

AVISON
YOUNG

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360° VIEW TOUR 

± 473,954 available for lease

BUILDING 2

I-485 LOGISTICS CENTER

8820 OLD DOWD RD, CHARLOTTE, NC 28214

I-485

**LOGISTICS
CENTER**

± 473,954 sf available for lease

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I-485 LOGISTICS CENTER

BUILDING SPECIFICATIONS

Available sf:	±173,880 - 473,954 sf	Clear Height:	36'
Spec Office sf:	±4,293 sf	Column Spacing:	55' x 54'
Zoning:	I-2 (CD)	Dock High Doors:	96 (9'x10') doors
Building Dimensions:	1026' x 460'	Drive-In Doors:	2 (14' x 16') doors
Auto Spaces:	398 spaces	Fire Protection:	ESFR
Trailer Spaces:	118 spaces	Power:	480/277V, 3-phase, 2650 AMPS base service
Future Trailer Spaces:	40 spaces	Slab Thickness:	7" 4000 psi; reinforced with 18" OCW
Truck Court:	185'	Roof Insulation:	R-19
Potential Direct Rail Spur Capability:	Norfolk Southern Railway	Speed / Loading Bays:	65'



360° VIEW IT IN 3D

CLICK OR SCAN FOR OFFICE + WAREHOUSE VIEWS:



Henry Lobb, SIOR
Principal
704 469 5964
henry.lobb@avisonyoung.com

Abby Rights
Senior Vice President
704 413 0235
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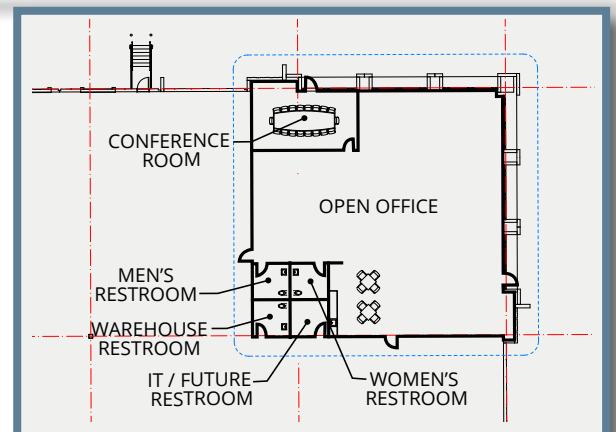
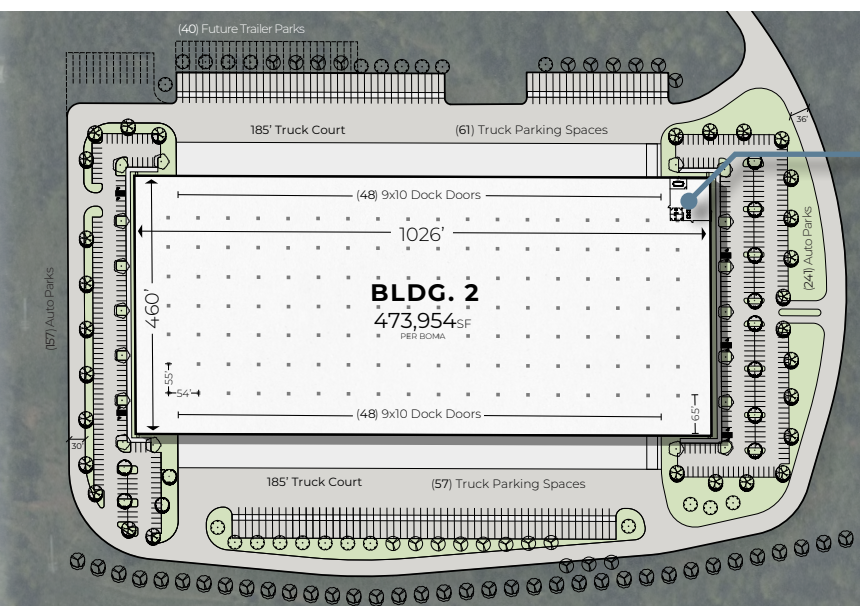
BUILDING 2

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Uptown Charlotte
± 7.0 MILES



SPEC OFFICE ± 4,293 SF



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JOHNSON
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