

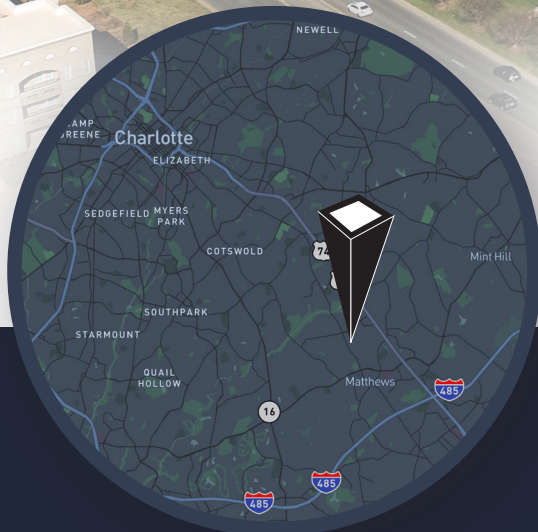
EASTSIDE LOGISTICS CENTER

10301 MONROE RD

MATTHEWS, NC



Last Mile Distribution Space Available



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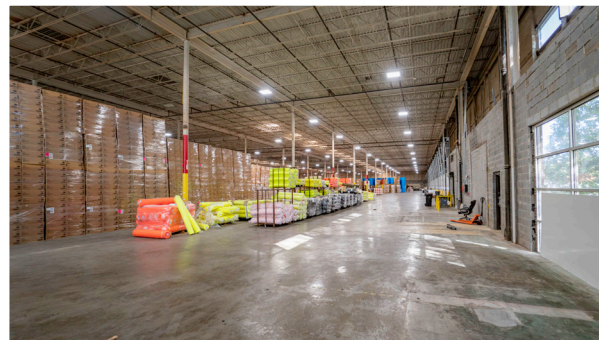
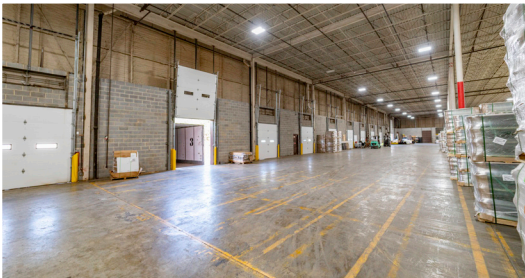


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Property Overview

10301 Monroe Rd is a ±262,359 SF last mile distribution building strategically located in East Charlotte. The building is expandable by another ±111,240 SF as shown on the site plan. The warehouse has 28'-30' clear height, offers 38 dock high doors with 1 drive-in door and 128 trailer parking spaces. The site has the potential to be rail-served by the CSX line. The building is approximately 11 miles from Uptown Charlotte and is a short drive to South Charlotte's prominent neighborhoods, providing end users unparalleled access to a majority of Charlotte MSA's residents.





PROPERTY SPECIFICATIONS

Total SF:	±262,359 SF
Available SF:	±157,216 SF
Main Dimensions:	602' x 421'
Clear Height:	28' - 30'
Floors:	Estimated to be 6" concrete floors
Walls:	Concrete block and decorative metal
Roof Type:	TPO Membrane
Column Spacing:	35'6" x 42'
Available Dock High Doors:	30 (9'x10') doors
Available Drive-In Doors:	1 door
Dock Finishes:	Levelers and swing lights
Auto Parking:	±696 spaces
Trailer Parking:	±128 spaces
Dock Configuration:	Cross-dock
Truck Court:	100'
Fire Protection:	100% via wet system
Lighting:	LED
Rail Capability:	Yes; CSX line

Location Overview

Located on Monroe Rd in Matthews, NC this site offers a rare opportunity to lease over ±100,000 sf in what is considered Charlotte's "Last Mile" Industrial Submarket. The building's location makes this a very attractive opportunity for distribution companies with its second to none location in the Charlotte market.

A short drive to Uptown Charlotte, South Charlotte neighborhoods as well as the NC/SC border connects last mile users to most of the Charlotte MSA population. The closest interstate is I-485 that is approximately 2 miles away. I-485 is known as the "beltline" to Charlotte, providing a 67-mile loop around the city. I-485 provides access to Charlotte's major thoroughfares, I-77 & I-85, that connect Charlotte to other major cities in the Southeast. As a result of the close proximity to these major interstates, distributors are able to reach more than 60% of the US within a one day drive.

LOCAL DRIVE TIMES

Matthews, NC	5 mins
Southpark	18 mins
Waverly	20 mins
Uptown Charlotte	21 mins
Ballantyne	21 mins
Carowinds	23 mins
Concord, NC	29 mins



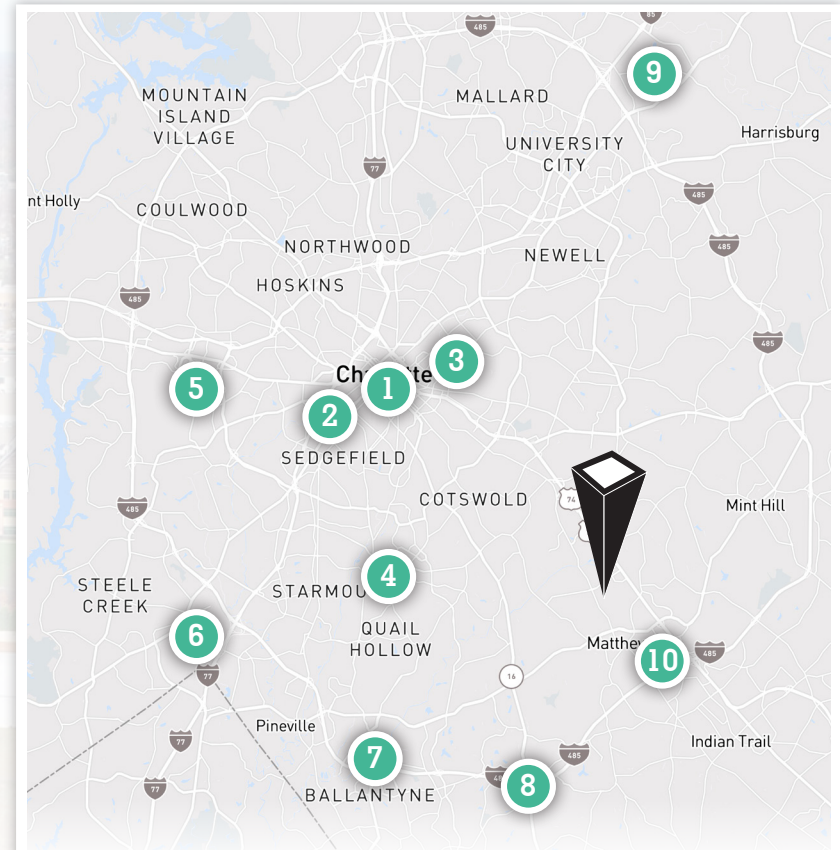
**23 MIN DRIVE
to Interstate 77**



**27 MIN DRIVE
to Interstate 85**



**27 MIN DRIVE
to Airport**



SURROUNDING AREAS

- | | |
|-----------------------------------|--------------|
| 1 Uptown Charlotte | 6 Carowinds |
| 2 South End | 7 Ballantyne |
| 3 NODA | 8 Waverly |
| 4 Southpark | 9 Concord |
| 5 Charlotte Douglas Int'l Airport | 10 Matthews |

EASTSIDE LOGISTICS CENTER

**If you would like more information
on this property, please get in touch.**

BROKER CONTACTS

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