



INNOVATION

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CHARLOTTE



FOR LEASE

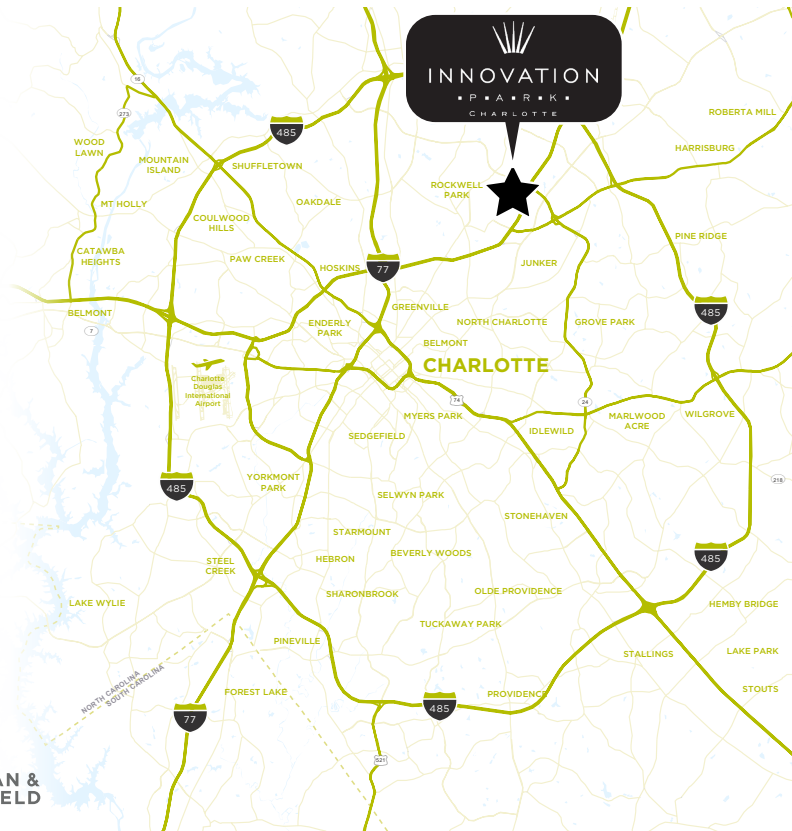
7345
IBM DRIVE

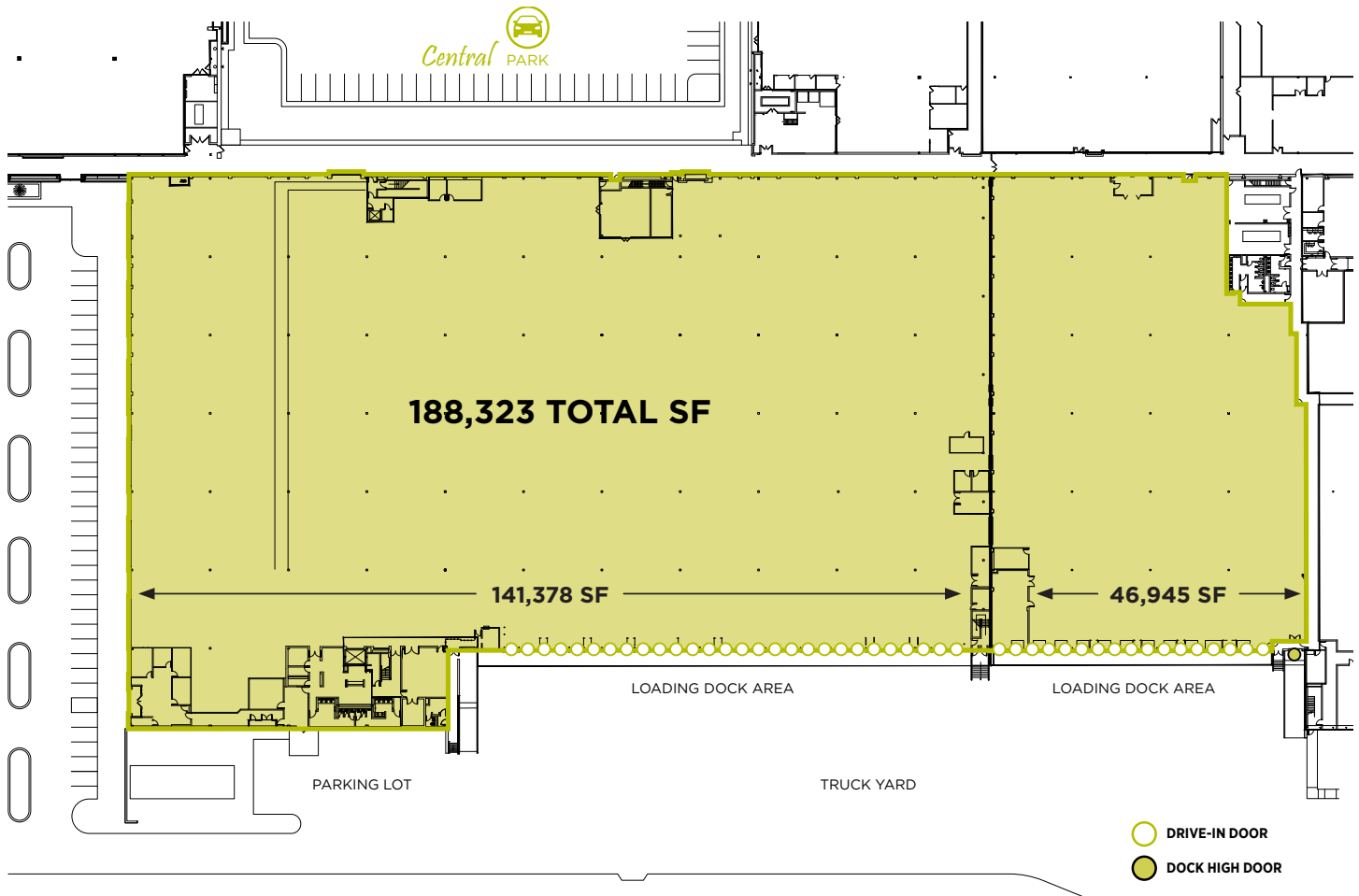
Charlotte, NC 28262

±238,688 SF AVAILABLE
INCLUDES MEZZANINE SPACE
FULLY CONDITIONED

CONTACT:

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PROPERTY SPECIFICATIONS

Available SF	±238,688 SF	Zoning	RE-2*
Mezzanine SF	±50,365 SF	Column Spacing	45' x 45'
Clear height	28'	HVAC	Fully Conditioned
Dock doors	32	Power	6,000 Amp, 480 V
Drive-in doors	1	Location	I-85 ±1 miles I-485 ±3 miles I-77 ±6 miles CLT Airport ±13 miles
Warehouse lighting	LED		
Sprinkler System	Wet		
Parking Spaces	2 per 1,000 (can be increased)		

*Additional zoning information available upon request

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