

CHARLOTTE MSA

ROWAN COUNTY, NC



LONG FERRY LOGISTICS CENTER



**CLASS-A
INDUSTRIAL**
351,572 SF AVAILABLE

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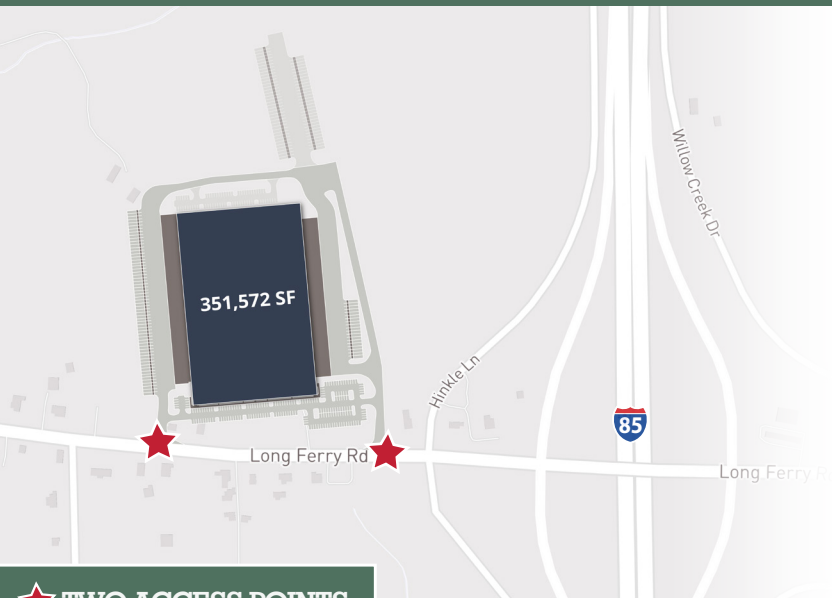
 JOHNSON
DEVELOPMENT
ASSOCIATES, INC.
Part of TheJohnsonGroup

**AVISON
YOUNG**

CLASS-A INDUSTRIAL OPPORTUNITY

SERVICING THE CHARLOTTE MSA AND TRIAD MARKETS

Long Ferry Logistics Center offers immediate access to Interstate 85 via Exit 81. The proposed development plan offers tremendous flexibility to any large distributor or manufacturer looking for a regional facility to serve the the Charlotte-Triad region and the Carolinas. For further information on the fully designed and entitled facility, its flexibility, or available utilities, please reach out.



★ TWO ACCESS POINTS to Long Ferry Rd



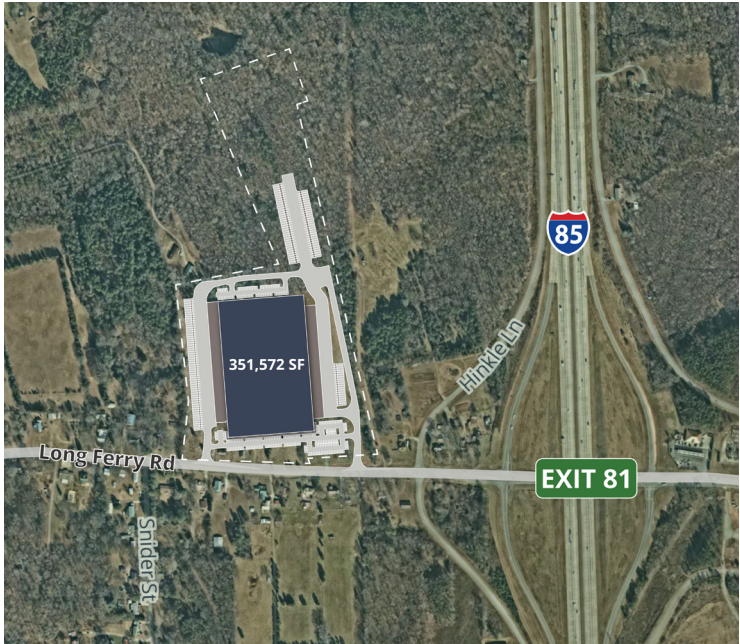
CAN BE FUTURE AUTO PARKING OR DOCK WALL WITH 130' TRUCK COURT FOR TRI-LOAD CAPABILITY

SUBSTATION: 0.38 MI
5 MW AVAILABLE

SF AVAILABLE	351,572 SF
BUILDING DIMENSIONS	746' X 470'
OFFICE AREA	BTS
COLUMN SPACING	65' speed bays throughout
CLEAR HEIGHT	36'
DOCK HEIGHT	48"
INSULATED DOCK DOORS	Yes
DOCK DOOR POSITIONS	73 (9' x 10') dock doors
DRIVE-IN DOORS / RAMPS	2 (14' x 16') drive-in doors / 60' concrete ramps
KNOCK OUT PANELS	23 dock door knock outs on back wall & 6 drive-in door knock outs
POWER DISTRIBUTION	480/277V, 3-phase, 4 wire electrical service to building; sized to accommodate an initial load of 1200 amps; plus additional conduit installed to accommodate another 1600 amps of power; access to 5 megawatts of immediately available power capacity
WAREHOUSE LIGHTING	One (1) LED HI-Bay Light Fixture per bay; 10 FC included in base bldg
WAREHOUSE HEAT	Yes, electric or gas
FIRE PROTECTION	ESFR with electric fire pump (2000 GPM @ 125 PSI Boost); KF = 16.8
PARKING SPACES	190 (68 future auto parking spaces)
TRAILER PARKING SPACES	79 (68 future trailer parking spaces)
DOCK APRON	7" concrete with 6" aggregate base course (stone)
TRUCK COURT	185' (60' concrete dock apron, 70' HD paving, 55' trailer parking spaces)



PRIME LOCATION



PROXIMITY TO I-85

Direct access to I-85 via Exit 81 in Rowan County.



MAJOR MARKETS

Located 34 miles from Winston-Salem, 47 miles from Greensboro and 33 miles from Charlotte (I-485).



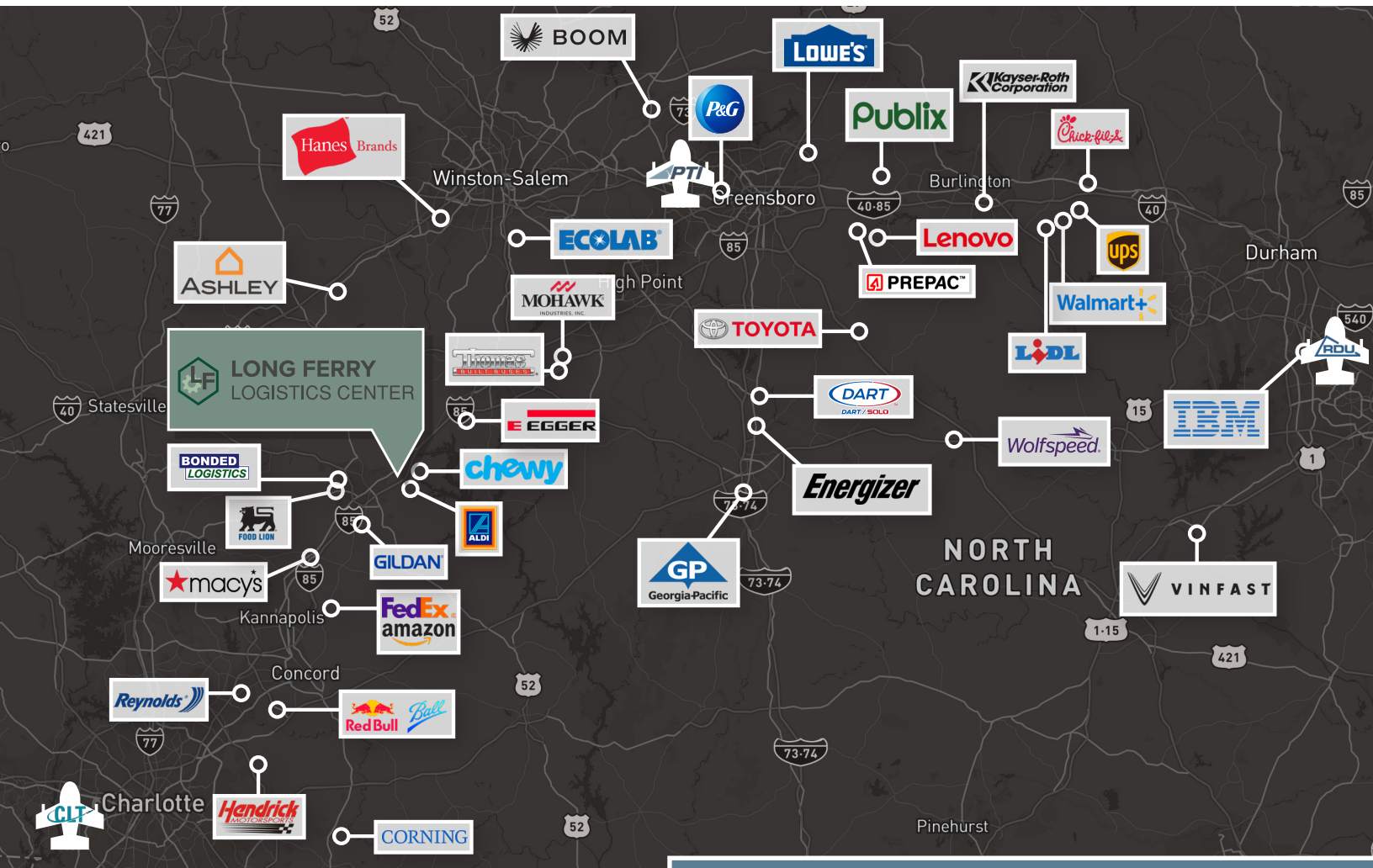
CENTRAL LOCATION

Situated strategically along the East Coast for easy distribution.



LOCATED BETWEEN 2 INTERNATIONAL AIRPORTS

Located 50 miles from Charlotte Douglas International Airport and 53 miles from Piedmont-Triad International Airport.



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