

A 4-Star Industrial Space For Sublease

2011 NEVADA BOULEVARD, CHARLOTTE NC 28273



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COMMERCIAL

Nevada Industrial Park Overview

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**Uptown
Charlotte**

SOUTHPARK
A SIMON MALL

**CAROLINA
P.L.A.C.E**

INTERSTATE
485

COSTCO
WHOLESALE

Westinghouse Blvd

Granite St

**Nevada I
(48,000 SF)**

Nevada Blvd

**Nevada II
(94,500 SF)
FOR SUBLEASE**

INTERSTATE
77

**Nevada III
(177,000 SF)**

Nevada Industrial Park

Nevada Industrial Park Overview

Nevada Business Park is one of the newest Charlotte-area industrial business park developments located near the I-77/Westinghouse Boulevard interchange on Nevada Boulevard.

The project consists of three Class A+ industrial buildings totaling 319,500 SF. It's strategic location and superior features make it perfectly suited to accommodate the unprecedented demand for small and medium sized tenants in the area. The site is located in Charlotte's Southwest industrial submarket, a prime location for last mile distribution and ecommerce tenants looking to be located near a majority of Charlotte's overall population and high-end residential areas. Regional connectivity is achieved by immediate access to I-485, which connects to I-85.

- Rear-loading and front-loading dock configurations
- 31.78 acre site
- ML-2 Zoning
- ESFR fire protection
- 3 Buildings totaling of 319,500 SF
 - Nevada I (48,000 SF)
 - Nevada II (94,500 SF)
 - Nevada III (177,000 SF)
- Built in 2023



Navada II Summary

Efficient Loading & Design:

- **Rear-loading layout**, streamlining truck circulation and minimizing dock interruptions.
- Generous concrete depth of **130'-180'** and **60'** concrete apron, ideal for heavy-duty logistics and docking operations.

Parking & Logistics:

- Space for **95** auto parking stalls and **24** trailer parking spots, supporting high operational capacity and tenant convenience.

Strategic Location:

- Located off **Interstate 77** and **Westinghouse Boulevard**, offering fast access to regional highways and logistics networks.



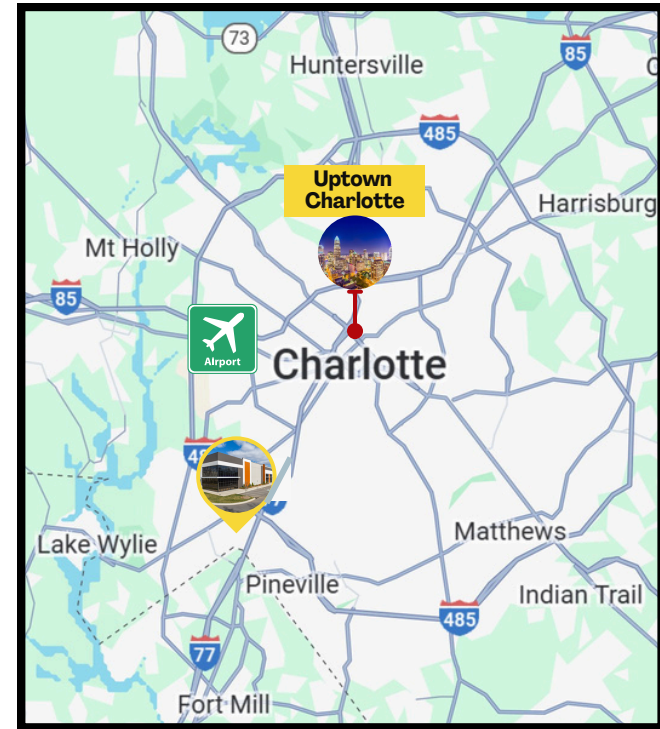
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Why Nevada II

Nevada II is a premier Class A master-planned industrial facility developed by **Childress Klein**. With a total building size of **94,500sqft**, it stands as the mid-sized building in a three-building development.

1. **Built for performance:** A thoughtfully engineered facility built to support fast-paced logistics and industrial workflows.
2. **Flexible and well-proportioned:** Perfect for growing businesses needing space without overcommitting.
3. **Proven location advantage:** Charlotte's industrial core continues to attract business thanks to its transportation access and market reach.
4. **Backed by a trusted developer:** Childress Klein is recognized for developing over 25 million sqft across the region, ensuring quality standards and operational reliability.



1 Mile



2 Miles



13 Miles



11 Miles

Nevada II offers a strategic blend of efficiency, scalability, and location excellence—ready for tenants aiming to thrive in one of Charlotte's most respected industrial parks. If you'd like leasing details, floor plans, or site tours, just let me know!

Charlotte: A Strategic Fulfillment Center Location

1. Reach

- Between major cities like New York, Miami, Chicago, and New Orleans. 53% of U.S. population reachable within 12 hours by truck or 2 hours by air.
- Served by major interstates (I-85, I-77, I-485) and proximate to ports like Wilmington via an inland port link.



2. Connectivity

- Charlotte Douglas International Airport is one of the busiest in the U.S.
- Dual rail service provided by CSX and Norfolk Southern.

3. Workforce

- Deep labor pool with over 85,000 logistics and warehousing professionals.
- Charlotte metro is adding roughly 200 new residents daily, creating an expanding labor and consumer base.

4. Business Climate

- North Carolina consistently ranks in the top states for business friendliness.

5. Network

- Home to major logistics players including Amazon, FedEx, UPS, XPO, and Distribution Technology. Amazon alone operates multiple fulfillment centers (including robotics-enabled CLT4 facility).