

**FOR LEASE**

±1,203,238 SF | Delivery Q1 2025



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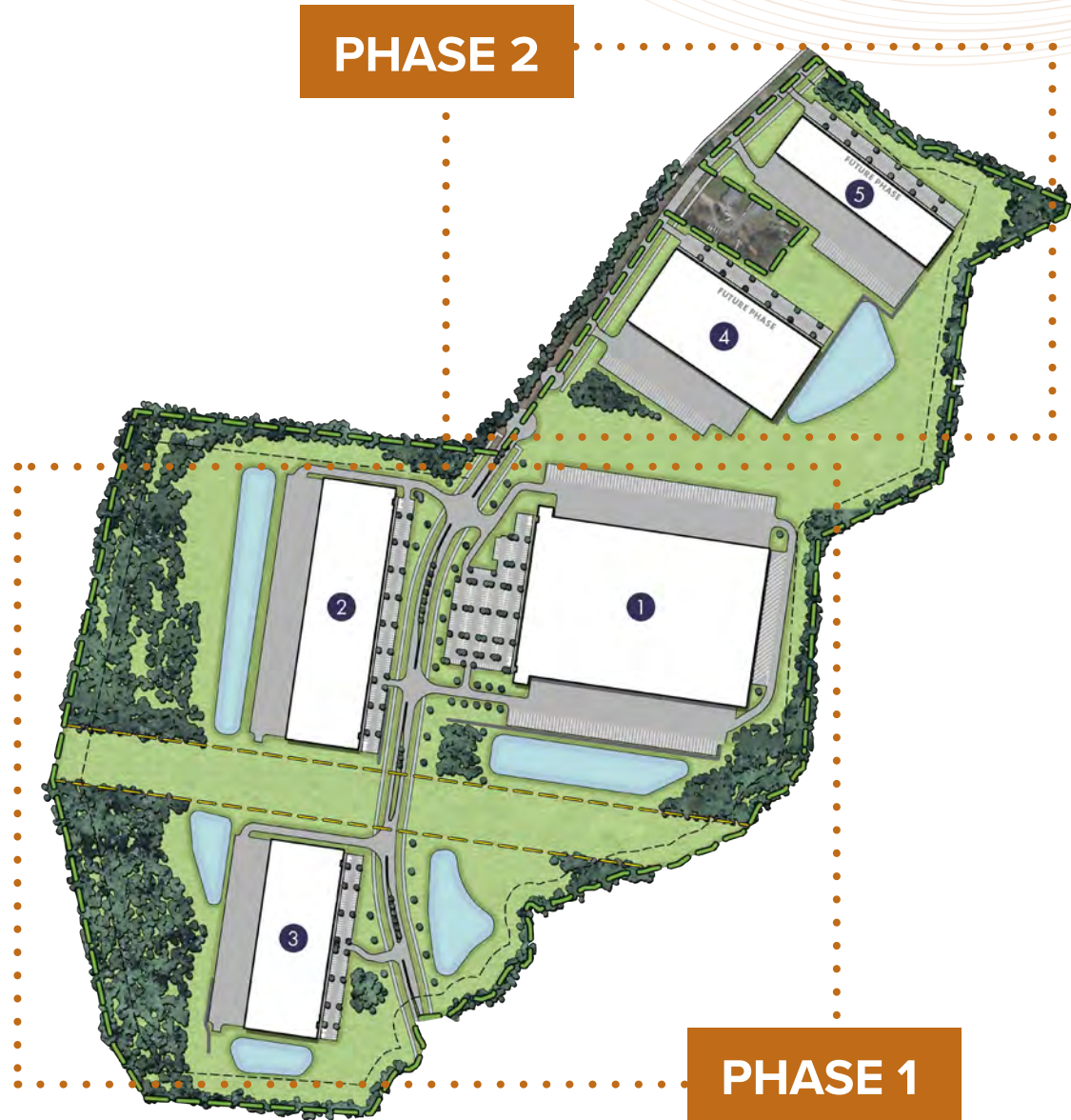
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# PARK OVERVIEW

## Key

Building No.	Building Dimensions	Building Square Footage
1	834'x572'	±479,600 SF
2	936'x262'	±245,007 SF
3	678'x262'	±177,031 SF
4	624'x310'	±193,440 SF
5	676'x160'	±108,160 SF
<b>Total</b>		<b>±1,203,238 SF</b>

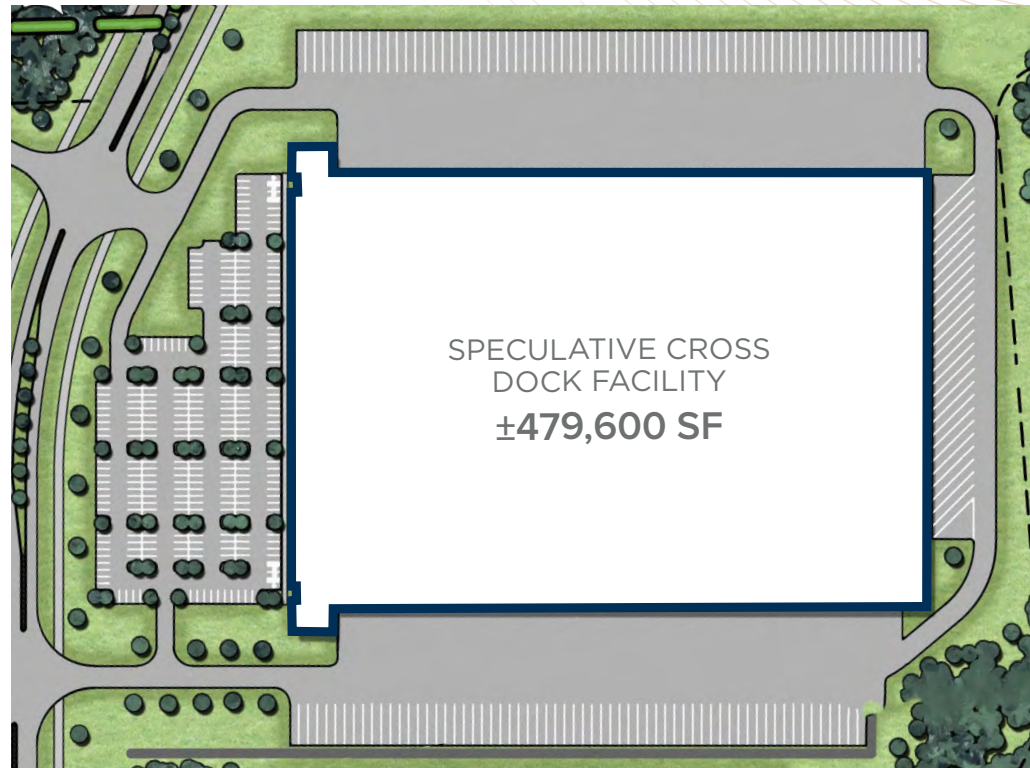


# BUILDING 1

±479,600 SF

## BUILDING HIGHLIGHTS

- 36' Clear Height
- 96 Dock-High Doors
- 4 Drive-Ins
- 70' Speed Bay
- 289 Car Parks
- 157 Trailer Parks



# BUILDING 2

±245,007 SF

## BUILDING HIGHLIGHTS

- 32' Clear Height
- 56 Dock-High Doors
- 2 Drive-Ins
- 60' Speed Bay
- 164 Car Parks



# BUILDING 3

±177,031 SF

## BUILDING HIGHLIGHTS

- 32' Clear Height
- 39 Dock-High Doors
- 2 Drive-Ins
- 60' Speed Bay
- 112 Car Parks



# LOCAL AREA

**Logistics 485** is positioned within minutes of Charlotte Douglas Int'l Airport and has the ease of access to I-485. Locally the area has been booming with development. *The River District* will be a 1,400-acre master-planned community including multifamily, single family homes, retail, and office space.



**ACCESS TO I-485** 1 Mile  
3 Minutes

**CHARLOTTE INT'L AIRPORT** 2.5 Miles  
5 Minutes



**ACCESS TO I-85** 3 Miles  
5 Minutes

**NORFOLK SOUTHERN INTERMODAL** 3 Miles  
5 Minutes

# THE RIVER DISTRICT

*The River District will be a 1,400-acre master-planned community unlike anywhere else in Charlotte. With a unique location, The River District combines the beauty of the Catawba River with convenient proximity to vibrant Uptown Charlotte. A diverse community with a full spectrum of residential and commercial offerings, this is where trails, river ways and innovative thinking converge, making life at The River District truly boundless.*



# STRATEGICALLY LOCATED

## PORT OF WILMINGTON

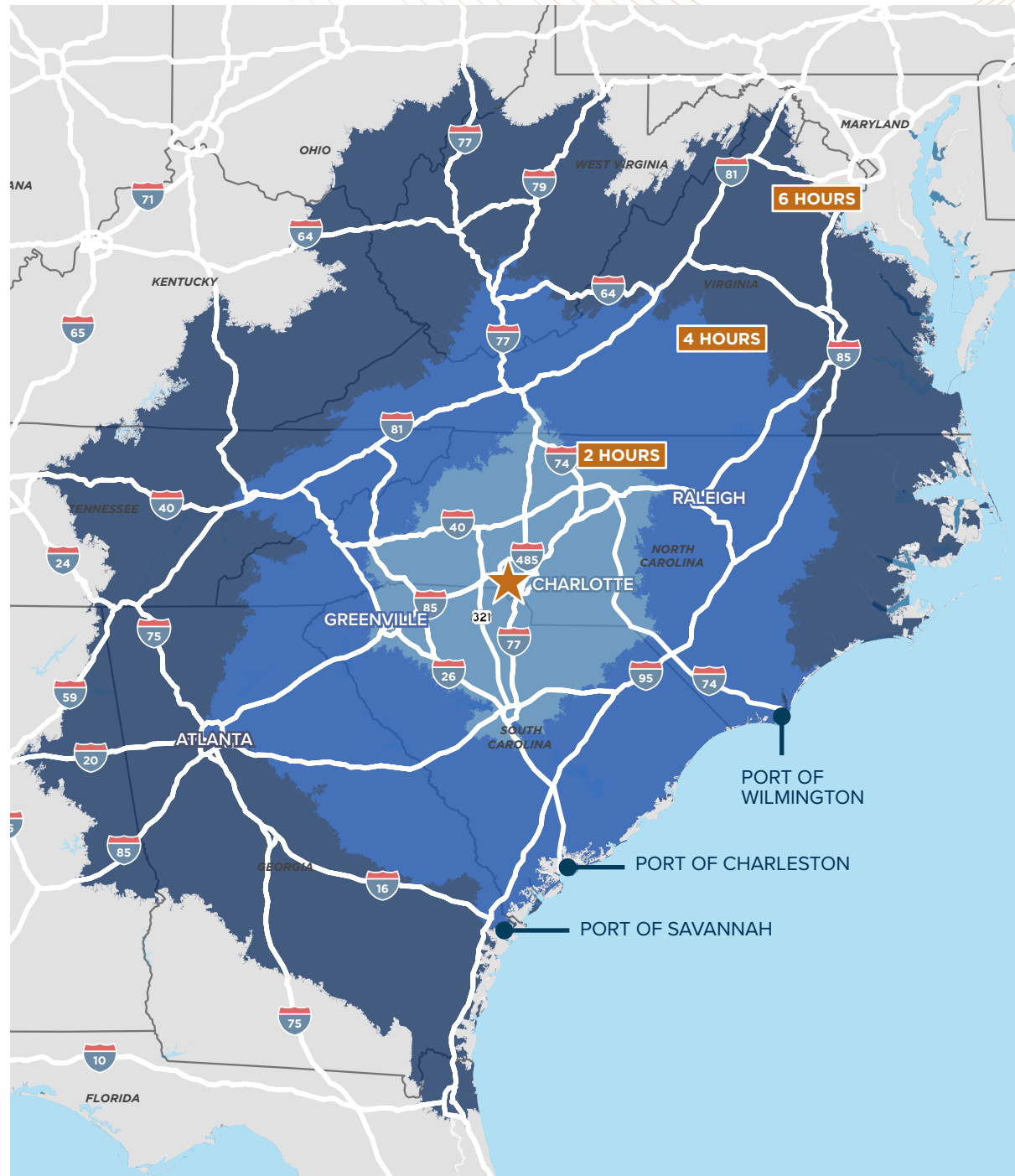
**DISTANCE:** 212 Miles  
**TIME:** 3.5 Hours

## PORT OF CHARLESTON

**DISTANCE:** 208 Miles  
**TIME:** 3.25 Hours

## PORT OF SAVANNAH

**DISTANCE:** 252 Miles  
**TIME:** 3.75 Hours





## CONTACT

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495  
Logistics  
@ The River District

