

Prologis  
**GOODRICH**  
DISTRIBUTION

# Rail-Served Distribution Center

Up to ±438,650 SF

11701 Goodrich Drive, Charlotte, NC 28273



# Property Highlights

**Direct rail service** from the Norfolk Southern Railroad, Arrowwood Subdivision

**Private industrial lead** with 1,100 track feet available for the rail-served warehouse

**Potential partial or full building** availability with ability for expansion or private transload yard



221,750 SF Available Immediately

216,900 SF Available 12/1/2026

±7 Acres Potential  
Open Air Transload  
Yard, Outside Storage,  
or Building Expansion

# Availability

## Suite A Specs

221,750 SF

2,335 office SF (and 1,322 SF mezzanine)

5 rail doors (capacity up to 11 cars)

19 dock doors (10 with pit levelers)

1,600 amps, 277,480v, 3-phase power

Calculated sprinkler system

## Suite C Specs

216,900 SF

5,722 SF Office

4 rail doors (rail siding capable of spotting  
12 rail cars in total)

12 dock doors (11 with pit levelers)

2 drive-in doors (14' x 16')

1,025 amps, 277/480v, 3-phase power

ESFR sprinkler system

## Full Building Specs (Suite A & C)

Rail-Served (Norfolk Southern)

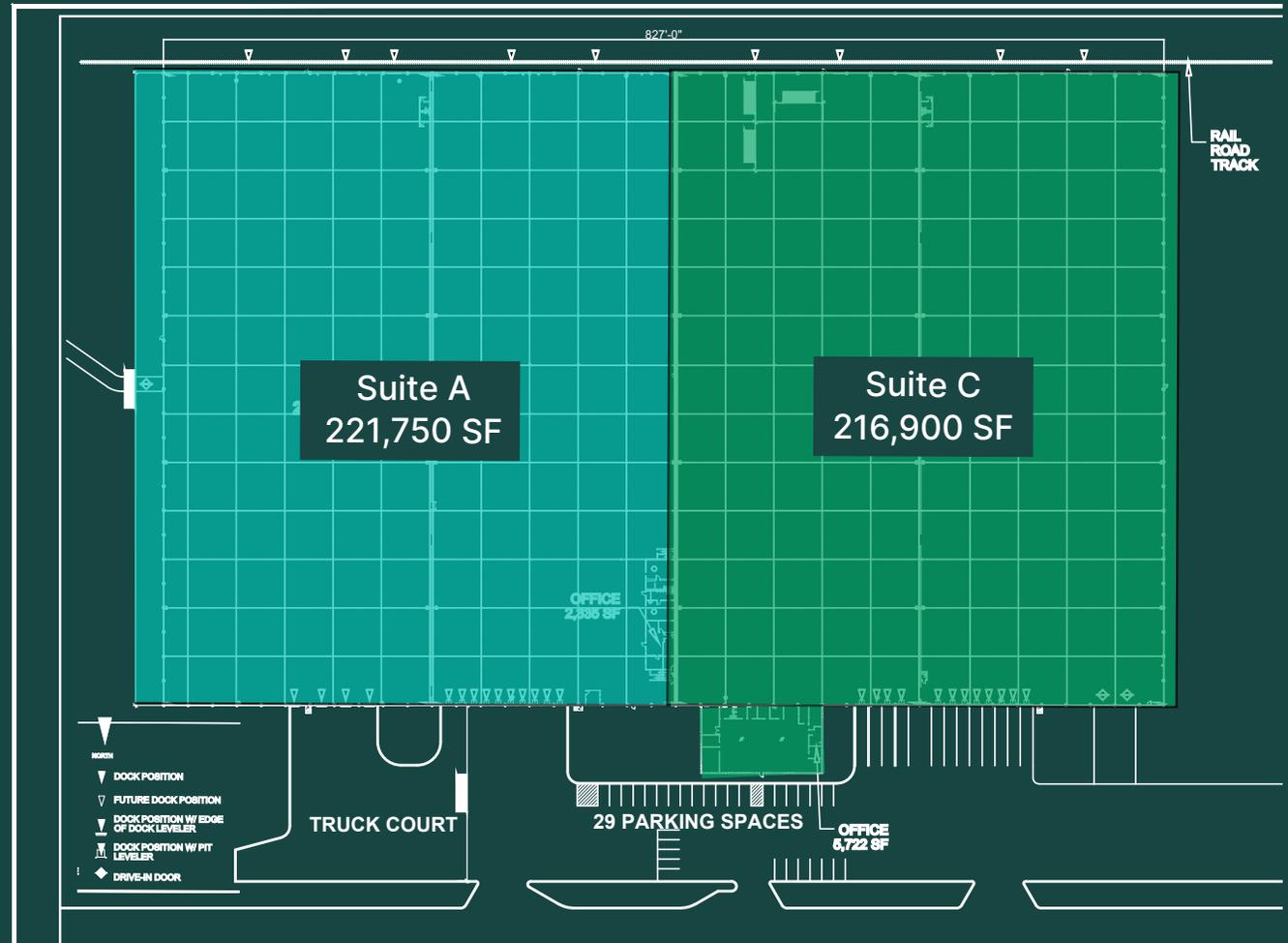
522' building depth

40' x 40' column spacing

145' truck court depth

22' clear height

LED lighting



# Rail Plan



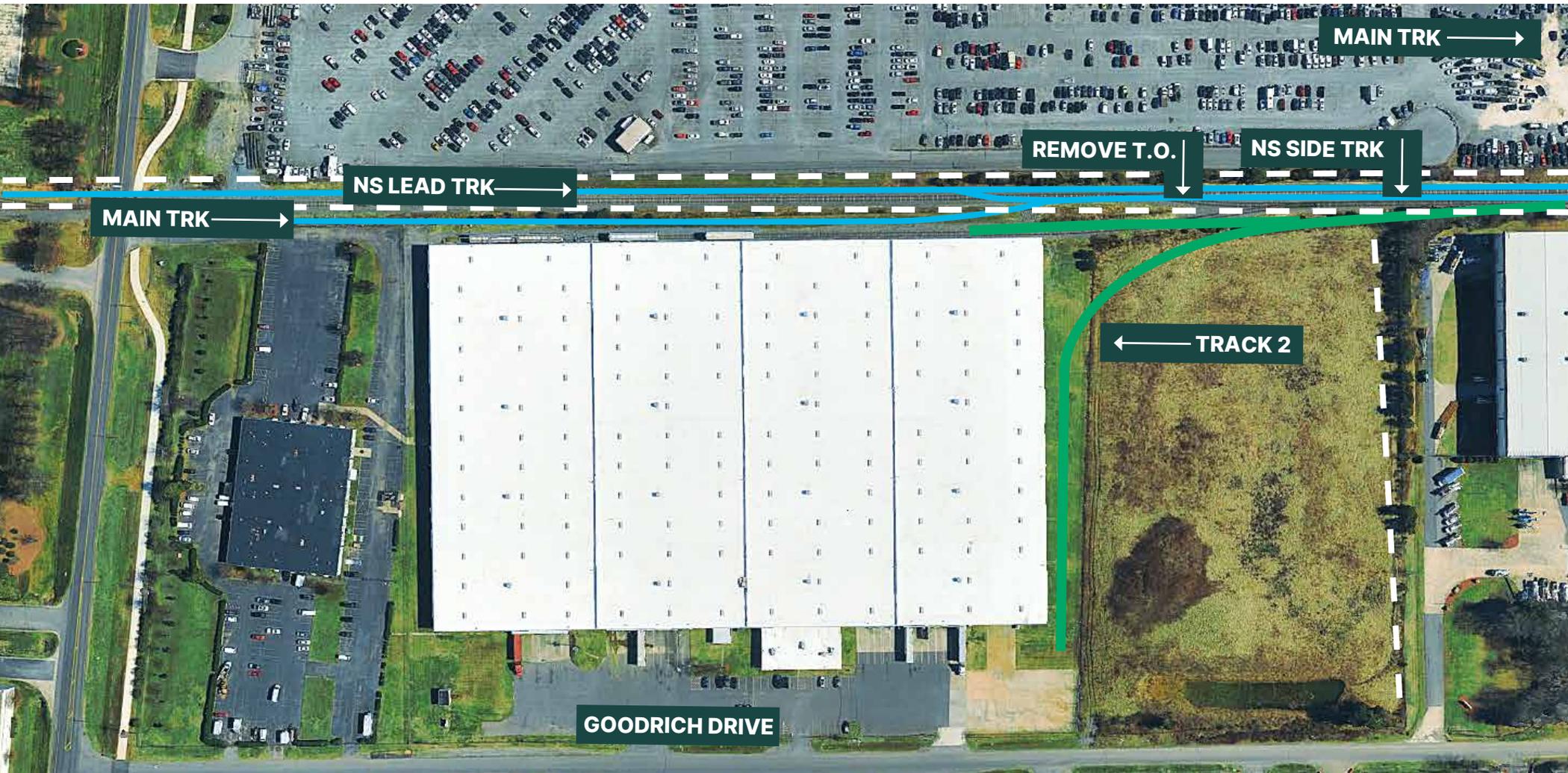
## Existing Track 1

Private Industrial Lead with 1,100 Track Feet Available for the Rail-Served Warehouse



## Potential Track 2

Potential for ±7 Acre Private Transload Yard with a Dedicated Industrial Lead





# Strategic Location

50 MI

3,303,841  
2025 Population

1.07  
Population Growth\*

\$117,254  
Average HH Income

100 MI

8,358,345  
2025 Population

1.05  
Population Growth\*

\$102,360  
Average HH Income

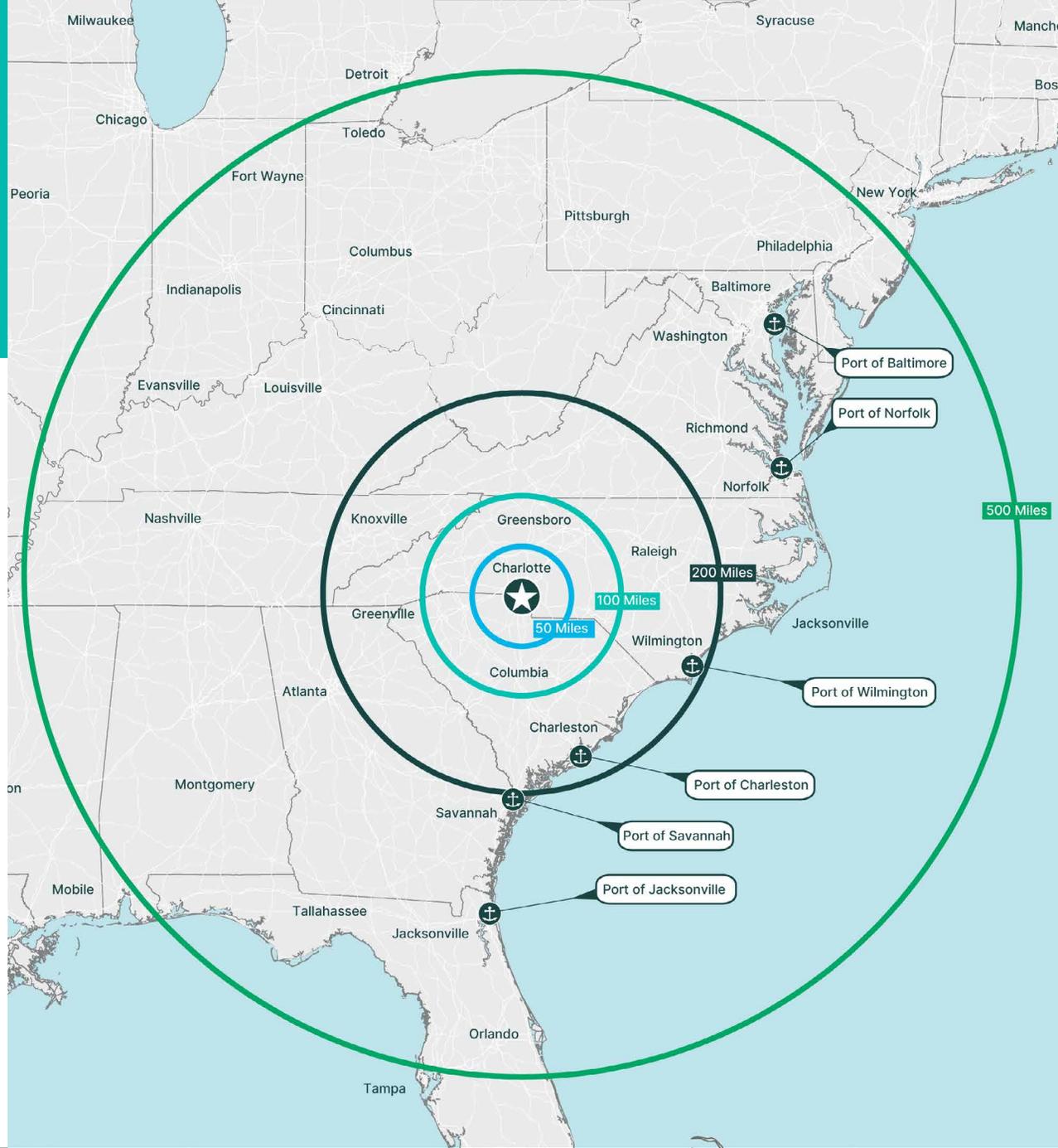
200 MI

22,356,222  
2025 Population

1.05  
Population Growth\*

\$101,343  
Average HH Income

\*2020-2025 population growth rate



## Prologis Essentials

# Keeping You Ahead of What's Next

Build resilience, drive innovation and unlock growth. Beyond the building, we bring together the planning, systems and solutions to get you up and running faster while increasing efficiency and long-term performance.

### Operations

Simplify move-in and accelerate performance with the expertise and tools to get your warehouse operating at full potential. From planning through delivery and beyond, we increase throughput and optimize every square foot.



### Offerings:

- Warehouse strategy and consulting
- End-to-end project management
- Integrated solutions
  - Move-in and move-out
  - Material handling and storage
  - Automation and robotics
  - Security
  - Software and technology
  - Labor



### Energy

Keep your facilities running and costs under control as power needs increase with reliable, flexible energy solutions. From solar and storage to OnPrem and vehicle charging, we help you increase resiliency and reduce emissions with clarity and control.



### Offerings

- Energy consulting and comprehensive sustainability solutions
- Integrated solutions
  - Onsite solar and storage
  - OnPrem power
  - Fleet and workplace charging



## Let's Get in Touch



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