

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



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)

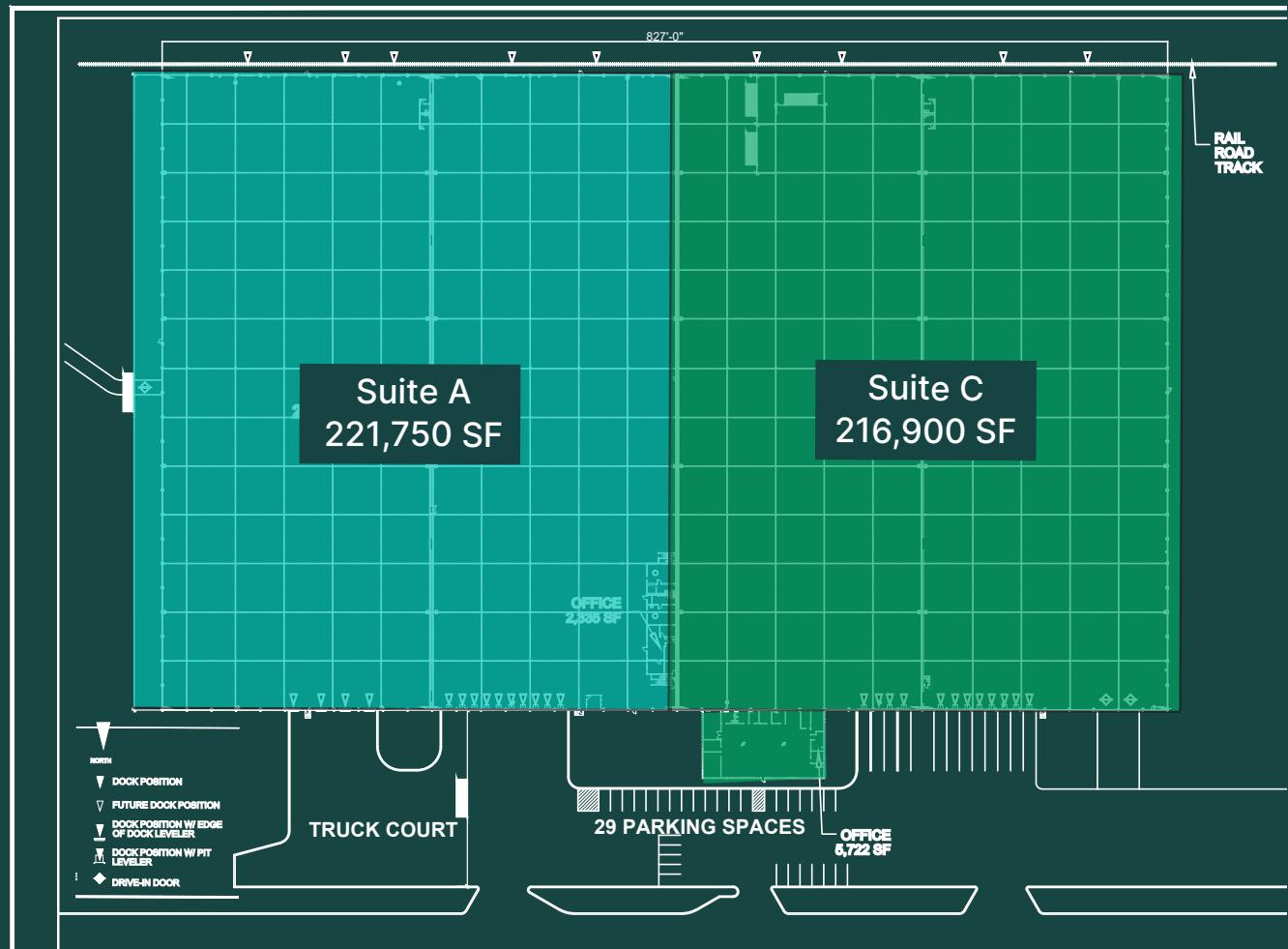
522' building depth

40' x 40' column spacing

145' truck court depth

22' clear height

LED lighting



Rail Plan



Existing Track 1

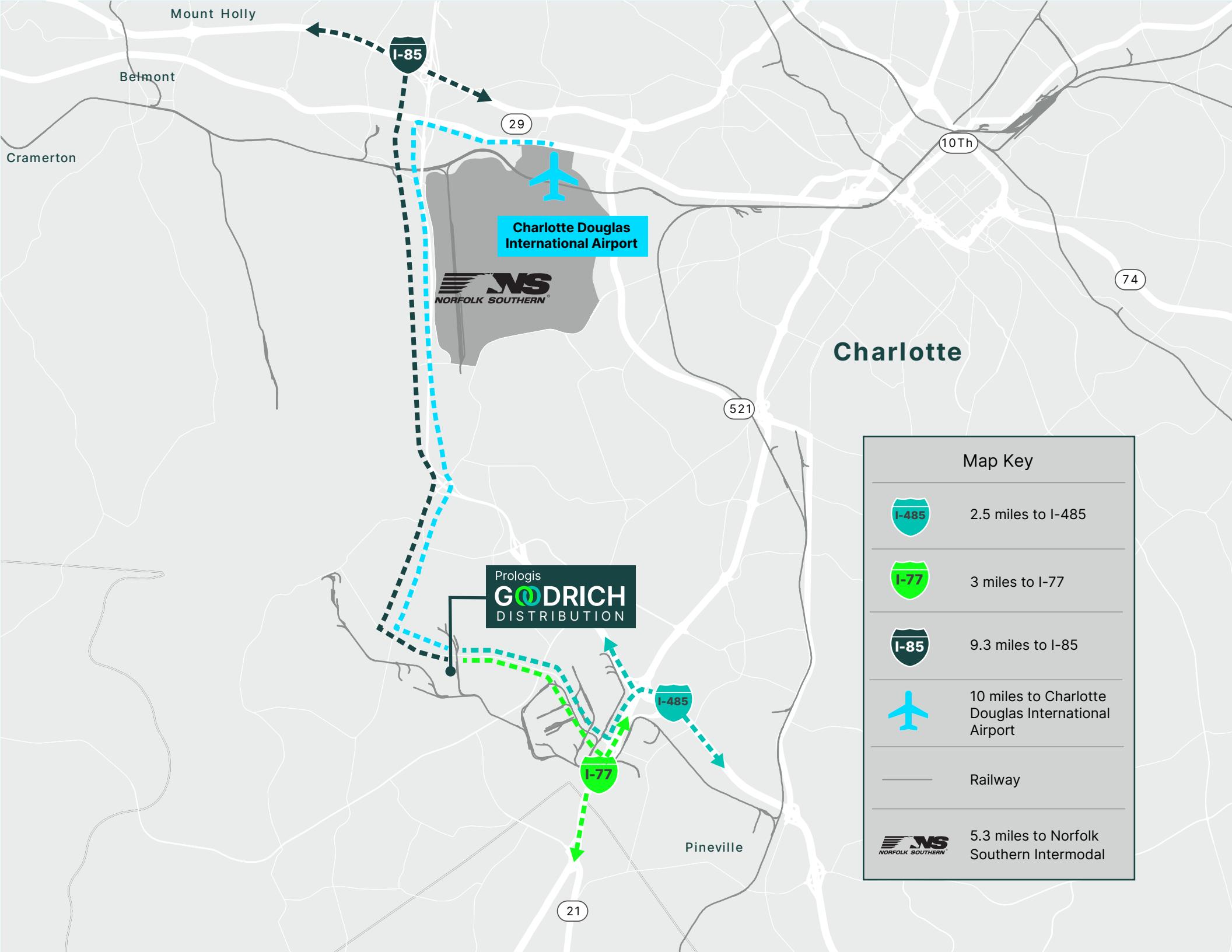
Private Industrial Lead with
1,100 Track Feet Available
for the Rail-Served
Warehouse



Potential Track 2

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





Strategic Location

50 MI

100 MI

200 MI

3,303,841
2025 Population

8,358,345
2025 Population

22,356,222
2025 Population

1.07

Population Growth*

1.05

Population Growth*

1.05

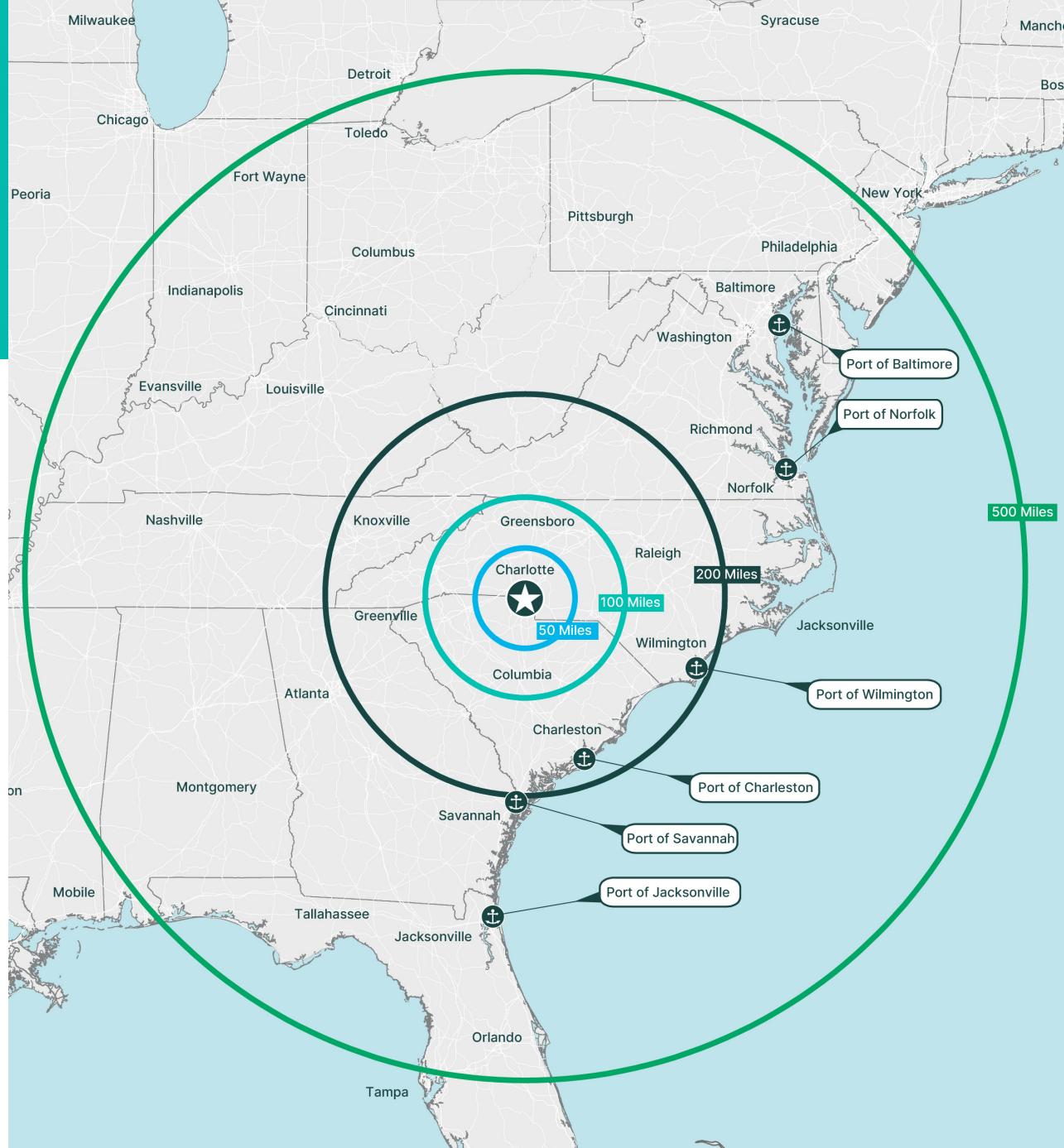
Population Growth*

\$117,254
Average HH Income

\$102,360
Average HH Income

\$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.

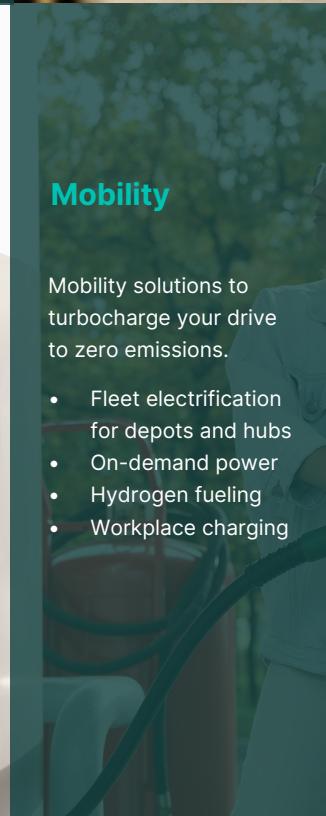
- Clean energy solutions
- Energy storage
- Backup power generators



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



Fermin Deoca

Executive Managing Director
ph +1 704 335 4436
cell +1 225 235 7899
fermin.deoca@cushwake.com

Matt Treble

Vice Chair
ph +1 704 335 4430
cell +1 615 440 1939
matt.treble@cushwake.com

Michael Flynn

Rail Advisory Group
ph +1 952 837 8688
cell +1 908 868 2022
michael.flynn@cushwake.com



Mary Lesa Pegg

Industrial Development Manager - NC
cell +1 336 782 2047
marylesa.pegg@nscorp.com

Norfolk Southern

150 Fayetteville Street
Suite 300
Raleigh, NC 27601



Caitlin Ciniero

Leasing Manager
ph +1 980 422 0807
cell +1 443 745 6463
cciniero@prologis.com

Todd Summerfield

VP, Market Officer
ph +1 704 426 8002
cell +1 410 441 1145
tsummerfield@prologis.com

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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