

3250 CAMPUS RIDGE ROAD  
MATTHEWS, NC

± 30,210 -  
150,000 SF

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## STRATEGICALLY POSITIONED. EXCEPTIONALLY EQUIPPED.

Located at 3250 Campus Ridge Road in Matthews, NC, this Class A industrial facility offers 30,210 to 150,000 SF of highly functional space with 32' clear height, a 130' truck court, and a large outside storage yard. Featuring dock-high and drive-in access, ESFR sprinklers, and a striking glass line along the front elevation, this site is designed for modern logistics and manufacturing. With 2,500 amps of power, 150 auto parking spaces, and availability summer 2027, it's built to support growth.

- 20 dock-high doors, 18 knock-outs, and (2) 14' x 16' drive-in doors
- Column spacing: 43' x 53' typical with 60' speed bay
- 6" slab (4,000 PSI) and ESFR sprinkler system



Campus Ridge Road | Available for Lease

## AVAILABLE *SPACE*

- 30,210 – 150,000 SF
- Summer 2027

## BUILDING *SPECS*

- 32' clear height
- Dock-high and drive-in doors:
  - 20 dock-high doors
  - 18 knock-outs
  - (2) 14' x 16' drive-in doors
- 130' truck court
- Large outside storage yard
- Column spacing: 41'8" x 53' typical, 60' speed bay
- 6" slab thickness, 4,000 PSI
- ESFR sprinkler system

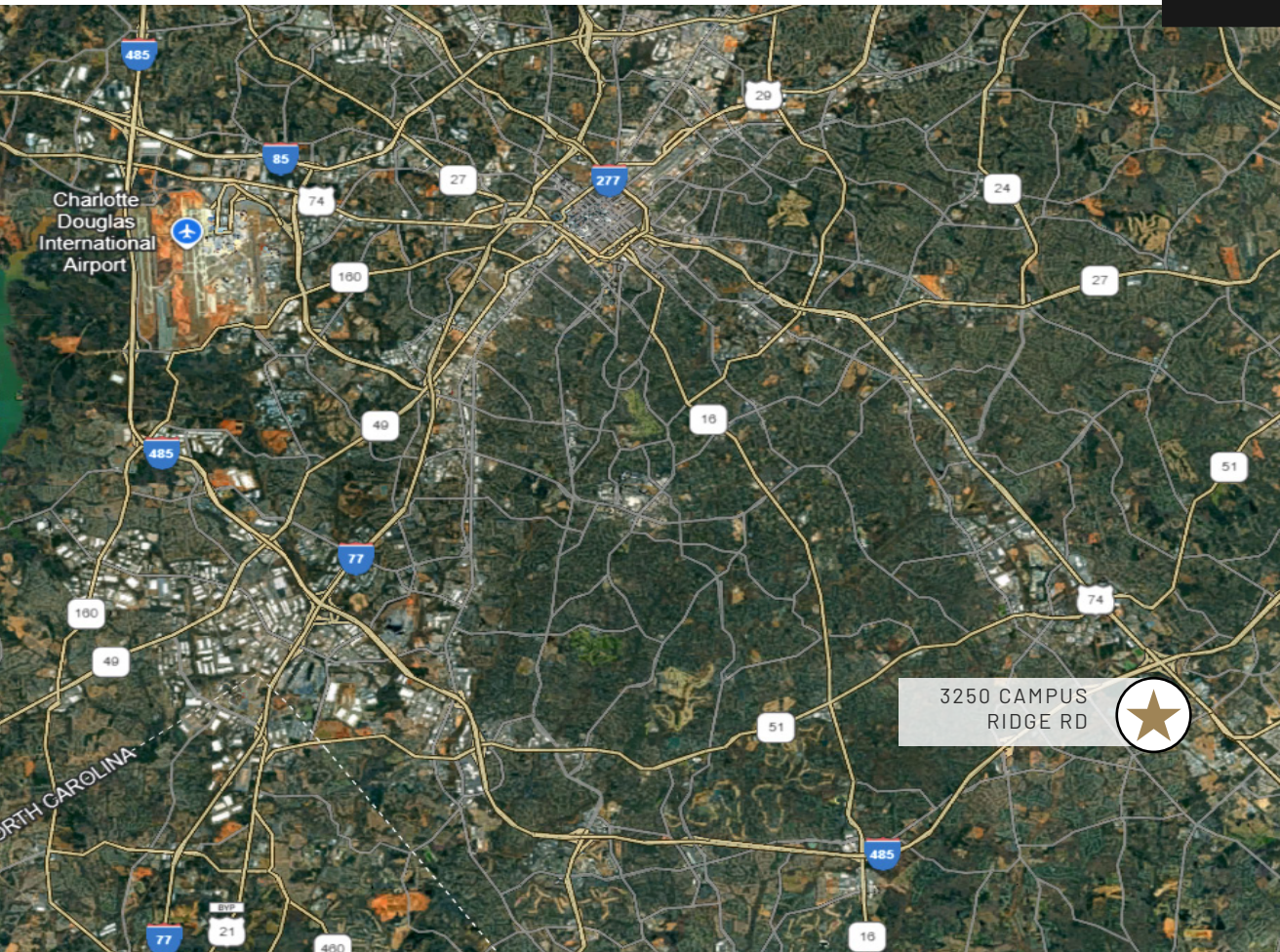
## UTILITIES & *FEATURES*

- 2,500 amp electrical service
- 150 auto parking spaces
- Long glass line along building front – ideal for natural light and curb appeal



# Industrial Advantage *at 3650 Campus Ridge*

IMMEDIATE ACCESS TO I-485 & HWY 74  
- MOVE **FAST**, SHIP **FASTER**.



1.5 miles to I-485  
Convenient access to  
Charlotte's outer loop



14 miles to  
Charlotte CBD



28 miles to  
Charlotte Douglas  
International Airport



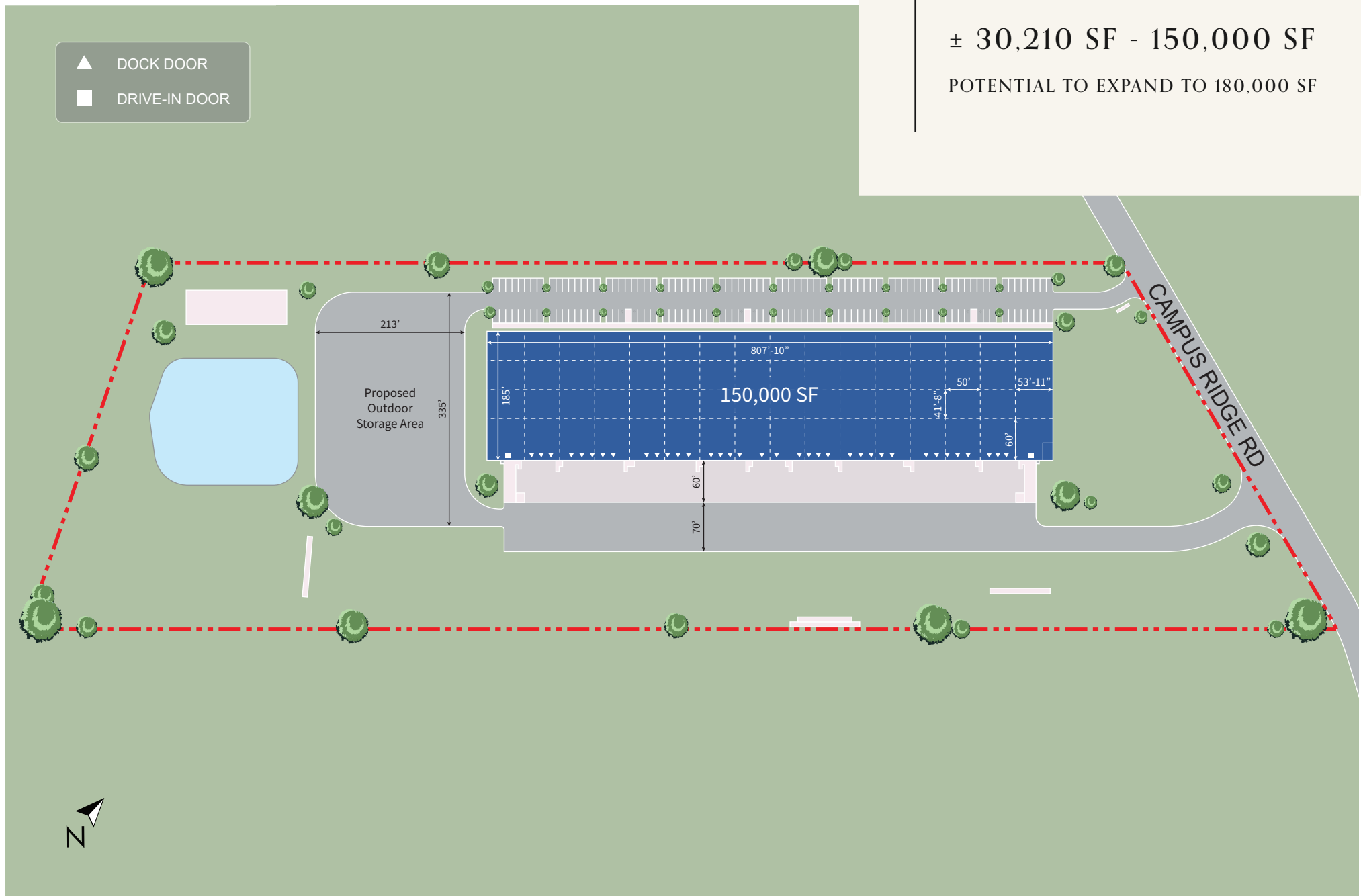
Robust Access  
to both land and water  
transportation ports

# Site Plan

## PROPERTY HIGHLIGHTS

± 30,210 SF - 150,000 SF

## POTENTIAL TO EXPAND TO 180,000 SF





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