



CLASS A - MANUFACTURING FACILITY

422,315 SF ON 50+ ACRE SITE
FULLY HVAC'd EQUIPPED
12,500 KVA 15 MW CAPACITY
200K SF EXPANSION AVAILABLE

PROPERTY OVERVIEW

High quality modern manufacturing building previously occupied and outfitted by Gildan Yarns with high capacity power, compressed air and chilled water systems to support a major manufacturing operation. The facility is situated on a 50 acres site less than two miles from Interstate 85 and within one hour of Charlotte Douglas International Airport with over 700 daily flights. The sixteen county Charlotte Region is the world headquarters to nine Fortune 500 companies and a population of over 2.6 million people. The area offers a highly skilled workforce in a right to work state and very competitive location sensitive operating costs.

WAREHOUSE FEATURES

Clear Heights: 24'-26'

Power: 12,500 KVA Power Supply-15MW

Loading: 14 Dock-level Doors +5 Grade Level

Location: 2 miles to I-85 and 1 hour to CLT Airport

Mike O'Neill Jr. - Principal

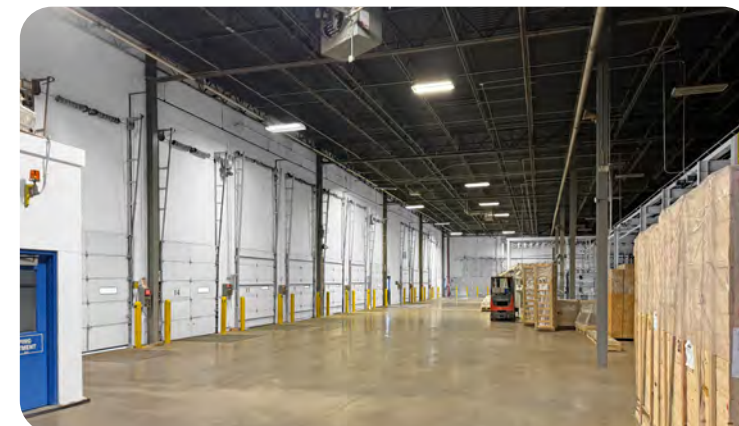
610 - 220 - 0255

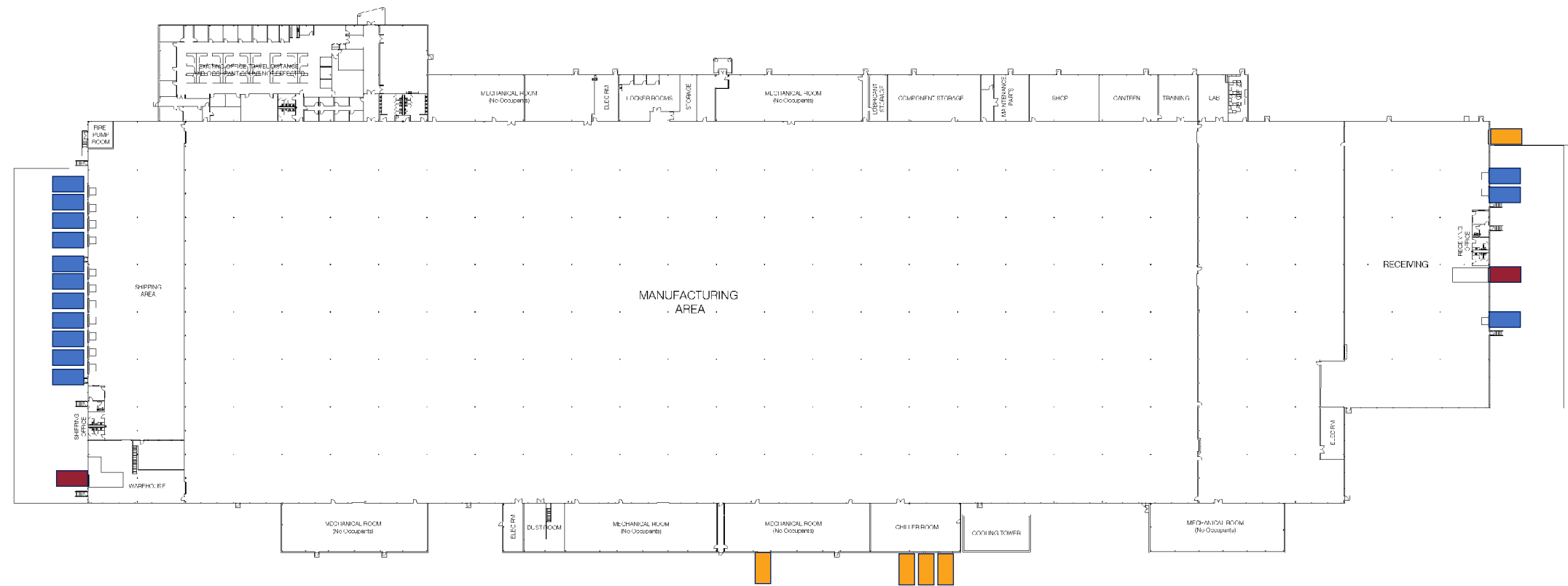
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- DOCK LEVEL DOORS
- GRADE LEVEL DOORS
- INTERIOR TRUCK WELLS



PRIMEROCK

Prime Rock is a team of accomplished value-add real estate developers. Our strength lies in our experience, ability to navigate complex situations, and our commitment + personal involvement pledged to our tenant's success. We are adaptive to the needs of businesses, offering innovative renovation packages that are 'built-to-suit' long term growth objectives.

