

Prologis
GOODRICH
DISTRIBUTION

11701 Goodrich Drive, Charlotte, NC 28273

Rail-Served Distribution Center

Up to $\pm 438,650$ SF




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)

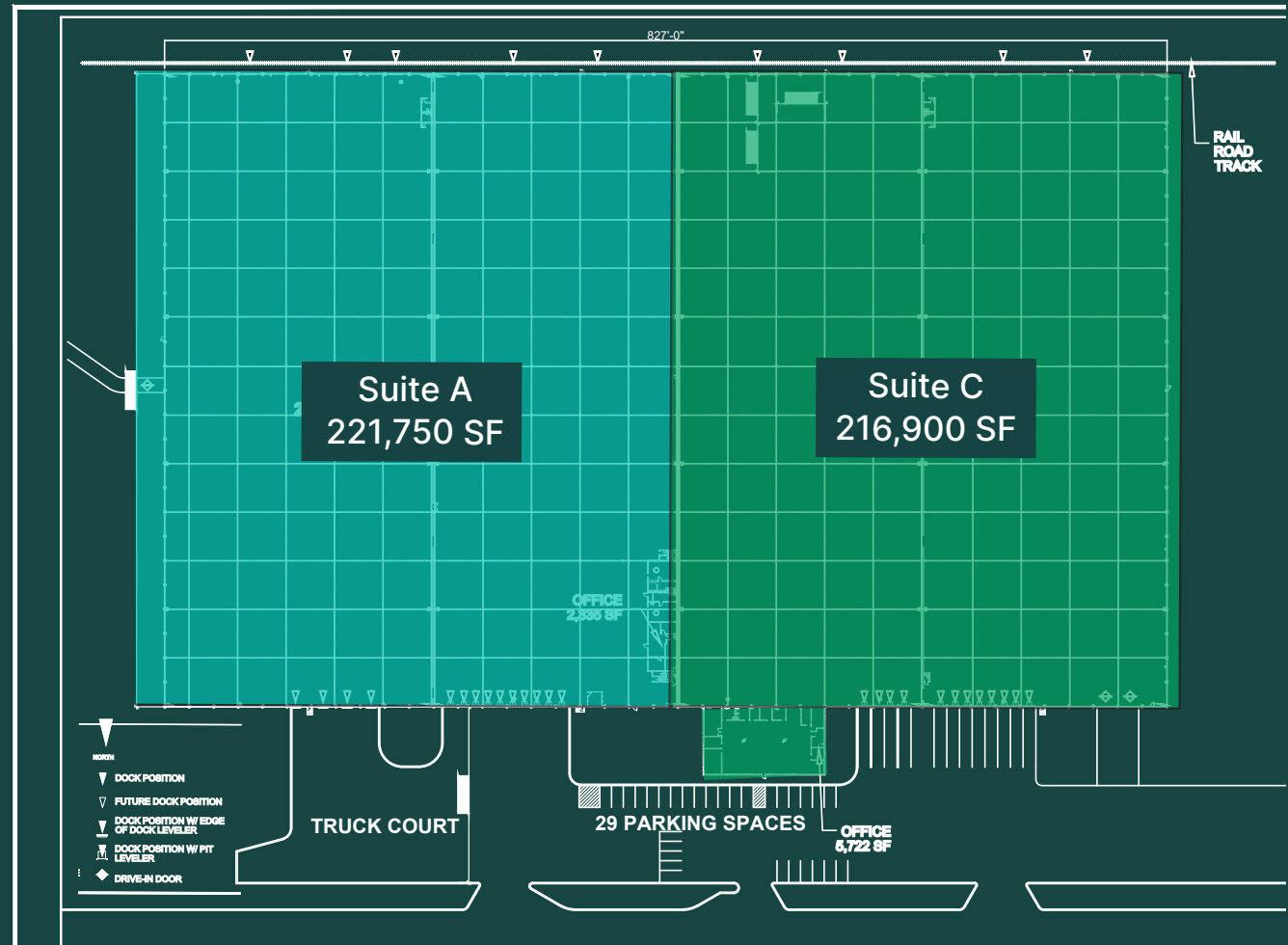
522' building depth

40' x 40' column spacing

145' truck court depth

22' clear height

LED lighting



Rail Plan



Existing Track 1

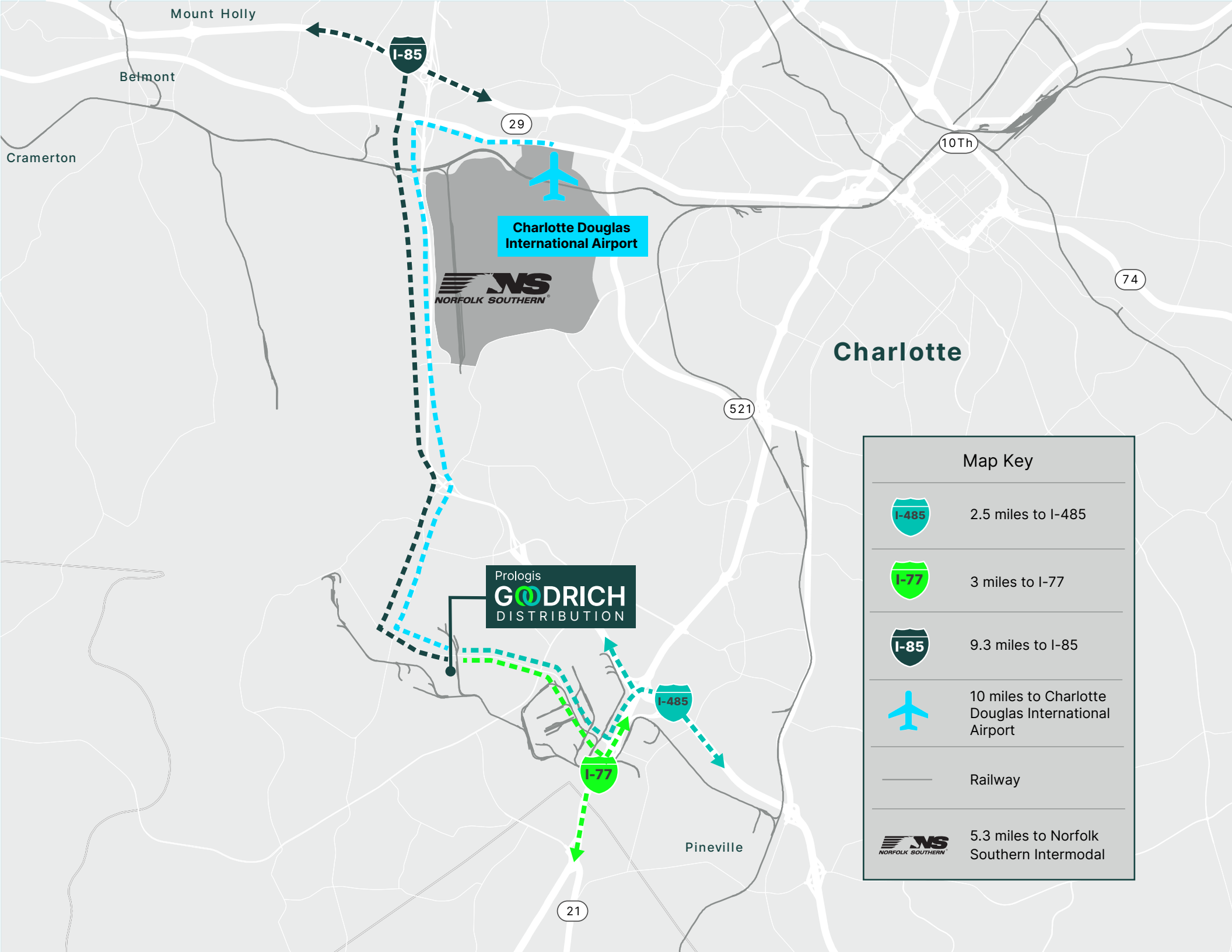
Private Industrial Lead with
1,100 Track Feet Available
for the Rail-Served
Warehouse



Potential Track 2

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





Charlotte Douglas International Airport



Prologis
GODRICH
DISTRIBUTION

Charlotte

Map Key



2.5 miles to I-485



3 miles to I-77



9.3 miles to I-85



10 miles to Charlotte Douglas International Airport



Railway



5.3 miles to Norfolk Southern Intermodal

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

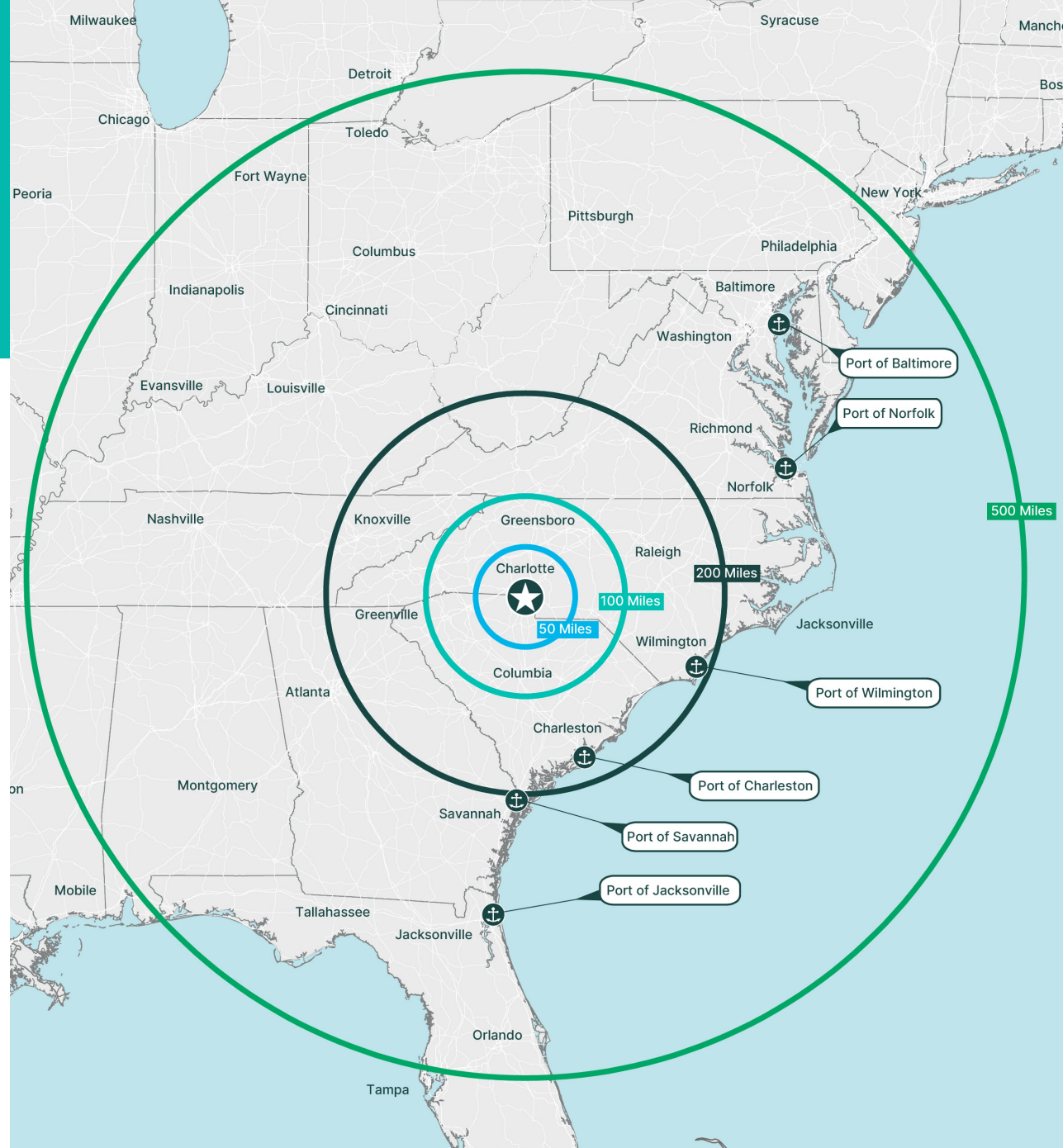
200 MI

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

Prologis Essentials is the all-in-one way to help build resilience, innovation and growth into your business. Combining the right location with the right operations, energy + sustainability, mobility, and workforce solutions will help you transform today's logistics challenges into opportunities.

Operations

Turnkey warehouse solutions to get you operational quickly and keep your product moving efficiently.

- Move in + setup
- Racking systems
- Forklifts and material handling equipment
- Automation solutions



Energy & Sustainability

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators



Mobility

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging



Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification



Let's Get in Touch



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Prologis, Inc. is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. Prologis leases modern logistics facilities to a diverse base of approximately 6,500 customers, principally across two major categories: business-to-business and retail/online fulfillment. Prologis owns or has investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 1.3 billion square feet in 20 countries, as of June 30, 2025.

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