



STEELE POINT

CABOT

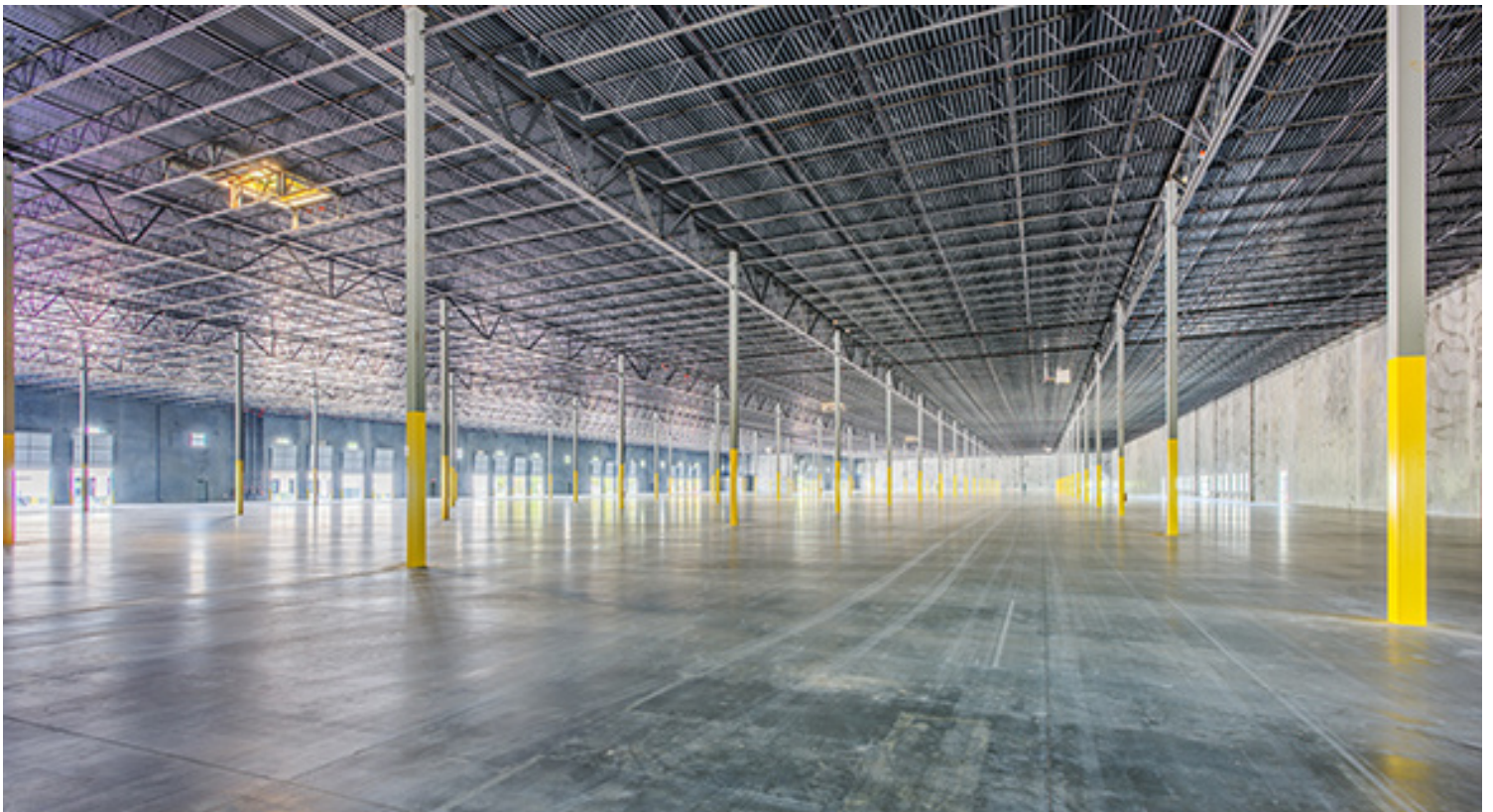
65,720 - 164,300 SF INDUSTRIAL
11130 STEELE CREEK ROAD
& 11201 ED BROWN ROAD
CHARLOTTE, NC



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.





11201 ED BROWN ROAD

DESIGN SPECS:

TOTAL SF: 250,750

AVAILABLE: Q4 2017

BLDG DEPTH: 850' X 250' / 310'

OFFICE SF: BTS

CLEAR HEIGHT: 30'

COLUMN SPACING: 53' X 50'

STAGING BAY: 60'

PARKING RATIO: .6 / 1000

FIRE PROTECTION: ESFR

ZONING: I:1

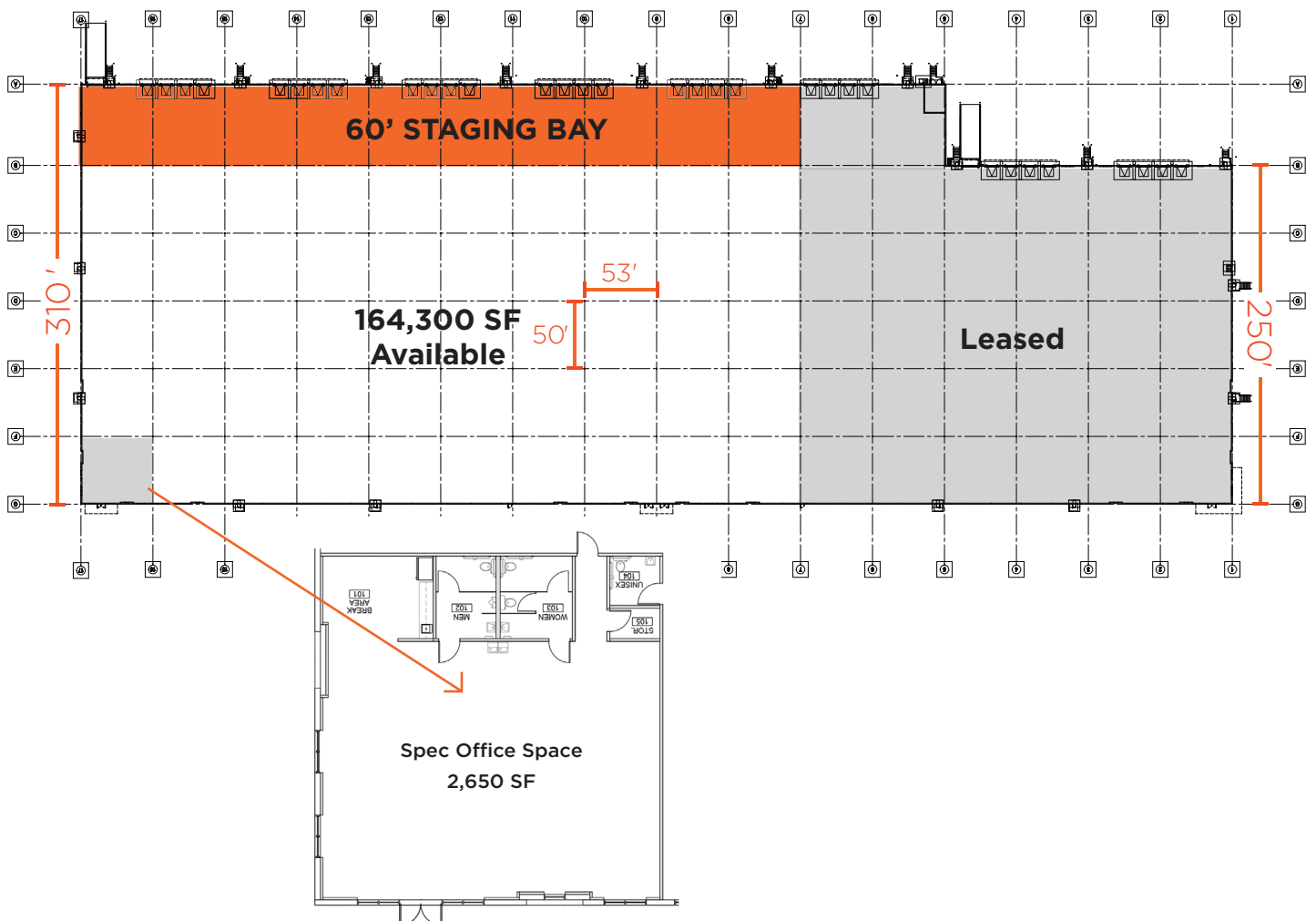
LIGHTING: T-5

TRUCK COURT DEPTH: 200'

TRAILER PARKING SPACES: 12

OVERHEAD DOORS:

- 32 (9' X 10') DOCK HIGH DOORS
- 14 KNOCKOUT PANELS
- 2 (12' X 14') DRIVE-IN DOORS



11130 STEELE CREEK ROAD

DESIGN SPECS:

TOTAL SF: 117,000

AVAILABLE: Q4 2017

BLDG DEPTH: 450' X 260'

OFFICE SF: BTS

CLEAR HEIGHT: 30'

COLUMN SPACING: 50' X 50'

STAGING BAY: 60'

PARKING RATIO: .62 / 1000

FIRE PROTECTION: ESFR

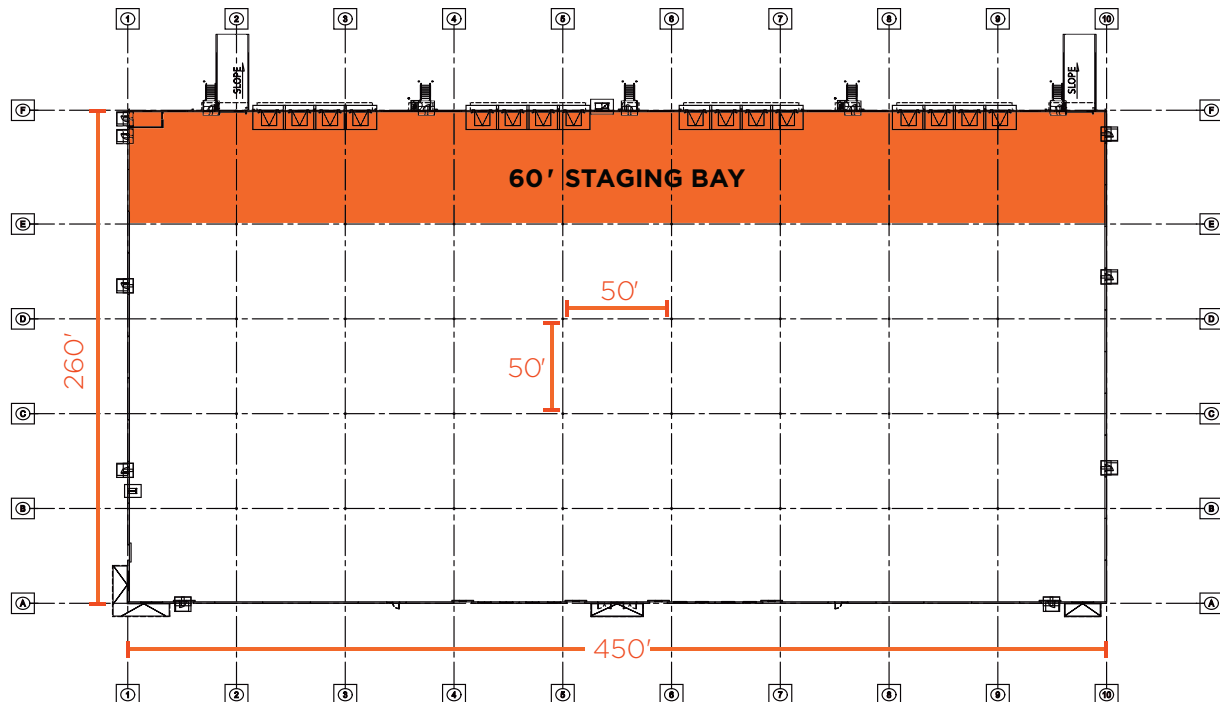
ZONING: I-1

LIGHTING: T-5

TRUCK COURT DEPTH: 200'

OVERHEAD DOORS:

- 16 (9' X 10') DOCK HIGH DOORS
- 7 KNOCKOUT PANELS
- 2 (12' X 14') DRIVE-IN DOORS





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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