



AVAILABLE FOR SUBLEASE

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PROPERTY HIGHLIGHTS

- Asking Rate: \$6.50 + NNN(.96) SF
- ±48,600 SF Building: broken into±28,000SF of conditioned manufacturing space,±6,902 SF of warehouse space,±7,310 SF of office space and±5,600 SF of covered storage space
- Power: 4,000 AMPS with 3 Phase
- Dock Doors: 4 (8' x 10')-equipped with EOD Levelers
- Drive in Doors: 1 (14'x14')
- Fully Sprinkled: ESFR System
- Heating: Suspended Gas Heaters
- Lighting: Florescent
- Ceiling Height: 20'-26'
- Column Width: 29' x 39'
- Ample Employee Parking
- Located .7 miles off I-85 between Charlotte and Atlanta
- Tax Map#: 1690013016



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±1.7M SF Class A

Evergreen Logistics Park
±1.7M SF on ±173 acres



← DT Anderson ±9m

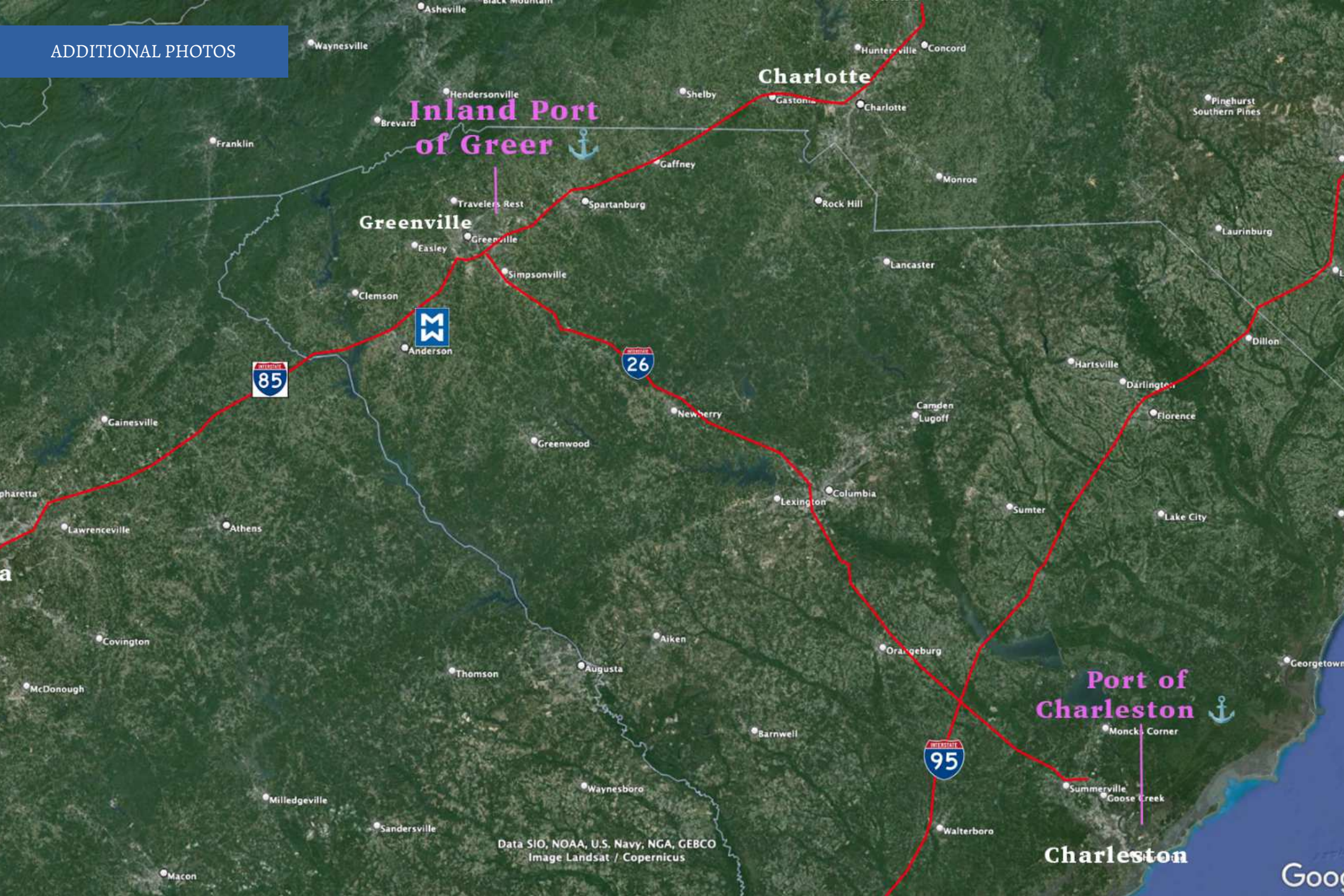


BOSCH

Interstate 85 → .7m

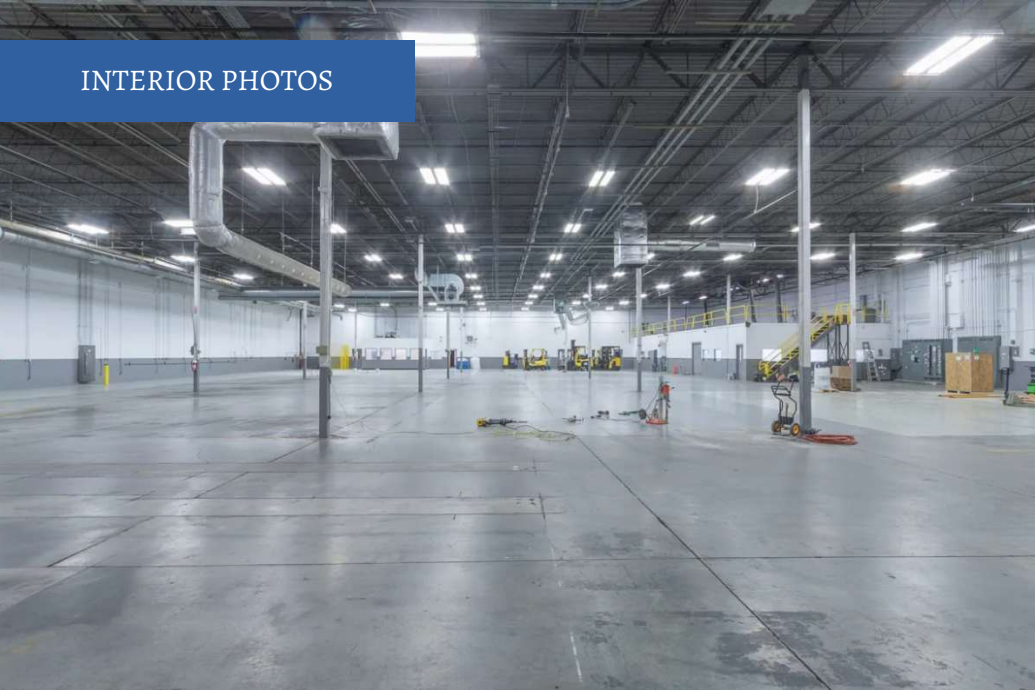


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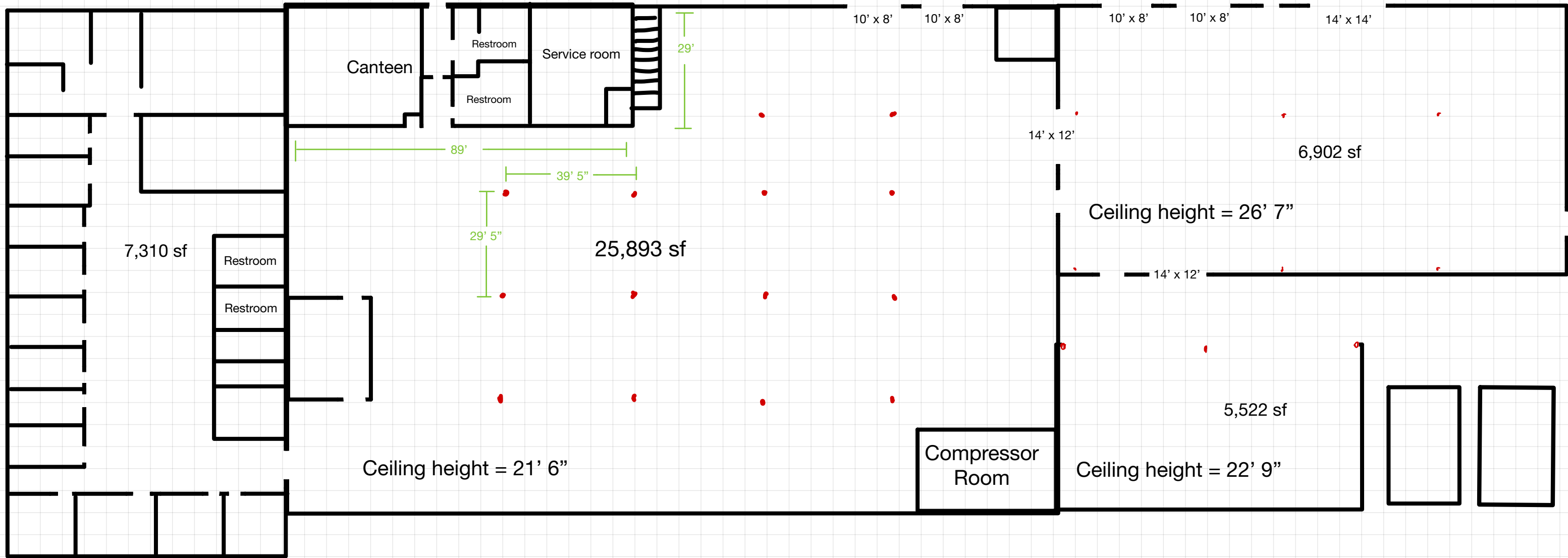


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INTERIOR PHOTOS



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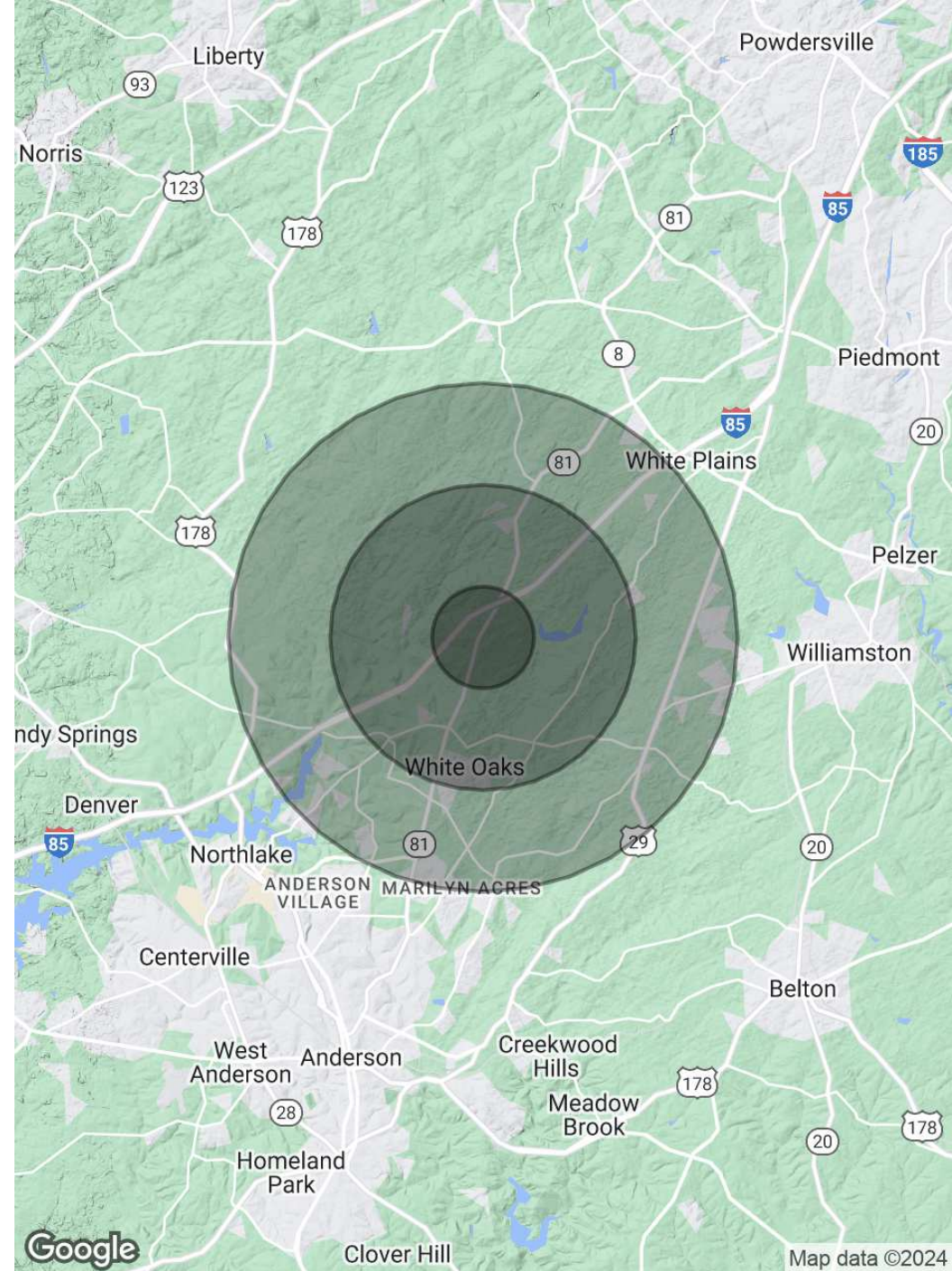


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	378	5,626	20,370
Average Age	45.4	46.4	43.5
Average Age (Male)	50.3	49.2	42.5
Average Age (Female)	38.8	42.1	42.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	149	2,269	8,169
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$83,934	\$92,641	\$88,939
Average House Value	\$257,640	\$267,875	\$232,808

2020 American Community Survey (ACS)



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