



I-77

**CHARLOTTE REGIONAL
RAIL PARK**



UP TO 698,500 SF AVAILABLE FOR LEASE | RAIL SERVED WITH UP TO 3 RAIL SPURS

PROPERTY OVERVIEW | ASSET OVERVIEW



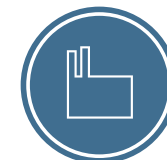
**UP TO 698,500
SQUARE FEET**



**DUAL RAIL
ACCESS
PROVIDED BY L&C RAILROAD
(CSX & NORFOLK SOUTHERN)**



**100
DOCKS**



**2
DRIVE-IN DOORS**

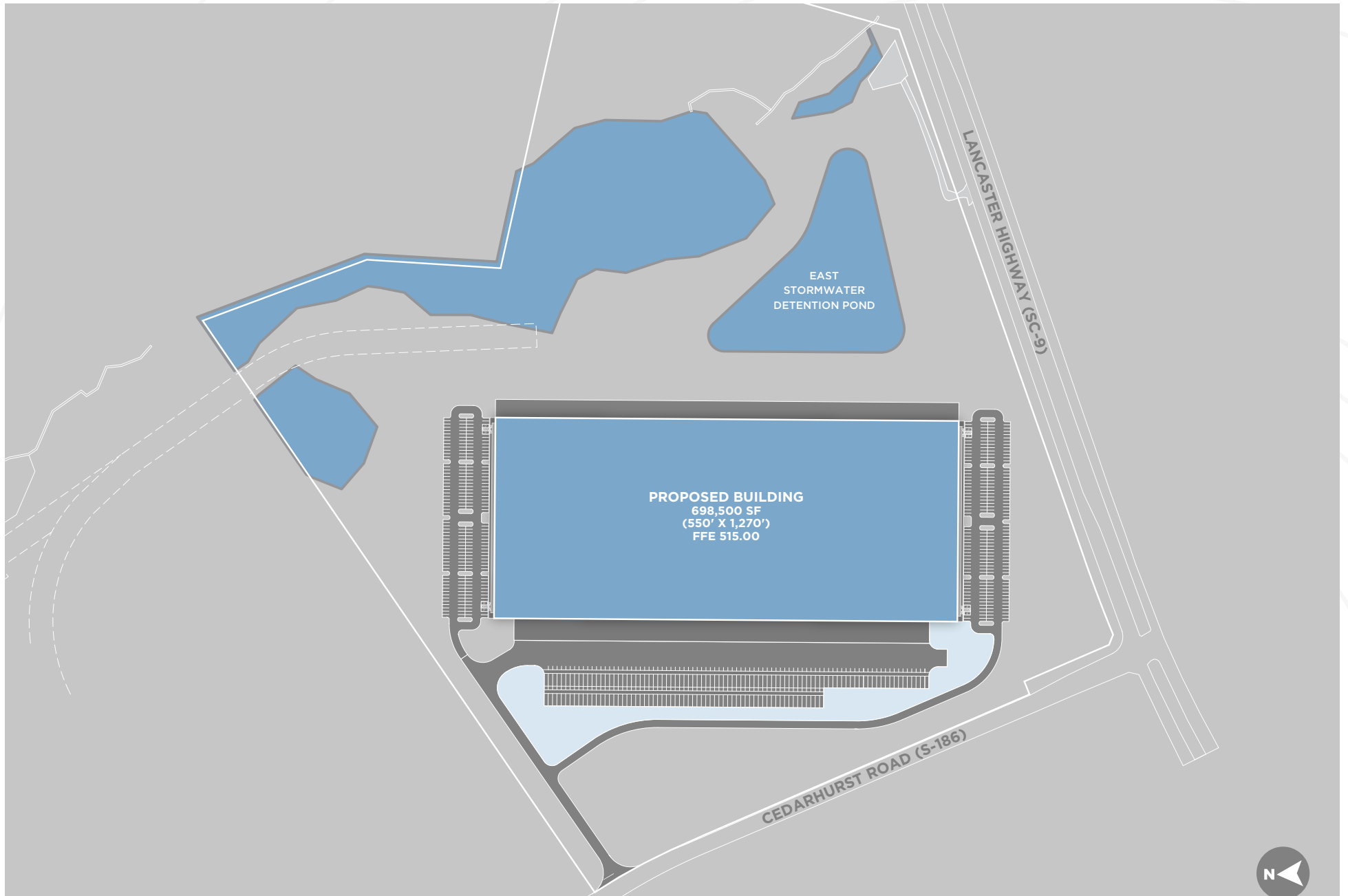


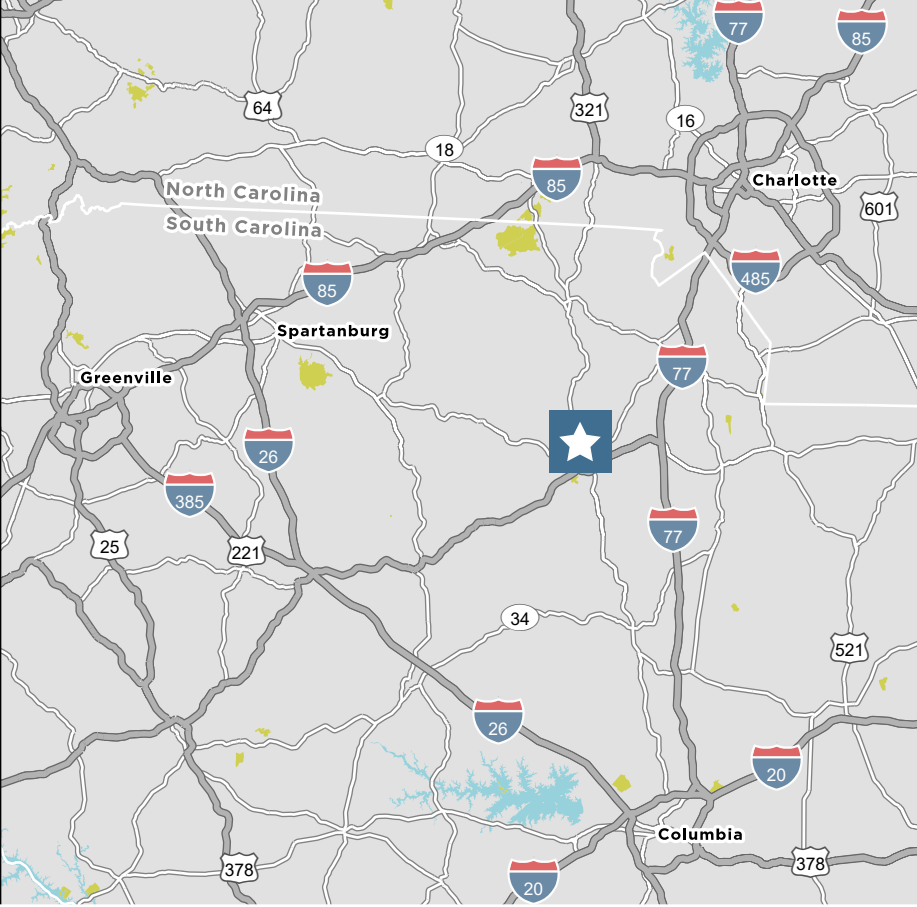
**36'
CLEAR HEIGHT**

PROPERTY HIGHLIGHTS

- Available from 200,000 – 698,500 SF
- Up to 3 rail spurs
- 400 auto parking spaces
- 150 trailer parking spaces
- ESFR
- Reinforced 6" concrete floors
- 100 dock doors each with a 35,000 lb pit-leveler, bumpers & seals
- Two (2) drive-in doors (20'x20')
- 36' clear height
- ID-2 Zoning
- Warehouse lighting at 30 FC at 36" AFF
- 83.02 Acres
- 3,000 Amps of 277/480 Volts Power

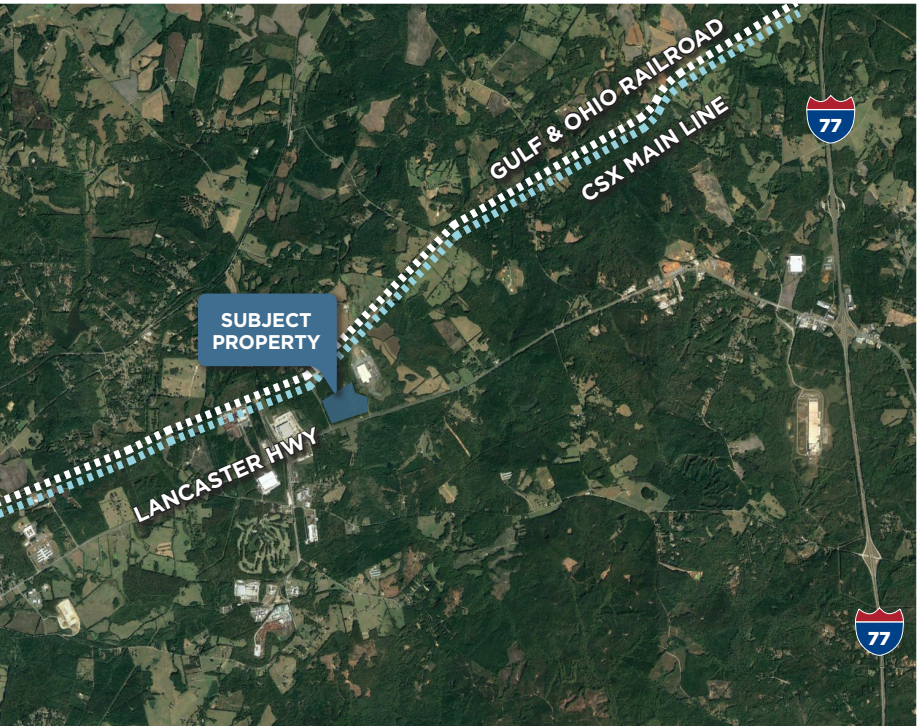
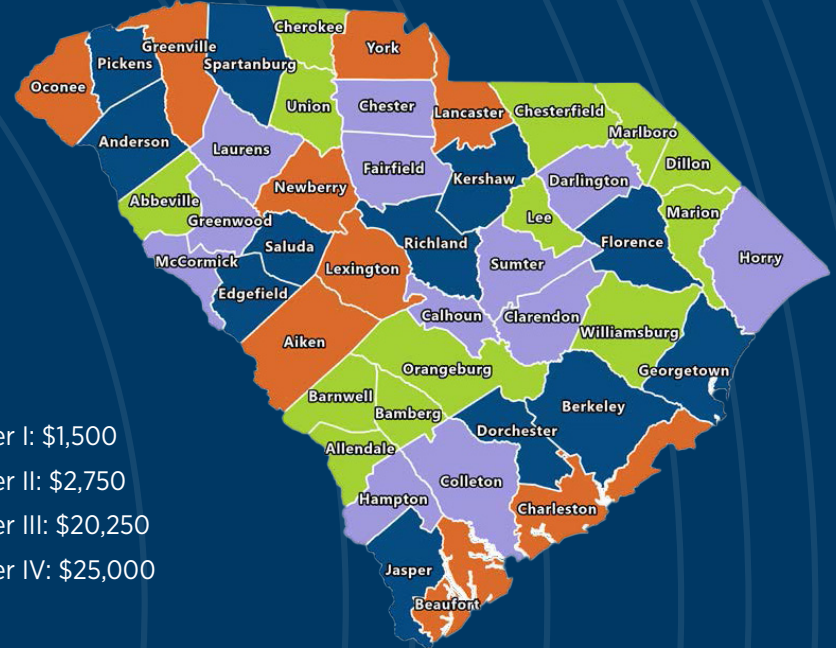
PROPERTY OVERVIEW | SITE PLAN





TAX CREDITS BY COUNTY

COUNTY AND STATE INCENTIVES ARE READILY AVAILABLE





PROPERTY CONTACTS

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