



SEEFRIED
INDUSTRIAL PROPERTIES



For Sale or For Lease

Westinghouse Commons

Westinghouse Commons Drive, Charlotte, NC 28273

± 21,000 SF – ±146,785 SF Spec Building

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Colliers

Project Overview

Located within West Lake Business Park—a master-planned business park in the thriving Westinghouse industrial corridor of the Charlotte MSA—this Class A industrial facility offers unmatched access to major transportation routes, including I-77, I-485, and

Charlotte Douglas International Airport. Strategically positioned for seamless logistics and distribution, the property benefits from robust regional infrastructure and proximity to Charlotte’s highly skilled labor pool, particularly in advanced manufacturing and logistics. This premier location delivers a significant competitive advantage in one of the Southeast’s most active industrial markets.

Address	Westinghouse Commons Drive, Charlotte, NC 28273
County	Mecklenburg
Zoning	ML-2 (Manufacturing & Logistics)
Land Use	Industrial
Square Footage	±21,000 SF - ± 146,785 SF
Building Dimensions	650' x 195' – 245'
Office SF	± 2,043 SF
Bay Sizes	Typical Bay: 245' x 54' & 195' x 54' Speed Bay: 60'
Clear Height	32'
Parking	± 138 employee parks
Truck Court	Total Depth: 135' Concrete Apron: 60' Heavy-Duty Asphalt Truck Court: 75'
Exterior Walls	Load bearing concrete wall panels
Structural Steel	Gray steel columns and joists; primed white roof deck
Slab Thickness	6" concrete slab, 4,000psi, 4" aggregate base; speed bay is reinforced with #3 bars at 18" on center
Dock Doors	(37) 9' x 10'
Drive-In-Doors	(2) 14' x 14' (with 60' ramps)
Roof	Mechanically attached 60 mil TPO with R-20 insulation
HVAC	Heat for freeze protection; (1) air changes per hour
Fire Protection	ESFR Sprinkler
Electrical	(1) 2,000 amps service
Lighting	LED High bay fixture
Estimated Completion	Q1 2027

1.5 Miles to I-485 and 3.5 Miles to I-77

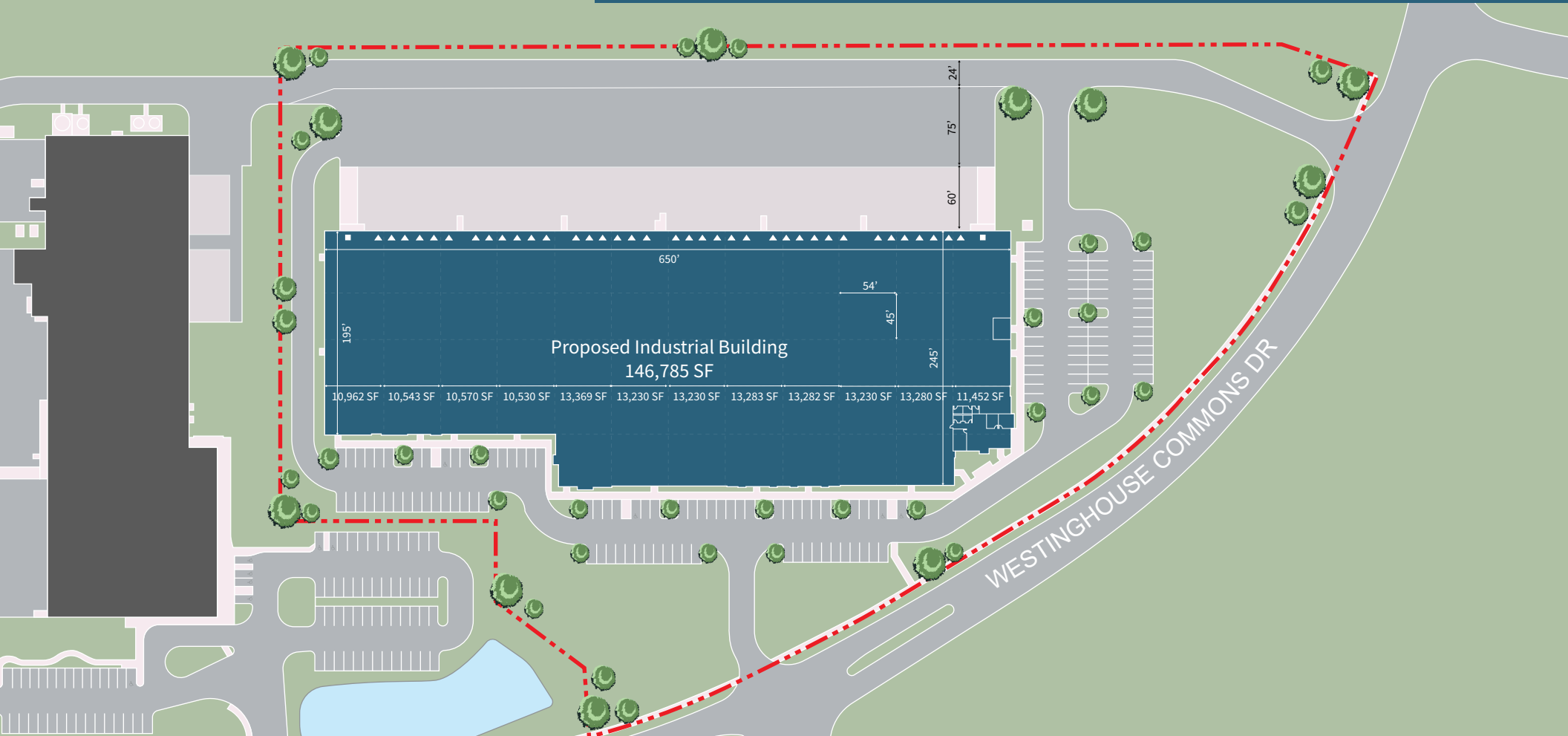
2.4M 2025 Charlotte
Metro Population

7 Fortune 500 companies
headquartered in Charlotte



- ▲ DOCK DOOR
- DRIVE-IN DOOR

Project Master Plan



± 146,785

Proposed Total
Square Footage

ML-2

Zoning

32'

Clear
Height

37

9' x 10'
Dock Doors

2

14' x 14'
60' Drive-In Ramps

Q1 2027

Est. Construction
Completion

Location Aerial

Nearby Tenants



Strategic East Coast Location

- CNBC Crowns North Carolina as the No. 1 State for Business in 2025
- Charlotte Douglas International Airport's total economic impact reached \$40 billion in 2023 based on The N.C. Department of Transportation's Division of Aviation
- Strategically located with direct access to I-77, I-485 and I-85 – the Southeast's premier interstate corridor supporting manufacturing and distribution growth.
- Centrally positioned on the East Coast midway between New York and Miami.
- Charlotte's population is growing rapidly, with over 115 new residents daily and a regional population of approximately 2.6 million.
- Within a one-day drive of 44% of the U.S. population, enabling efficient regional distribution.



16

miles

Charlotte
Center City

10

miles

CLT Int'l
Airport

1.5

hours

Inland
Port Greer

4

hours

Atlanta

3

hours

Charleston

1.5

hours

Greensboro

The Colliers logo, featuring the word "Colliers" in white serif font on a blue rectangular background with a thin yellow and red horizontal stripe at the bottom.A 3D architectural rendering of a modern industrial building. The building has a multi-story design with a combination of light grey and dark blue panels. Large windows are visible on the upper floors. The address "32041" is displayed in large, metallic-looking numbers on the side of the building. The sky is a clear, light blue.

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