



# SUNPOINT

C L T

Class A Industrial Building  
Up to ±193,995 SF Available  
8301 Old Dowd Road  
Charlotte, NC 28214



# LOCATION MAP

## DRIVE TIMES | DISTANCE



< 5 MIN | < 1 MILE



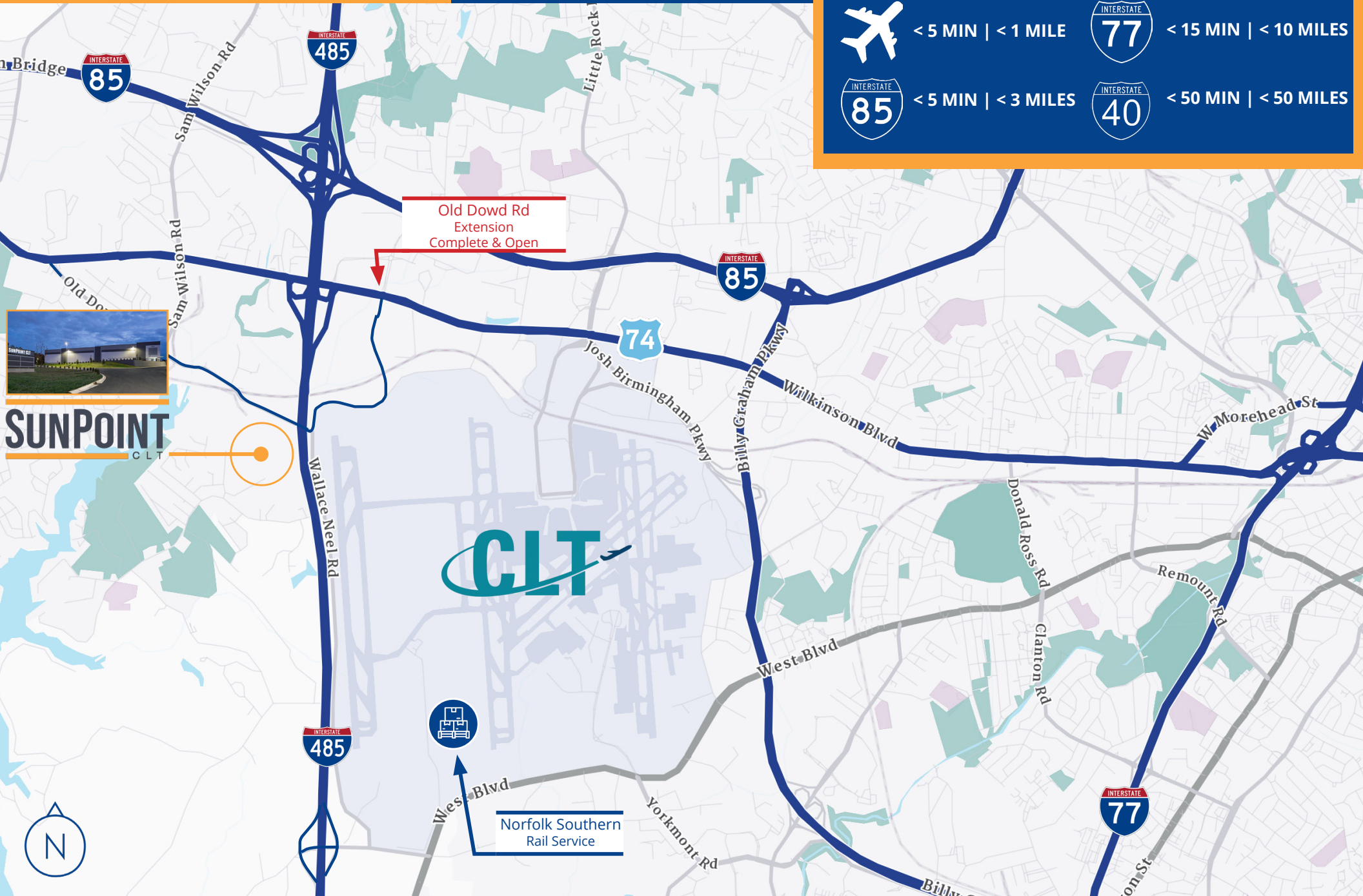
< 15 MIN | < 10 MILES



< 5 MIN | < 3 MILES

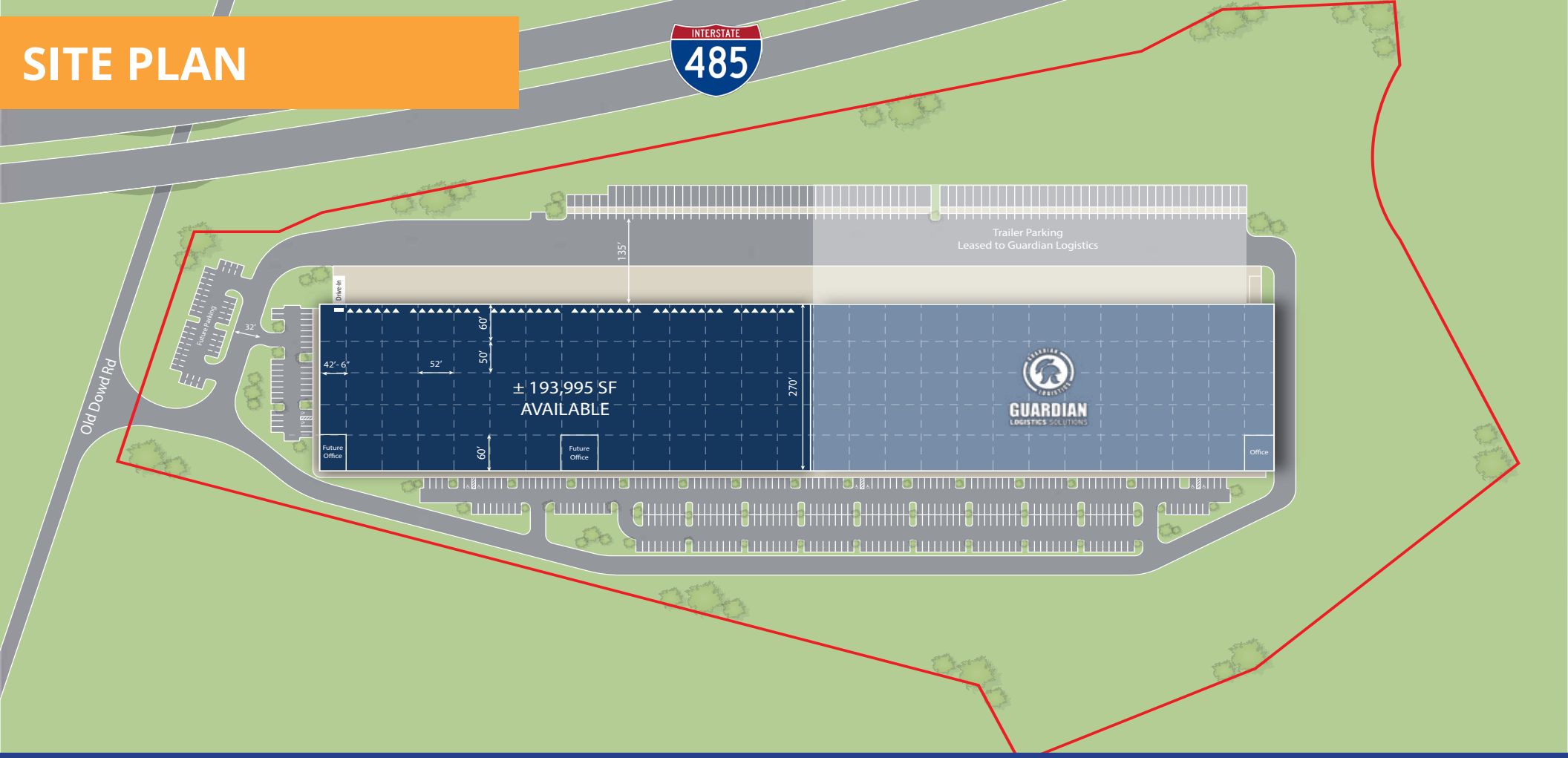


< 50 MIN | < 50 MILES



Norfolk Southern  
Rail Service

# SITE PLAN



**Property:** SunPoint CLT  
8301 Old Dowd Road, Charlotte, NC

**Available SF:** 67,600 - 193,995 SF Available

**Office SF:** To Suit

**Column Spacing:** 52' x 50'

**Building Depth:** 270'

**Loading Bay:** 60'

**Auto Parking:** 194

**Trailer Parking:** 45 | 55' Deep

**Box Truck Parking:** 5 | 40' Deep

**Dock High Doors:** (45) 9' x 10'  
(3) With Mechanical Pit Levelers

**Drive In Doors:** 1 Ramps; 12' x 16'

**Slab:** 8" Concrete Slab on Grade

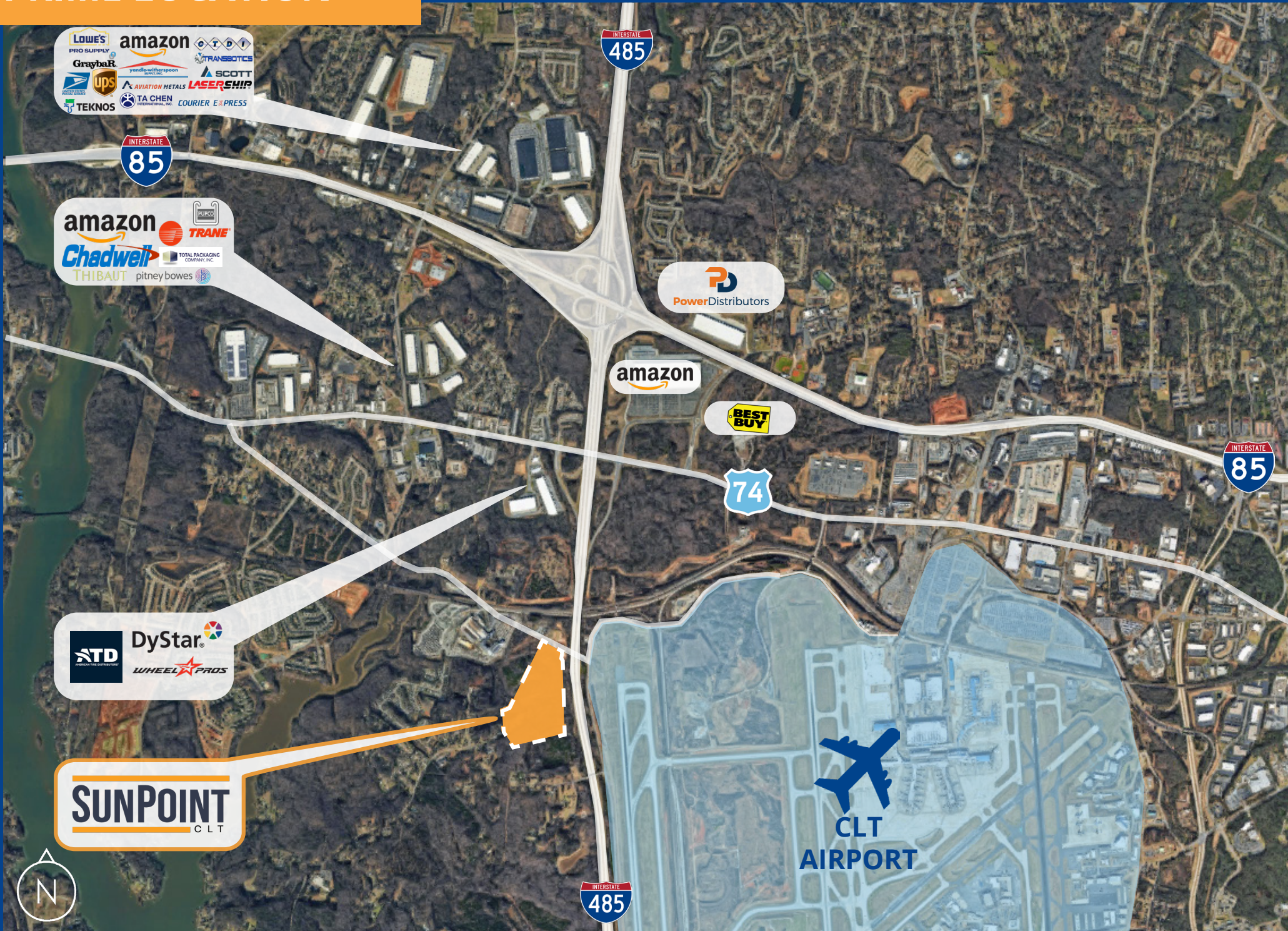
**Clear Height:** 32'

**Sprinkler:** ESFR

**Truck Court:** 190'

**Power:** 4,000 Amps to entire Building

# PRIME LOCATION



# SUNPOINT

CLT



Charlotte, NC  
09/22/2024

## For More Information, Please Contact:

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**Goldman Sachs**



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