

THE OAKS

LOGISTICS CENTER

CRAWFORD OAKS DRIVE | BELMONT, NC 28012

Up to ±471,328 sf
available for lease



**CLICK HERE TO ACCESS THE
360° VIEW TOUR** 

**CROW
HOLDINGS**
INDUSTRIAL

**AVISON
YOUNG**

PROPERTY DETAILS

The Oaks Logistics Center is a Class-A modern industrial building just outside of Charlotte's I-485 beltway. The state-of-the-art facility will offer single or multi-tenant leasing options. Situated on a collective ±46.271 acres along Hickory Grove Rd, this property offers excellent interstate access and strong connectivity to Charlotte's major industrial submarkets.

NOTE SPEC UPFIT DETAILS:

- Planned 2,000 sf of speculative office
- 24 docks equipped with manual levelers
- 10 FC lighting throughout warehouse
- Warehouse interior painted white with columns painted safety yellow to 12' and white from 12' to ceiling



Address:	Crawford Oaks Drive Belmont, NC 28012
Available sf:	±471,328 sf
Zoning:	BC-D
Building Dimensions:	470' x 1,000'
Clear Height:	36'
Truck Court:	190'
Auto Spaces:	233 spaces
Trailer Spaces:	139 spaces
Column Spacing:	56' x 50'

Speed/Loading Bays:	60'
Dock High Doors:	98 (9' x 10') doors; 22 knockouts
Drive-In Doors:	4 (14' x 16') doors; 9 knockouts
Fire Protection:	ESFR
Power:	(2) 2,500-amp service
Slab Thickness:	7" unreinforced slabs
Roof Insulation:	R-20; 60 mil TPO roof
Rail Service:	Yes

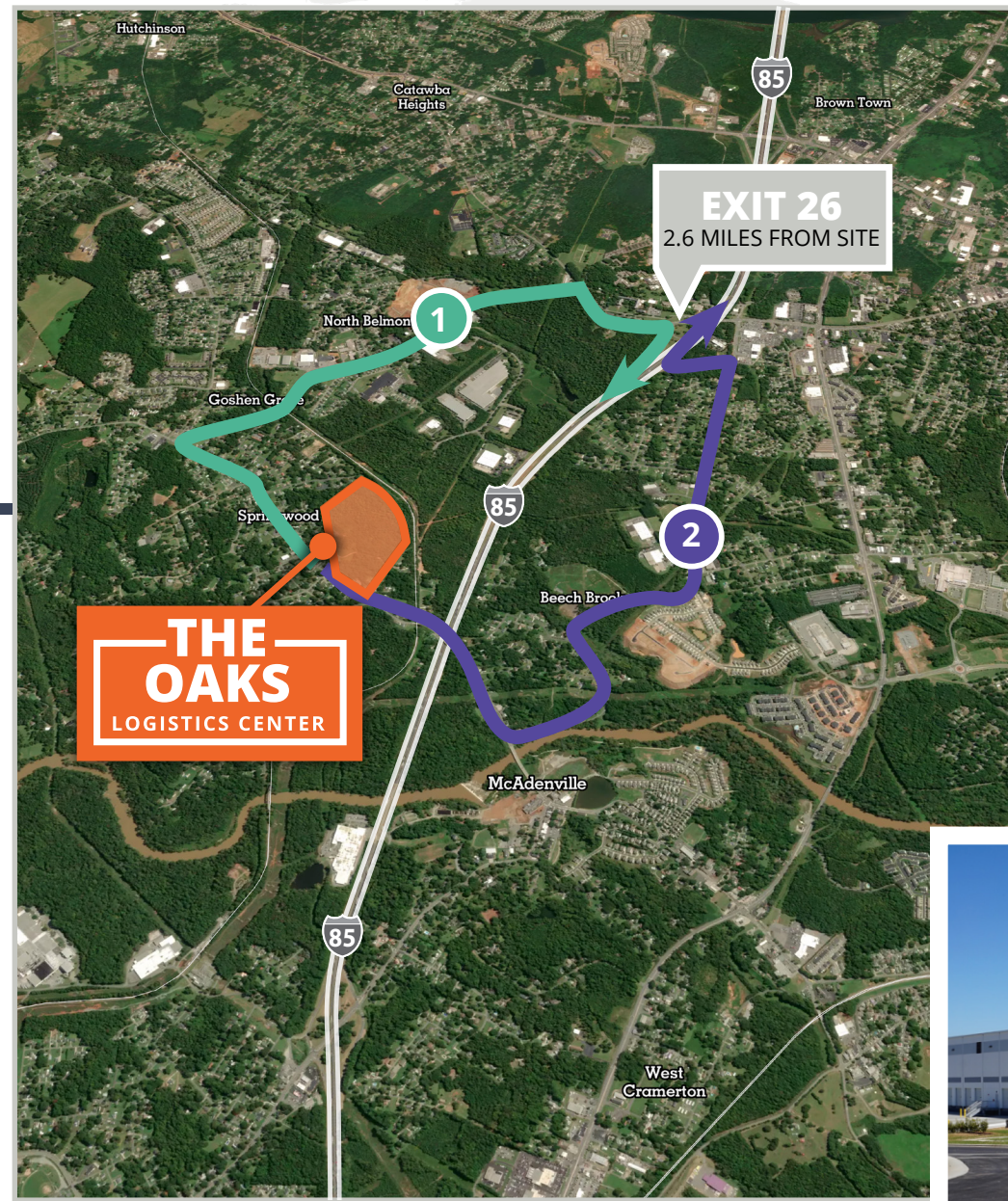


**PROPOSED
70' WIDE RAIL
SPUR WITH 10
CAR CAPACITY**

STATE OF THE ART Class-A Modern INDUSTRIAL BUILDING



360° VIEW TOUR
SCAN QR CODE



ROUTE 1





ROUTE 2

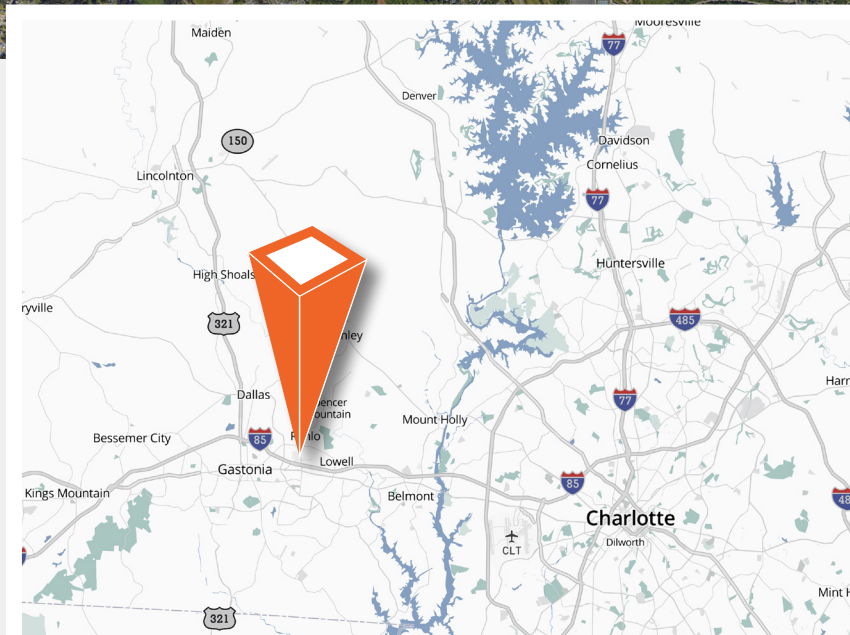


Up to ±471,328 sf AVAILABLE FOR LEASE

CRAWFORD OAKS DRIVE | BELMONT, NC



 INTERSTATE 85 ±2.6 miles	 US HWY 74 ±2.0 miles
 INTERSTATE 485 ±6.5 miles	 CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT ±8.2 miles



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