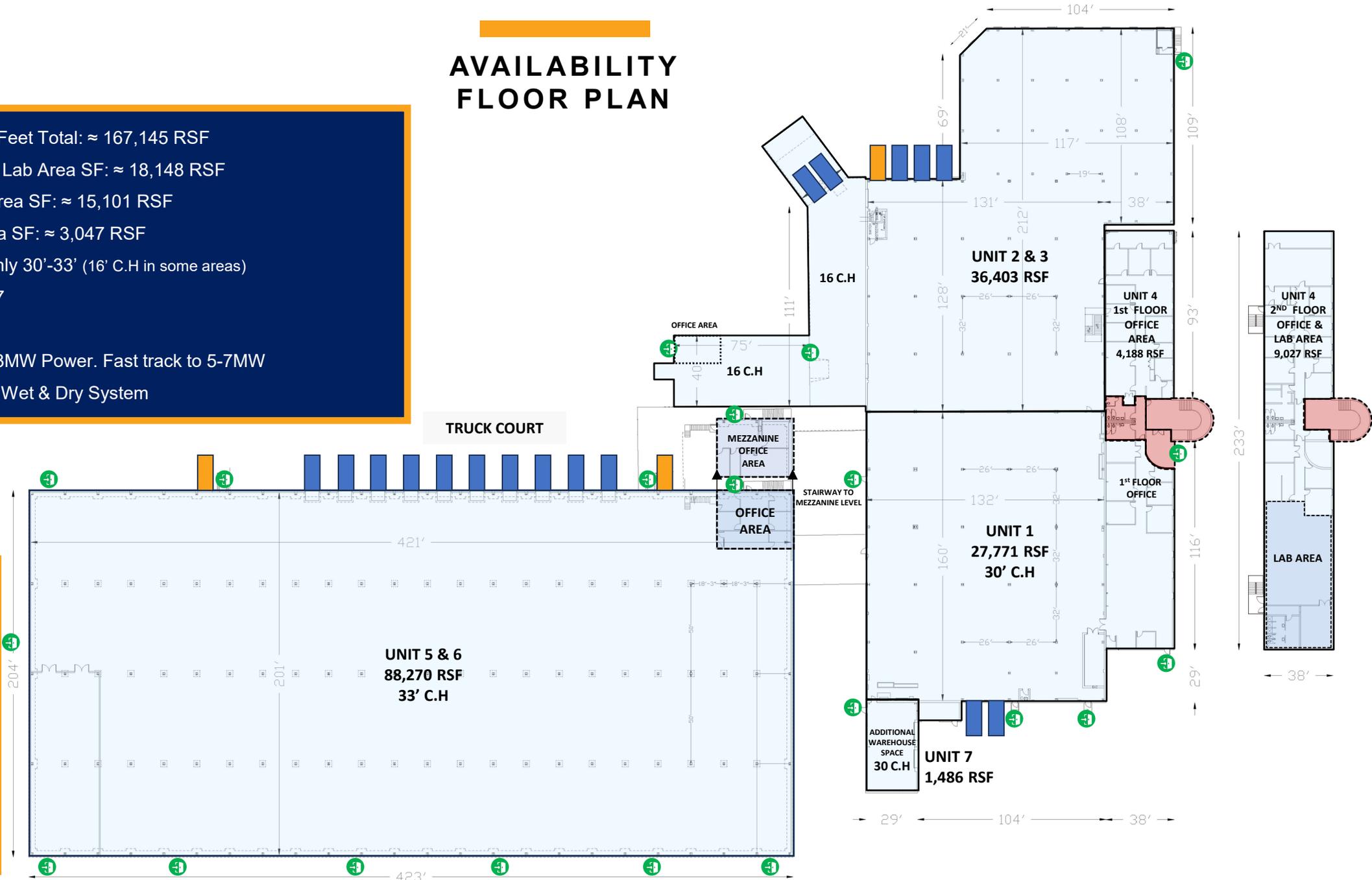


AVAILABILITY FLOOR PLAN

- Available Square Feet Total: $\approx 167,145$ RSF
- Available Office & Lab Area SF: $\approx 18,148$ RSF
- Available Office Area SF: $\approx 15,101$ RSF
- Available Lab Area SF: $\approx 3,047$ RSF
- Clear Height: Mainly 30'-33' (16' C.H in some areas)
- Loading Docks: 17
- Drive Ins: 3
- Power: Currently 3MW Power. Fast track to 5-7MW
- Sprinkler System: Wet & Dry System

KEY PLAN

-  AVAILABLE
-  LEASED
-  ACCESS AREAS
-  LOADING DOCKS
-  DRIVE INS
-  ENTRANCES



FLOOR PLAN WAREHOUSE & OFFICE AREA

- Square Feet Total: ≈ 49,618 RSF
- Office & Lab Square Feet Total: ≈ 13,214 RSF
- Office Square Feet: ≈ 10,168 RSF
- Lab Square Feet: ≈ 3,047 RSF
- Clear Height: Mainly 30' (16' C.H in some areas)
- Available Loading Docks: 5
- Available Drive Ins: 1
- Power: Currently 3MW Power. Fast track to 5-7MW
- Sprinkler System: Wet & Dry System
- Includes racks with in-rack sprinkler protection



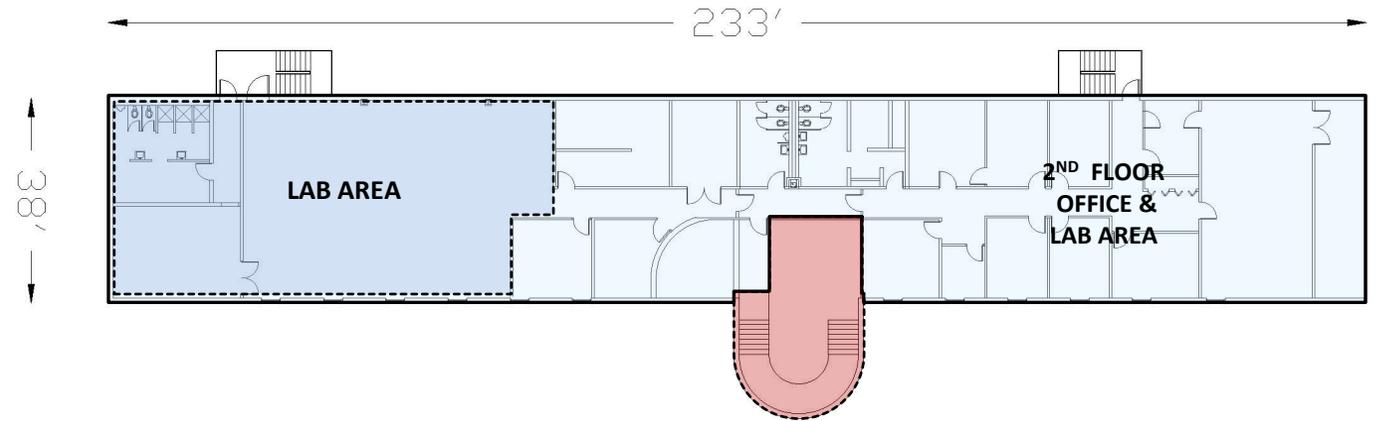
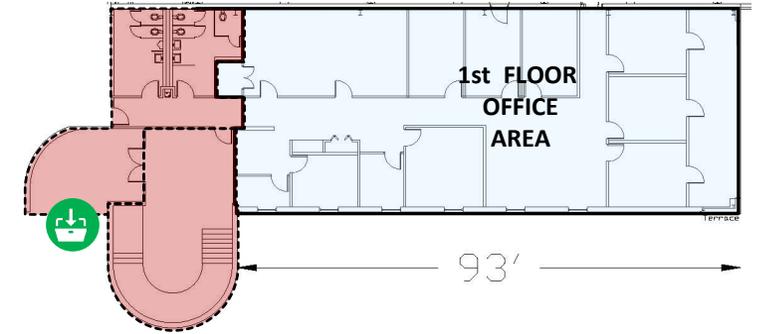
KEY PLAN

-  AVAILABLE
-  ACCESS AREAS
-  LOADING DOCKS
-  DRIVE INS
-  ENTRANCES



FLOOR PLAN OFFICE & LAB AREA

- Office & Lab Square Feet Total: ≈ 13,214 RSF
- Office Square Feet: ≈ 10,168 RSF
- Lab Square Feet: ≈ 3,047 RSF



KEY PLAN

-  AVAILABLE
-  ACCESS AREAS
-  LOADING DOCKS
-  DRIVE INS
-  ENTRANCES



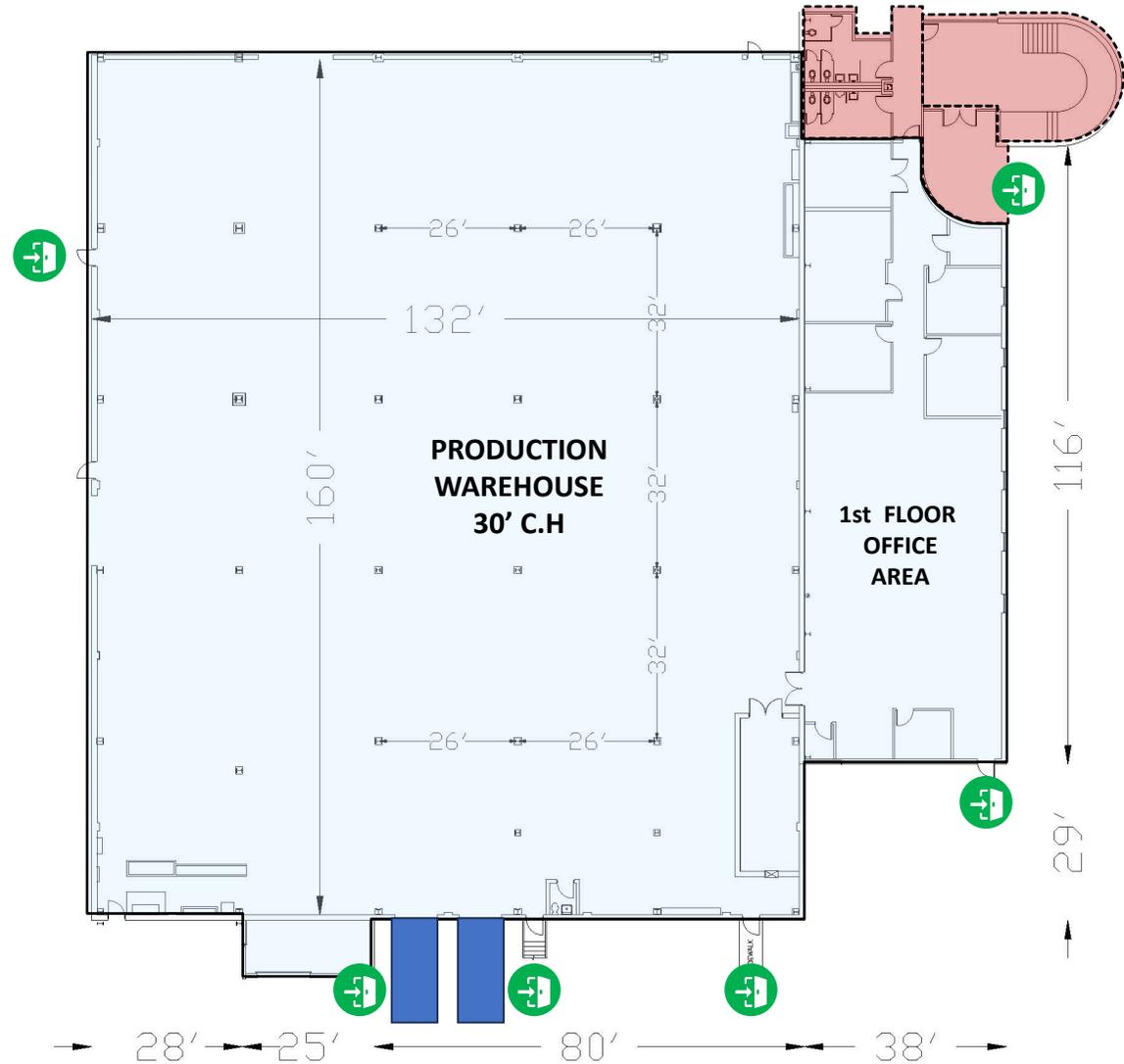
FLOOR PLAN WAREHOUSE & OFFICE AREA

- Square Feet Total: \approx 27,771 RSF
- Clear Height: Mainly 30'
- Available Loading Docks: 2
- Power: Currently 3MW Power. Fast track to 5-7MW
- Sprinkler System: Wet & Dry System
- Includes racks with in-rack sprinkler protection



KEY PLAN

- AVAILABLE
- ACCESS AREAS
- LOADING DOCKS
- DRIVE INS
- ↔ ENTRANCES



FLOOR PLAN

DISTRIBUTION WAREHOUSE WITH IN-RACK SPRINKLERS

- Square Feet Total: ≈ 88,270 RSF
- Clear Height: 33'
- Available Loading Docks: 10
- Available Drive Ins: 2
- Sprinkler System: Wet & Dry System
- Includes racks with in-rack sprinkler protection



KEY PLAN

- AVAILABLE
- ACCESS AREAS
- LOADING DOCKS
- DRIVE INS
- ↔ ENTRANCES



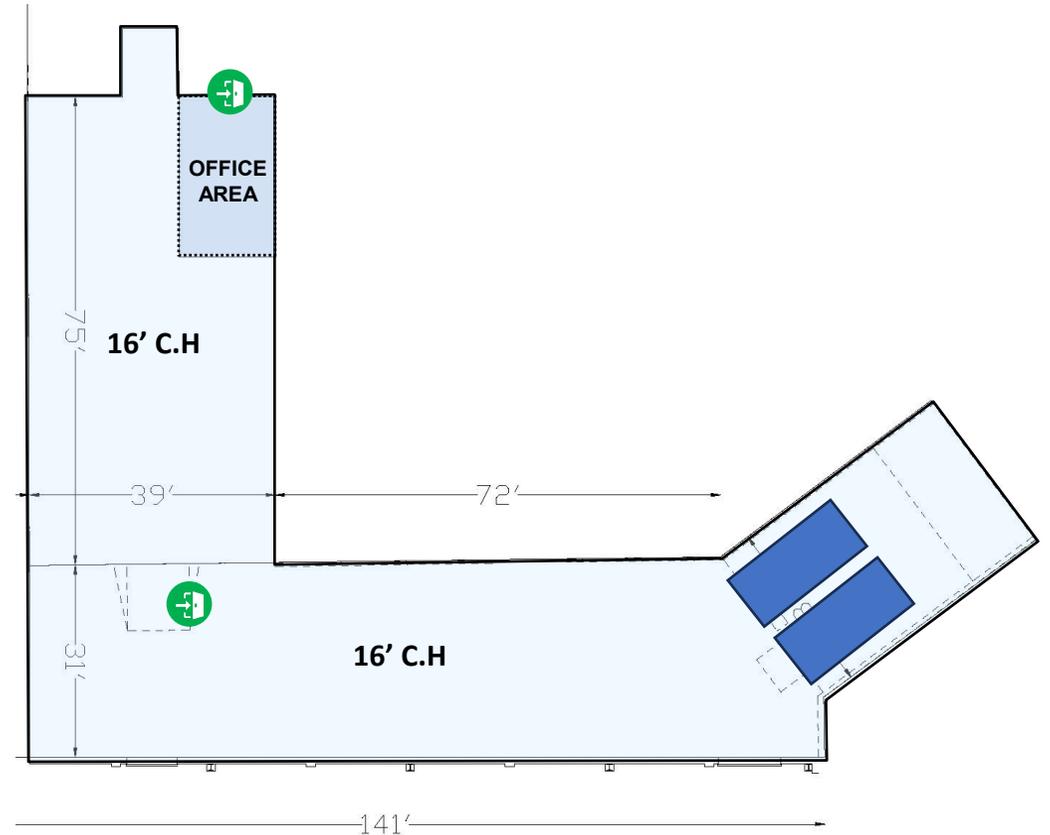
FLOOR PLAN UNIT 3

- Square Feet Total: \approx 8,180 RSF
- Office Space SF: \approx 400 RSF
- Clear Height: 16'
- Available Loading Docks: 2



KEY PLAN

-  AVAILABLE
-  ACCESS AREAS
-  LOADING DOCKS
-  DRIVE INS
-  ENTRANCES



FLOOR PLAN UNIT 7

- Square Feet Total: \approx 1,486 RSF
- Clear Height: 30'
- Power: Currently 3MW Power. Exact Power Arrangement To Be Included In Work Letter.
- Sprinkler System: Wet & Dry System



KEY PLAN

-  AVAILABLE
-  ACCESS AREAS
-  LOADING DOCKS
-  DRIVE INS
-  ENTRANCES

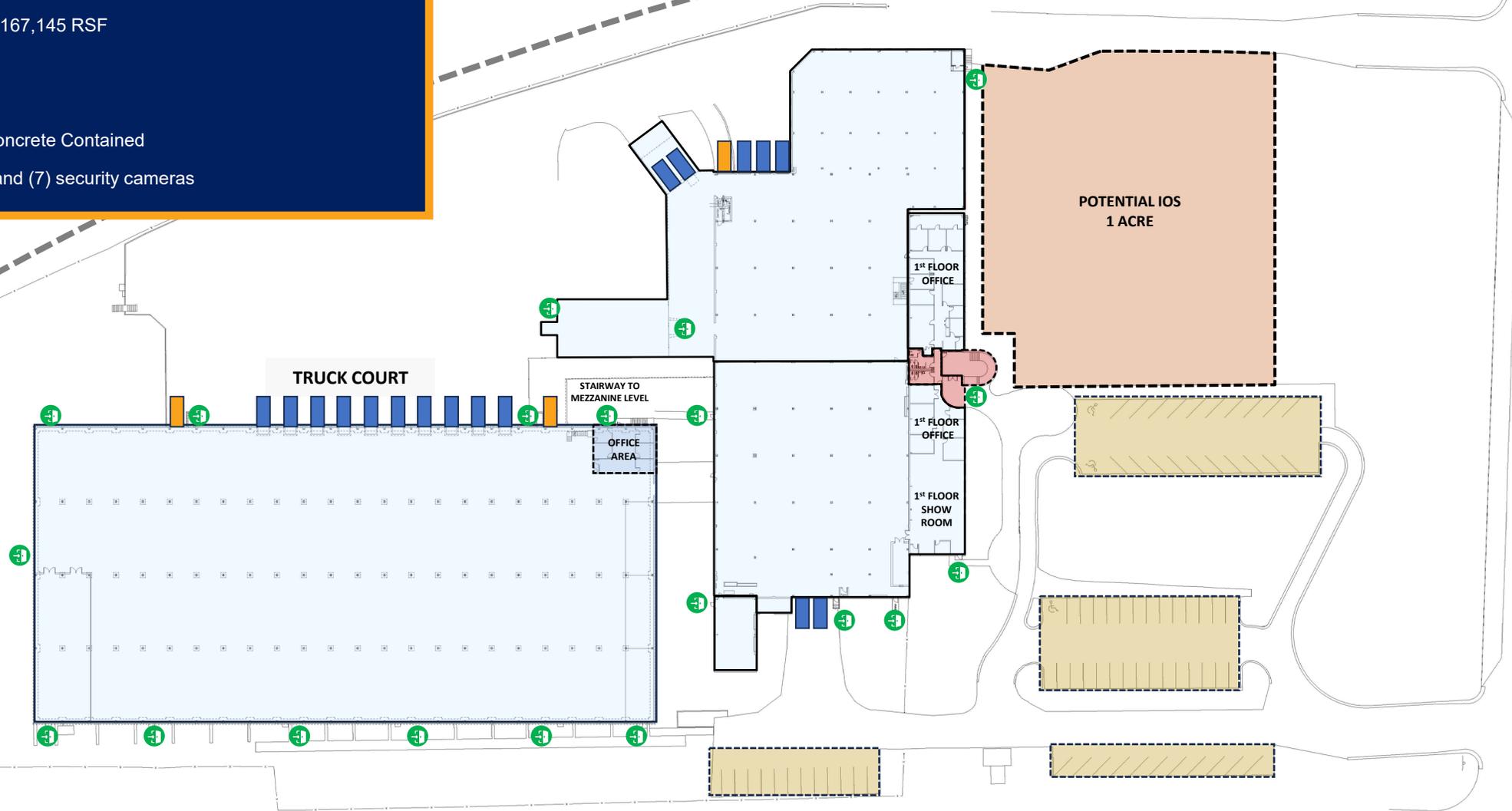


SITE PLAN

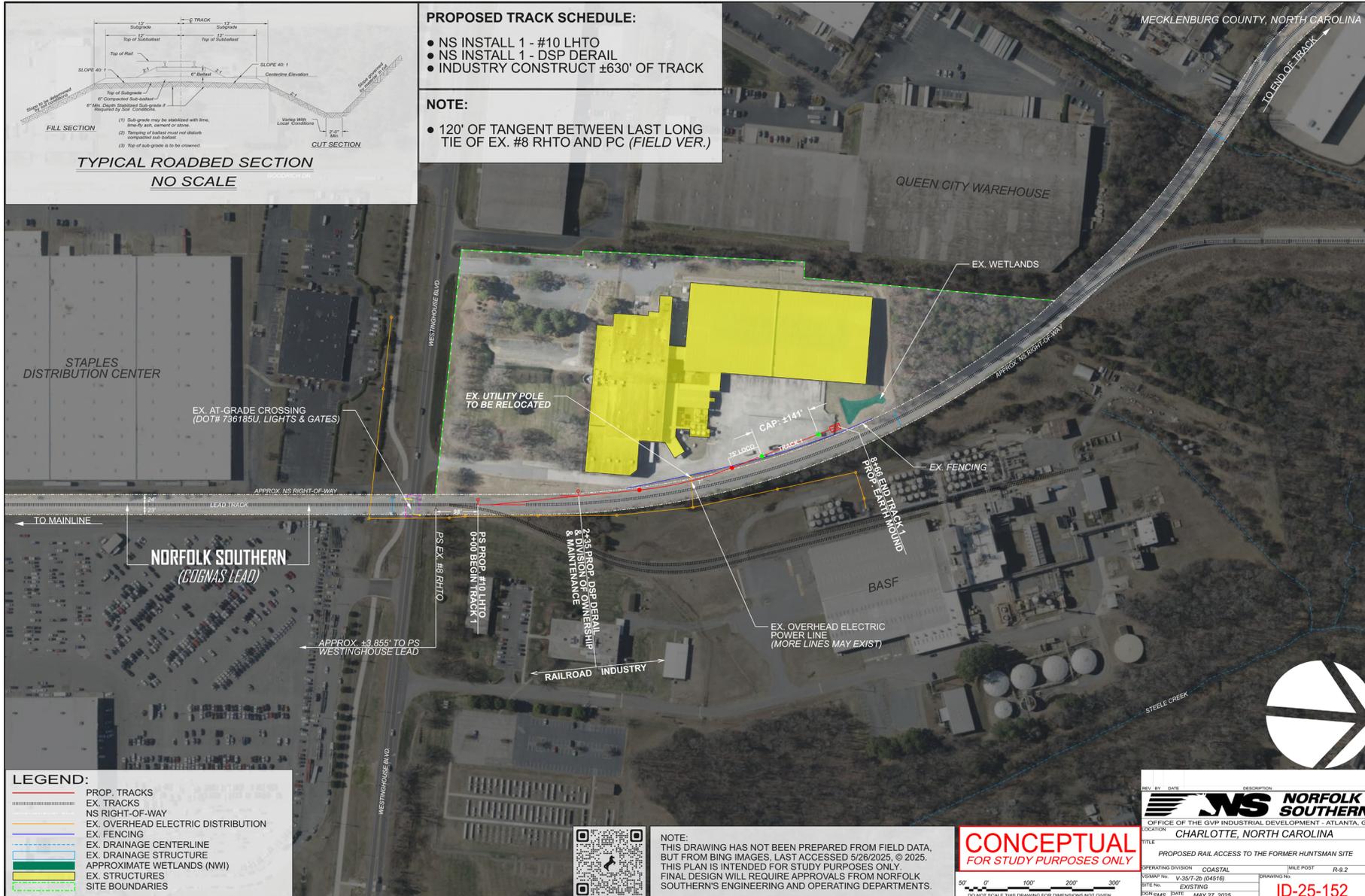
- SQUARE FEET TOTAL ≈ 167,145 RSF
- LOADING DOCKS: 17
- DRIVE INS: 3
- TRUCK COURT: 100% Concrete Contained
- SECURITY: Fully fenced and (7) security cameras

KEY PLAN

-  AVAILABLE
-  LEASED
-  ACCESS AREAS
-  LOADING DOCKS
-  DRIVE INS
-  ENTRANCES
-  EXISTING PARKING

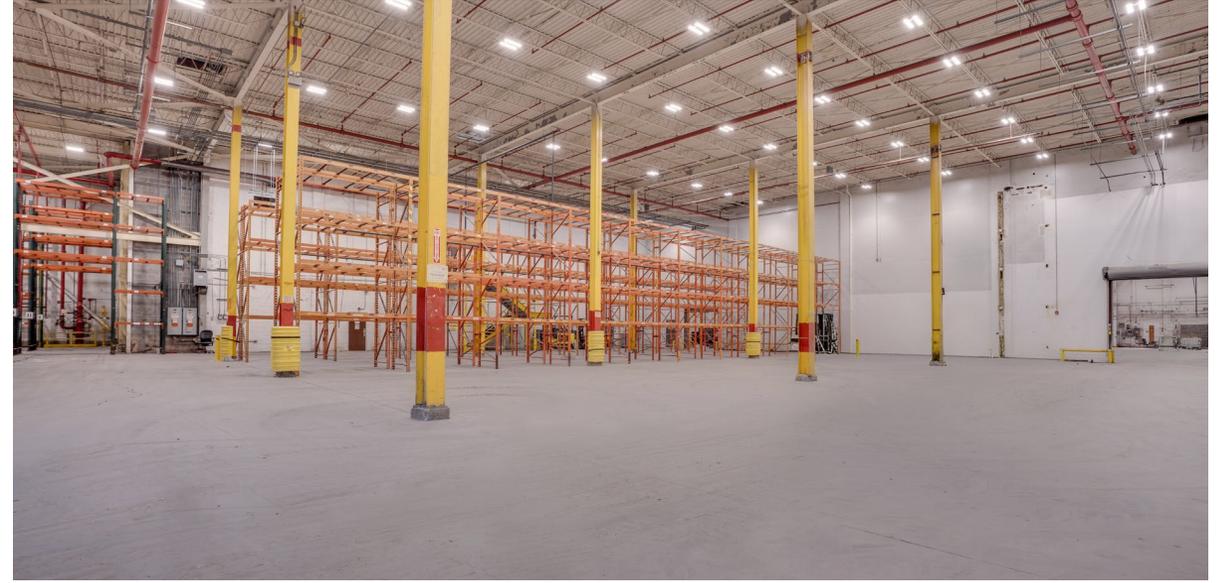


ADDING RAIL



REV. BY	DATE	DESCRIPTION
NORFOLK SOUTHERN		
OFFICE OF THE GVP INDUSTRIAL DEVELOPMENT - ATLANTA, GA.		
LOCATION: CHARLOTTE, NORTH CAROLINA		
TITLE: PROPOSED RAIL ACCESS TO THE FORMER HUNTSMAN SITE		
OPERATING DIVISION	COASTAL	SCALE POST: R-9.2
DRAWING NO.	V-307-26 (04516)	DATE: MAY 27, 2025
SITE NO.	EXISTING	PROJECT NO.: ID-25-152
FOR QMS	DATE: MAY 27, 2025	

BUILDING PHOTOS



CASE STUDIES

RENAISSANCE BUSINESS PARK

BEFORE



AFTER



GAF CHARLOTTE DISTRIBUTION CENTER

BEFORE



AFTER



CASE STUDIES

PECO POWER PLANT

BEFORE



AFTER

