



11201 ED BROWN ROAD
CHARLOTTE, NC

FOR LEASE
85,985 SF

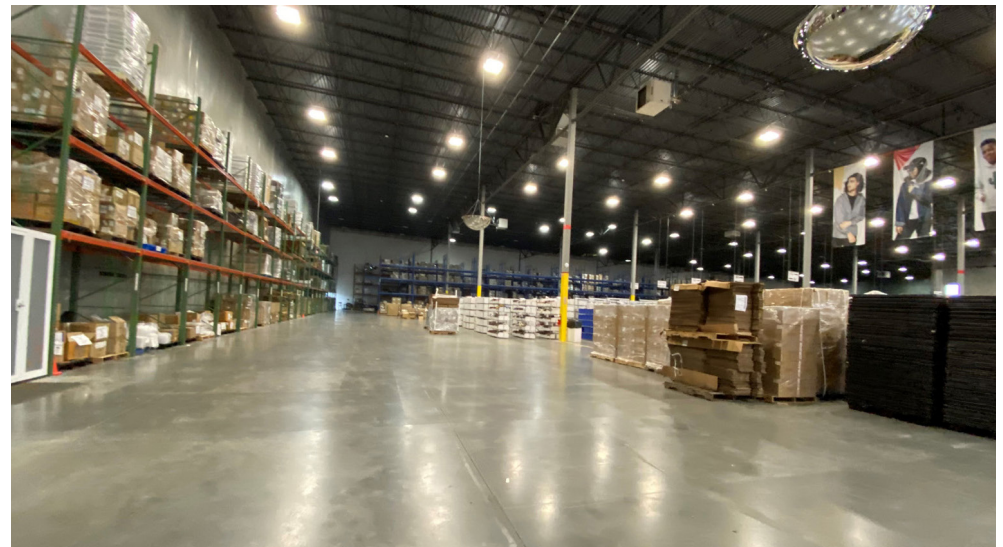
A large orange graphic resembling a house or a stylized 'A' shape, with a horizontal line across its middle. The text 'STEELE POINT' is centered within this line.

STEELE POINT



STEELE POINT sits on 25 acres in Charlotte's premier Southwest submarket near the intersection of Westinghouse Boulevard and Steele Creek Road. The site provides incredible access to I-77 and I-485 with points of ingress and egress on both Steele Creek and Ed Brown Road.

Comprised of two Class-A-Plus buildings boasting 30-foot clear heights with the most modern design and architectural features available, Steele Point provides single-tenant and multi-tenant options in buildings of 117,000 and 250,750 square-feet. Both buildings are rear-load, optimizing aesthetics, office area efficiency and dock door count.



DESIGN SPECS:

11201 ED BROWN ROAD

AVAILABLE SF: 85,985 SF

OFFICE AREA: 2,709 SF

BLDG DEPTH: 250' / 310'

OFFICE AREA SF: TBD

CLEAR HEIGHT: 30'

COLUMN SPACING: 53' X 50'

PARKING RATIO: .6 / 1000

HEAVY POWER: 480v; 1200 amps

HVAC: FULLY CONDITIONED (total of 185 tons of Air Conditioning)

FIRE PROTECTION: ESFR

ZONING: ML-1 (formerly I-1)

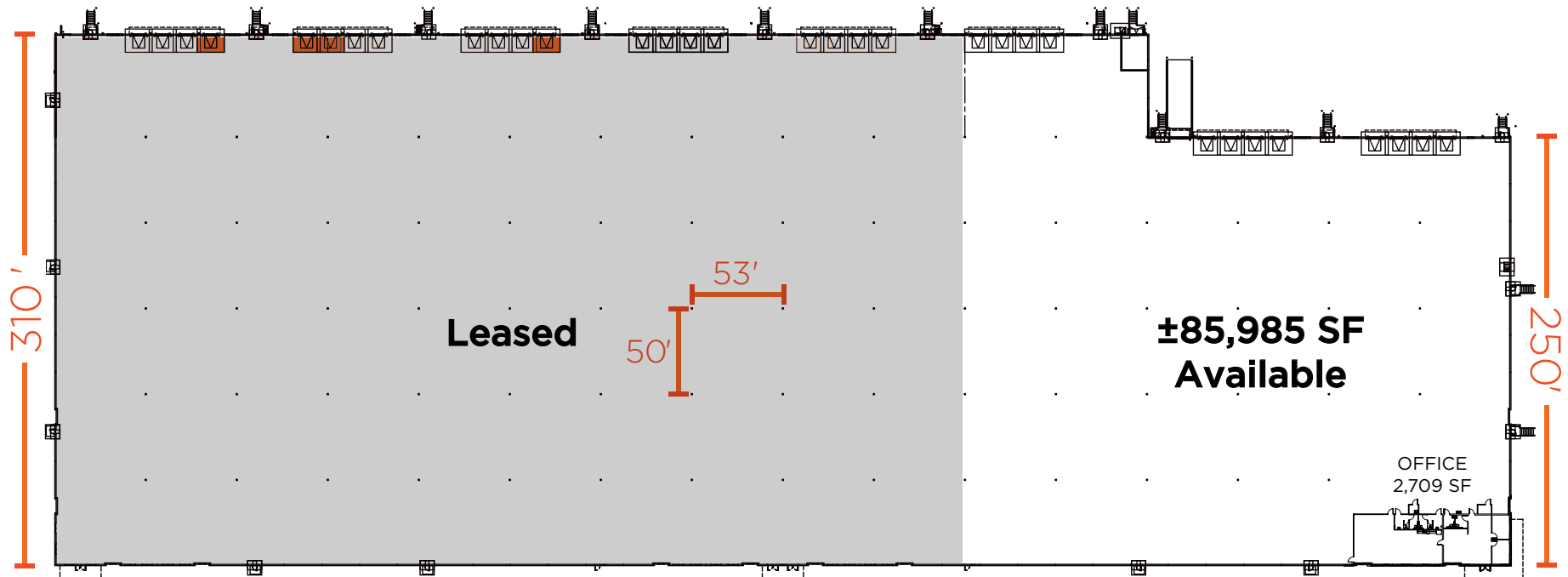
LIGHTING: T-5

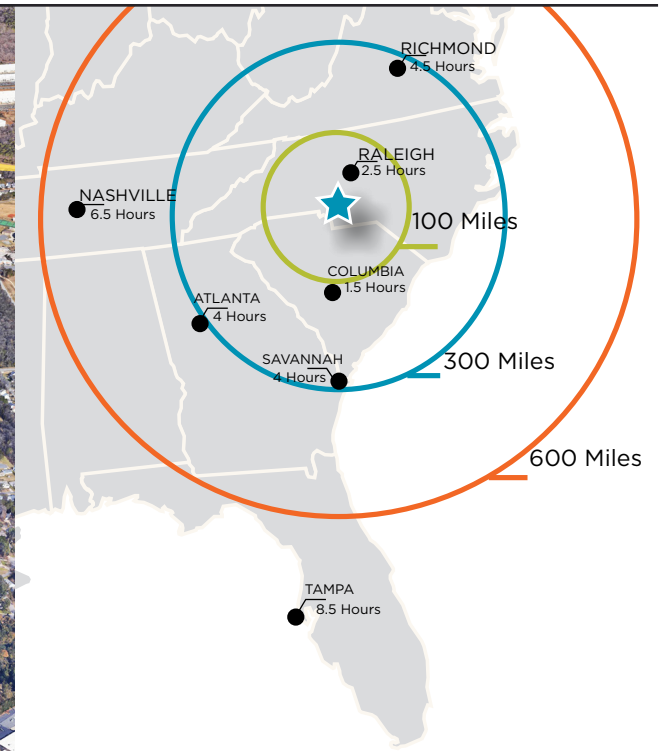
TRUCK COURT DEPTH: 200'

TRAILER PARKING SPACES: 12 SPACES FOR ADDITIONAL RENT

OVERHEAD DOORS:

- 12 (9' X 10') DOCK HIGH DOORS (4 PIT LEVELERS)
- 1 (12' X 14') DRIVE-IN DOOR





DRIVE TIMES TO STEELE POINT

DESTINATION	TIME	DISTANCE
I-485	4 minutes	2.2 miles
I-77	6 minutes	4.2 miles
I-85	9 minutes	8 miles
Norfolk Southern Intermodal	8 minutes	4.2 miles
Uptown Charlotte	15 minutes	14 miles
Raleigh, NC	2 hours, 40 minutes	178 miles
Atlanta, GA	3 hours, 45 minutes	244 miles

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