



CUSHMAN &  
WAKEFIELD

# 6900

MORRIS ESTATE DRIVE

±100,000 TO ±260,000 SF INDUSTRIAL SPACE  
AVAILABLE FOR LEASE

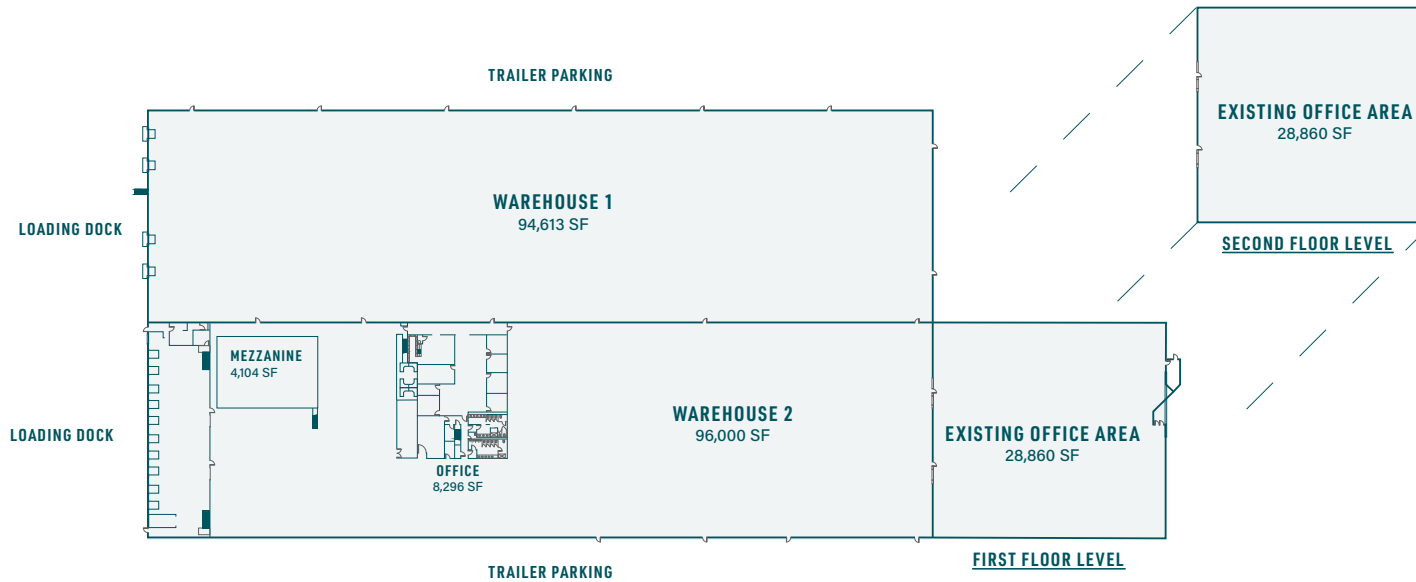
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# PROPERTY HIGHLIGHTS



## AVAILABILITIES

Roll over the spaces below to view each availability

## ELECTRICAL SERVICE


Heavy Power, 480 3-Phase, 4 Wire, ±50,000 AMPS

 **ADDRESS**  
6900 Morris Estate Dr.  
Charlotte, NC 28262

 **TOTAL SF**  
±260,000

 **EXPANDED**  
2007

 **WALLS**  
Insulated Tilt


 **OFFICE SF**  
±57,720  
(28,860 SF per floor 2X)

 **WAREHOUSE SF**  
±190,613

 **DOCK DOORS**  
16

 **DRIVE INS**  
2

 **SPRINKLER**  
ESFR / NFPA 13

 **BASEMENT SF**  
±10,844

## ADDITIONAL INFO

- **Parcel ID#:** 04705325
- **Current Zoning:** RE-3  
(Being rezoned to I-2)
- **Acres:** 63.22
- **Floors:** 6"
- **Roof:** TPO 2007



# DEMOGRAPHICS



As of 2022 the region's population increased by **6.1%** since 2017, growing by **64,220**. Population is expected to increase by **7.3%** between 2022 and 2027, adding **81,427**.

**Ideal Uses Include:** Last-Mile Distribution, Heavy Manufacturing, R&D, Laboratory

## 2022 DEMOGRAPHICS

	5 MILES	15 MILES	25 MILES
EMPLOYEES	74,584	528,706	1,018,042
ESTABLISHMENTS	9,094	53,195	83,809
TOTAL POPULATION	204,667	1,177,531	2,052,331
TOTAL HOUSEHOLDS	81,657	468,856	799,279



±100,000 - ±260,000 INDUSTRIAL SPACE AVAILABLE FOR LEASE

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MORRIS ESTATE DRIVE



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