

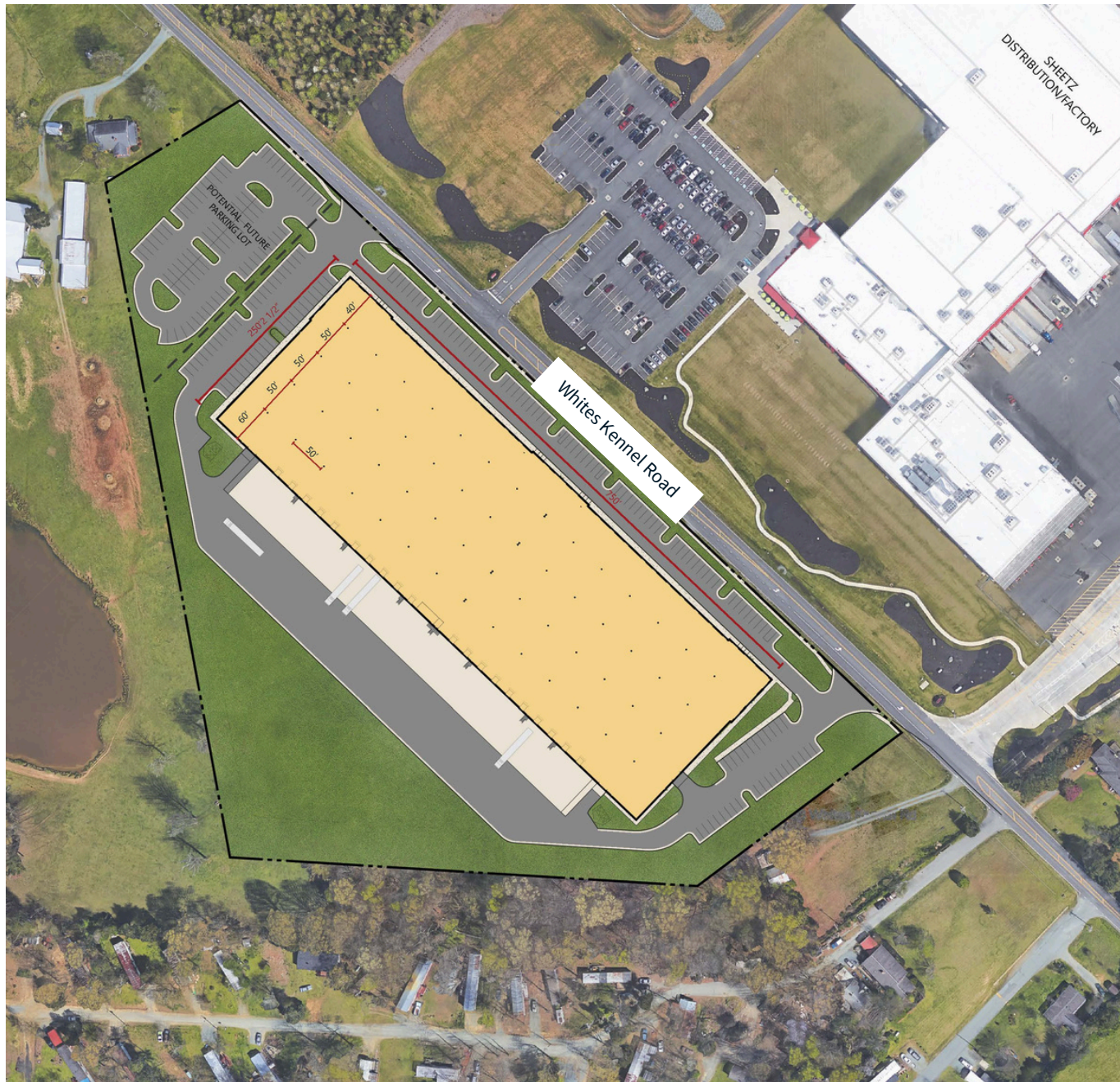


CENTRAL CAROLINA LOGISTICS CENTER

1736 Whites Kennel Road
Burlington, NC 27215



Site layout



187,500 SF of Class A Industrial Space



187,500 SF



13.05 acre site



Construction start slated for November 2024



32'6" clear height

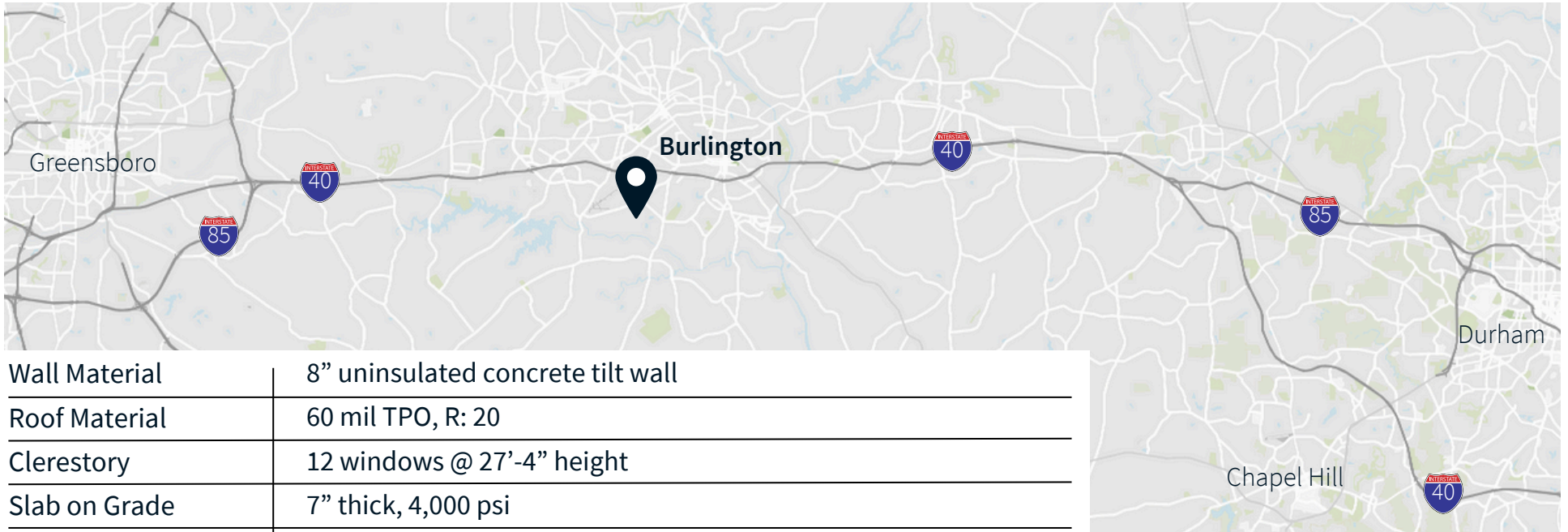


Three (3) drive in doors and twenty (20) dock doors



Located within an Opportunity Zone

Site specs



Wall Material	8" uninsulated concrete tilt wall
Roof Material	60 mil TPO, R: 20
Clerestory	12 windows @ 27'-4" height
Slab on Grade	7" thick, 4,000 psi
Site Concrete	8" thick on 4" aggregate
Site Asphalt	7" thick on 6" aggregate (truck) and 4" thick on 6" aggregate (car)
Column Spacing	50' typical with 60' speed bay
Dock Package	Doors with leveler capability
Car Parking	145 spaces
Truck Parking	36 spaces
Truck Apron	60' from side of building
Power	2,000 amps/277 - 480 volts
Interior Lighting	LED
Water & Sewer	City of Burlington
Fire Sprinkler	ESFR
HVAC	50/50 Makeup Air Units (2) w/ heat

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