consulting and comprehensive sustainability solutions
- Integrated solutions
 - Onsite solar and storage
 - OnPrem power
 - Fleet and workplace charging



Let's Get in Touch



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