

# STEELE POINT

65,720 - 164,300 SF INDUSTRIAL

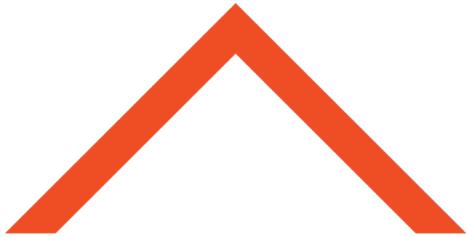
11130 STEELE CREEK ROAD

& 11201 ED BROWN ROAD

CHARLOTTE, NC

CABOT

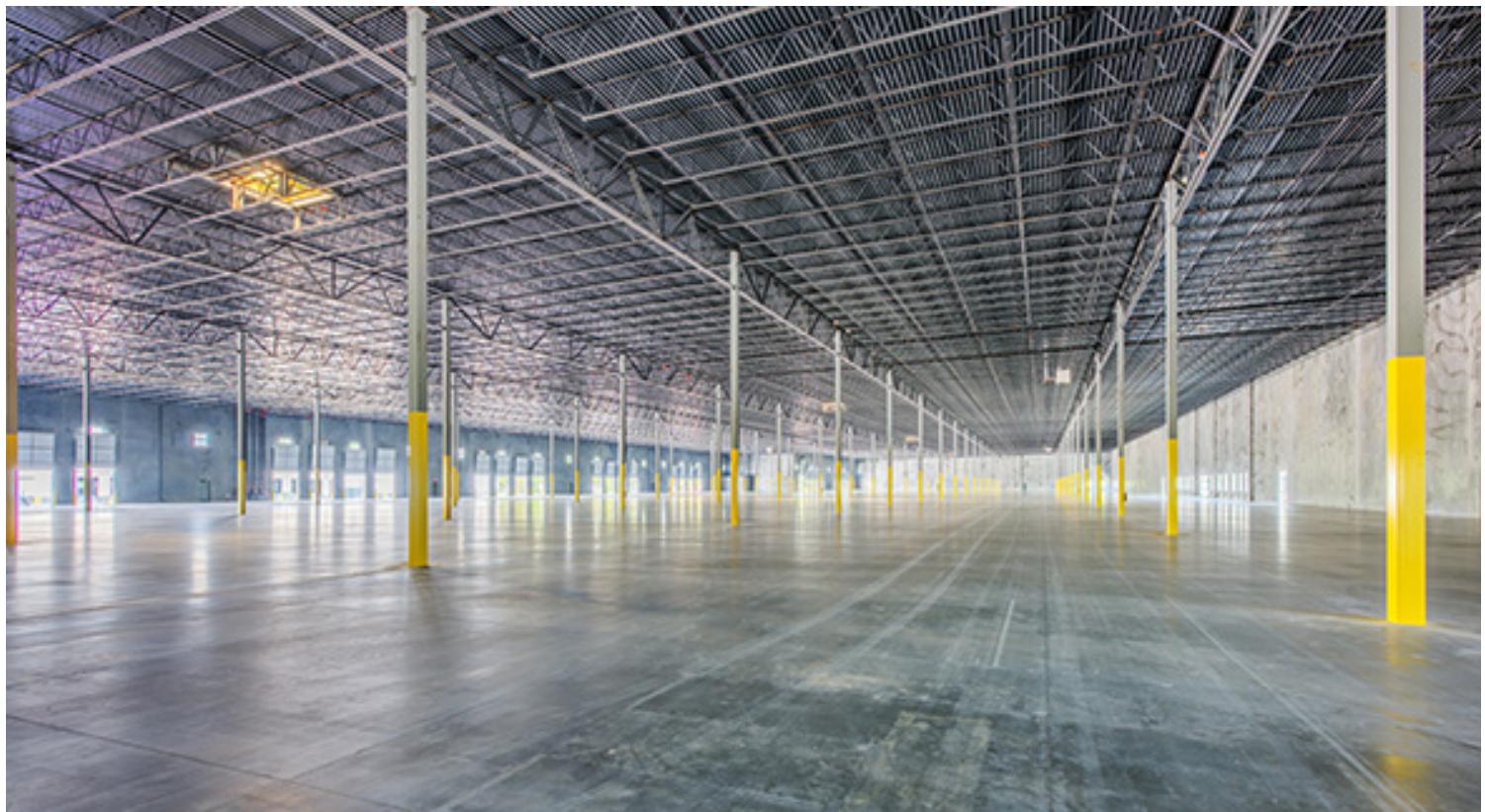




**STEELE POINT** sits on 25 acres in Charlotte's premier Southwest submarket near the intersection of Westinghouse Boulevard and Steele Creek Road. The site provides incredible access to I-77 and I-485 with points of ingress and egress on both Steele Creek and Ed Brown Road.

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' X250' / 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

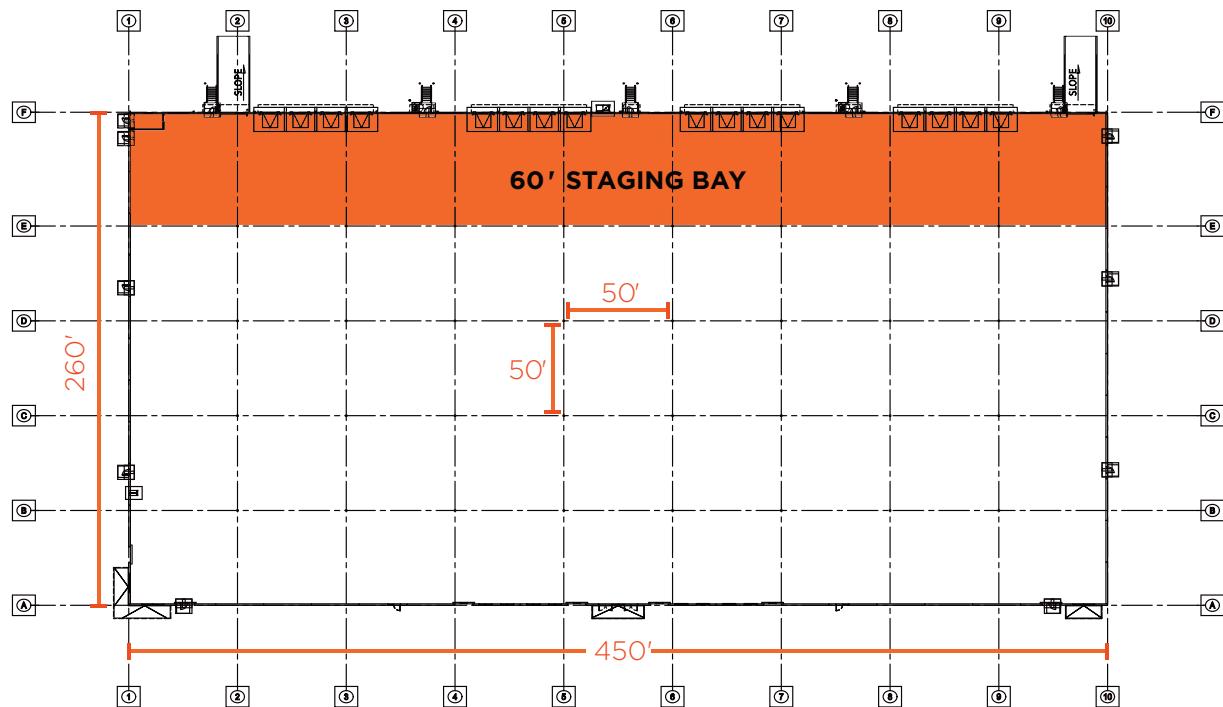
**ZONING:** I:1

**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





**53%** OF THE NATION'S POPULATION  
IS WITHIN A DAY'S DRIVE OF  
THE CHARLOTTE REGION



## 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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