

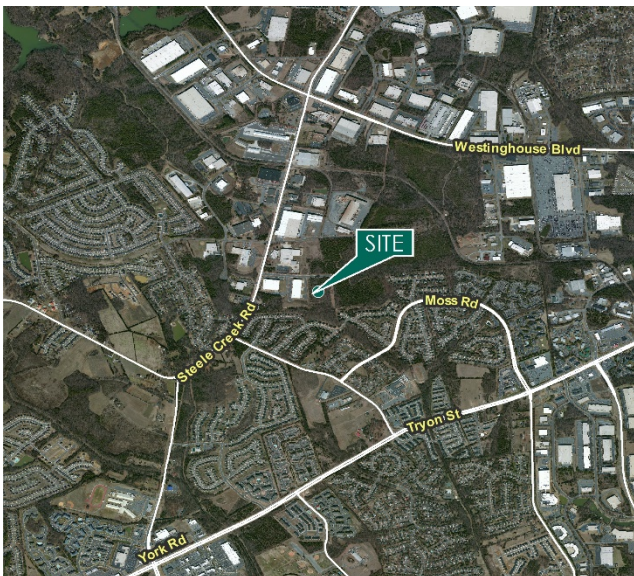
# 35,070 SF

## Industrial Space For Lease



## Steele Creek Corporate Center II

12830 Virkler Drive, Suite 100  
Charlotte, NC 28273 USA



### LOCATION

- In Charlotte's largest industrial Southwest submarket
- Close proximity to Charlotte Douglas International Airport
- Easy access to I-485 and I-77

### FACILITY

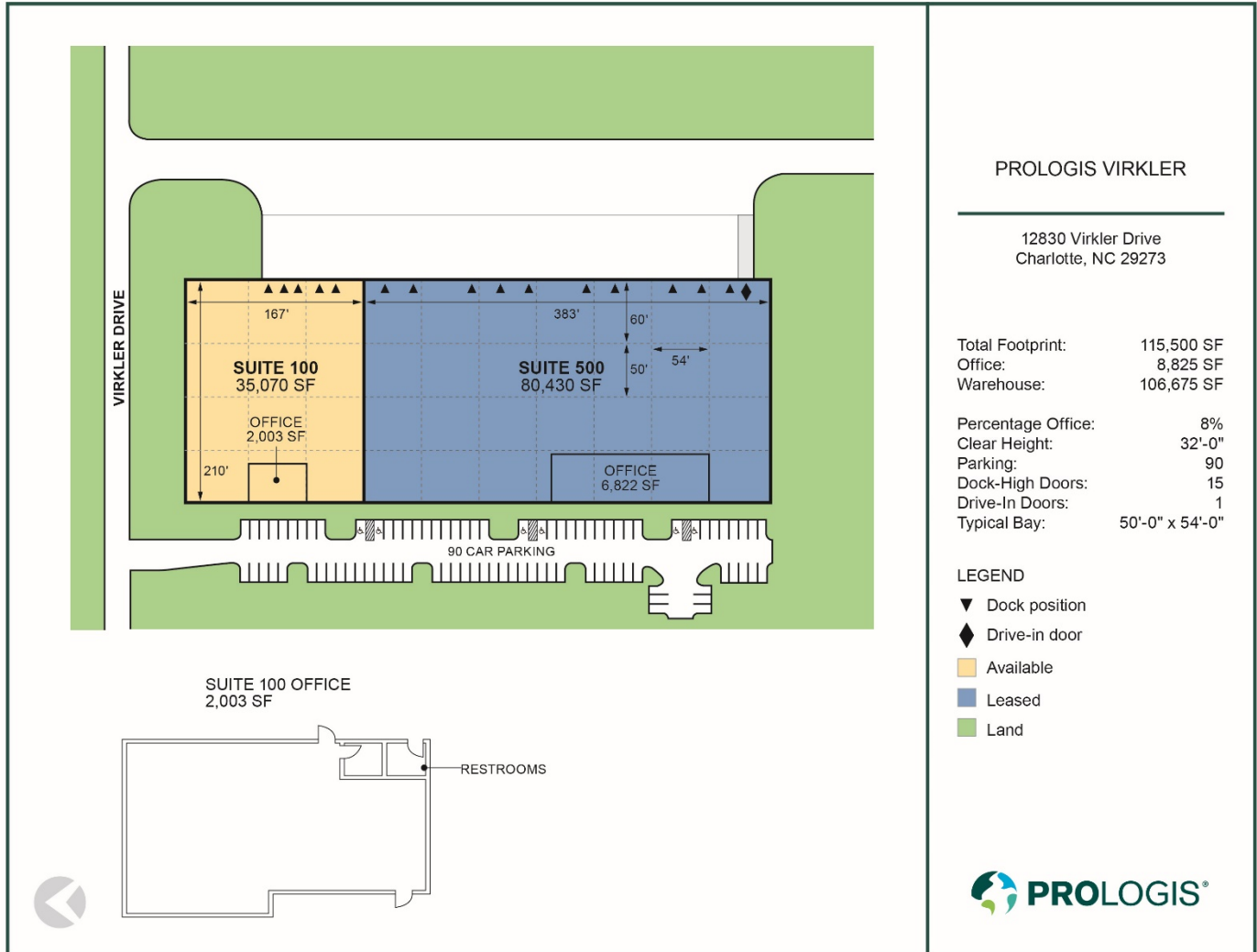
- Newly completed, concrete, tilt-up construction
- 115,500 total SF
- 35,070 SF available
- 2,003 SF existing office area
- 32' clear height
- 5 dock doors
- ESFR sprinkler system
- Motion-sensor, LED lighting
- Abundant car parking

### ADVANTAGES AND AMENITIES

- Professionally landscaped, controlled park environment
- First class park setting
- Prologis Clear Lease – a simplified lease that fixes operating and capital expenses for the entire lease term

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