

AVISON  
YOUNG



± 473,954 available for lease

# BUILDING 2

## I-485 LOGISTICS CENTER

8820 OLD DOWD RD, CHARLOTTE, NC 28273



±473,954 sf available for lease

# BUILDING 2

## I-485 LOGISTICS CENTER

### BUILDING SPECIFICATIONS

Available sf:	± 473,954 sf	Dock High Doors:	96 (9'x10')
Zoning:	I-2 (CD)	Drive In Doors:	Two (2) 14' x 16'
Building Dimensions:	1026' x 460'	Fire Protection:	ESFR
Clear Height:	36'	Power:	480/277V, 3-phase, 1200 AMPS base service
Auto Spaces:	398	Slab Thickness:	7" 4000 psi; reinforced with 18" OCW
Trailer Spaces:	118	Roof Insulation:	R-19
Future Trailer Spaces:	40	Speed / Loading Bays:	65'
Truck Court:	185'		
Column Spacing:	55' x 54'		



**IMMEDIATE  
ACCESS TO INTERSTATE**



**CHARLOTTE DOUGLAS  
INTERNATIONAL AIRPORT**  
IN CLOSE PROXIMITY TO PARK



**Henry Lobb, SIOR**  
Principal  
704 469 5964  
henry.lobb@avisonyoung.com

**Trent King**  
Senior Associate  
704 612 0812  
trent.king@avisonyoung.com



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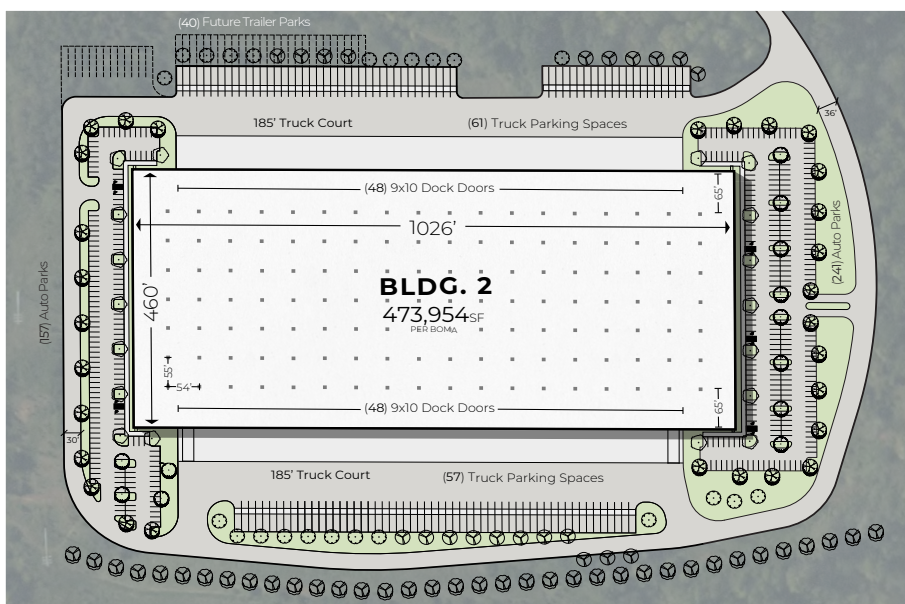
# BUILDING 2

## I-485 LOGISTICS CENTER

Uptown Charlotte  
±7.0 MILES



## THE SITE



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 JOHNSON  
DEVELOPMENT  
ASSOCIATES, INC.  
Part of The Johnson Group

**AVISON  
YOUNG**

**If you would like  
more information on  
this offering please  
get in touch.**

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