

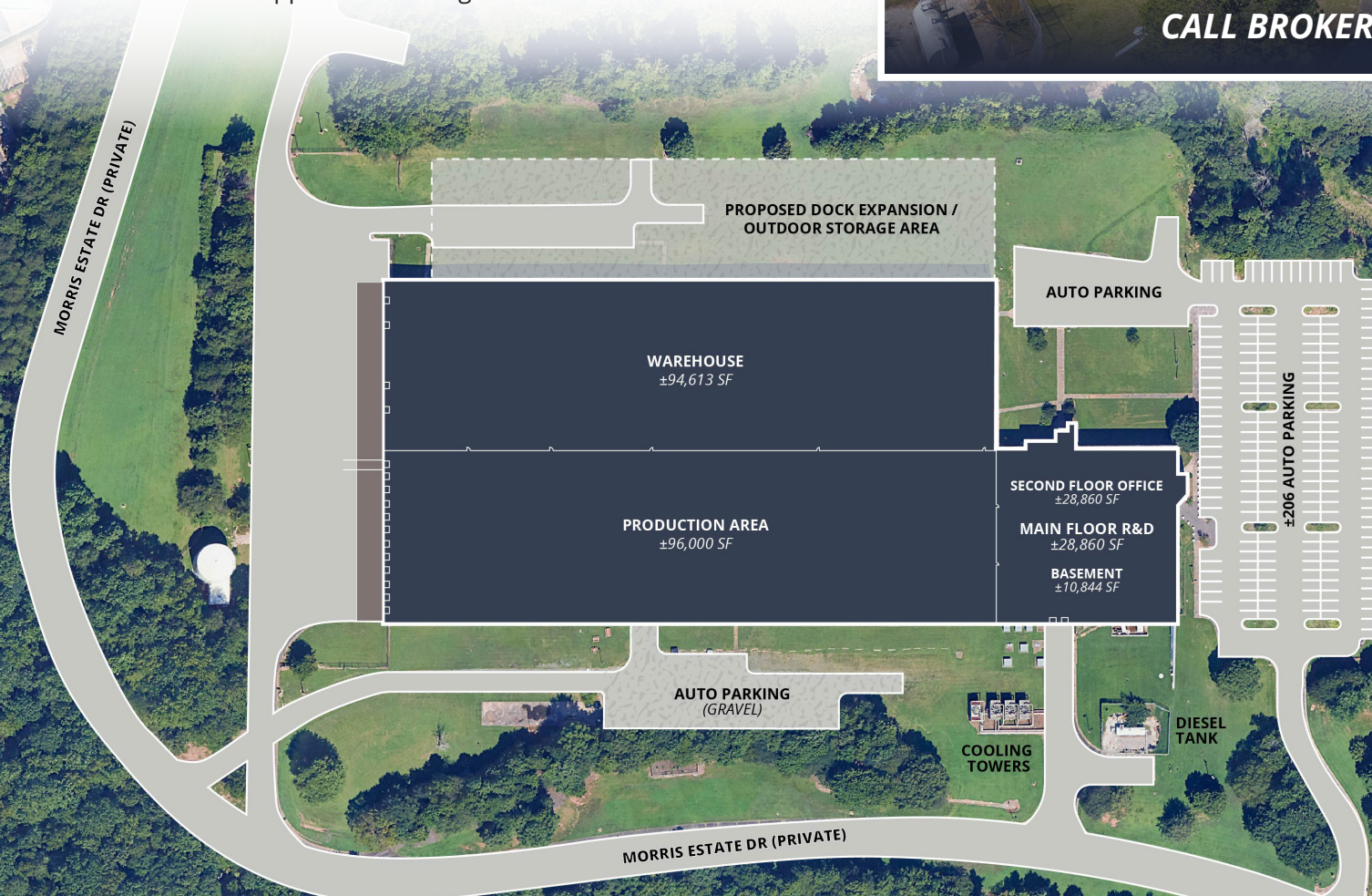
±260,000 SF MANUFACTURING FACILITY
Available For Sale or Lease in Charlotte, NC

**AVISON
YOUNG**

PROPERTY OVERVIEW

6900 Morris Estate Dr • Charlotte, NC 28262

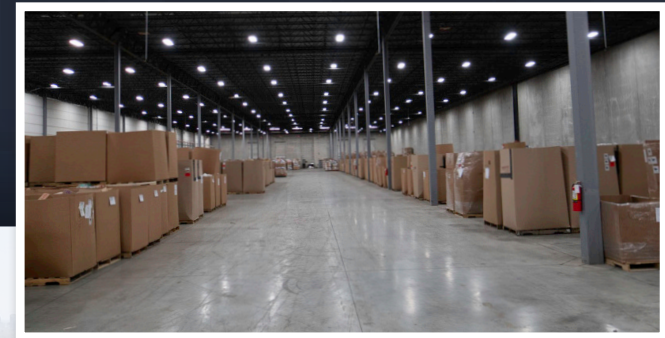
The Innovation Center is a prime property offering $\pm 260,000$ SF of versatile space, formerly serving as an IBM Manufacturing Facility. Located off I-85 in Charlotte, NC, the property provides excellent access to major transportation routes and is adjacent to the University Research Park, a thriving area for technology and innovation. This well-maintained facility is ideal for large-scale headquarters, research and development, or industrial operations, featuring robust power infrastructure to support demanding business needs.



$\pm 260,000$ SF MANUFACTURING FACILITY AVAILABLE FOR SALE OR LEASE

BUILDING OVERVIEW

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BUILDING SPECIFICATIONS

County:	Mecklenburg	Year Built:	1984 / 2007	Roof:	TPO (Installed 2007)
Building SF:	±260,000 SF	Clear Height:	Production area: 27'-28' Warehouse: 30'-32'	Fire Protection:	Production area: NFPA Warehouse: ESFR
Warehouse SF:	±190,613 SF	Column Spacing:	Production area: 35.5' X 38' Warehouse: 52.5' X 38.5'	Electrical Service:	24KV distribution line; (3) 2000 KVA 480/277V transformers
R&D SF:	±28,860 SF	Dock High Doors:	Sixteen (16)	HVAC:	Production area: One (1) 50-ton RTU; Warehouse: Two (2) 25-ton RTUs
Office SF:	±28,860 SF	Drive-in Doors:	One (1)	Auto Parking:	±206 spaces (<i>expandable</i>)
Basement SF:	±10,844 SF	Walls:	Insulated pre-cast	Zoning:	I-2 (CD) (<i>Heavy Industrial Conditional</i>)
Proposed Outdoor Storage:	Up to ±5.0 AC	Floor:	6" - 8"	Acreeage:	±63.22 AC



BUILDING EQUIPMENT:

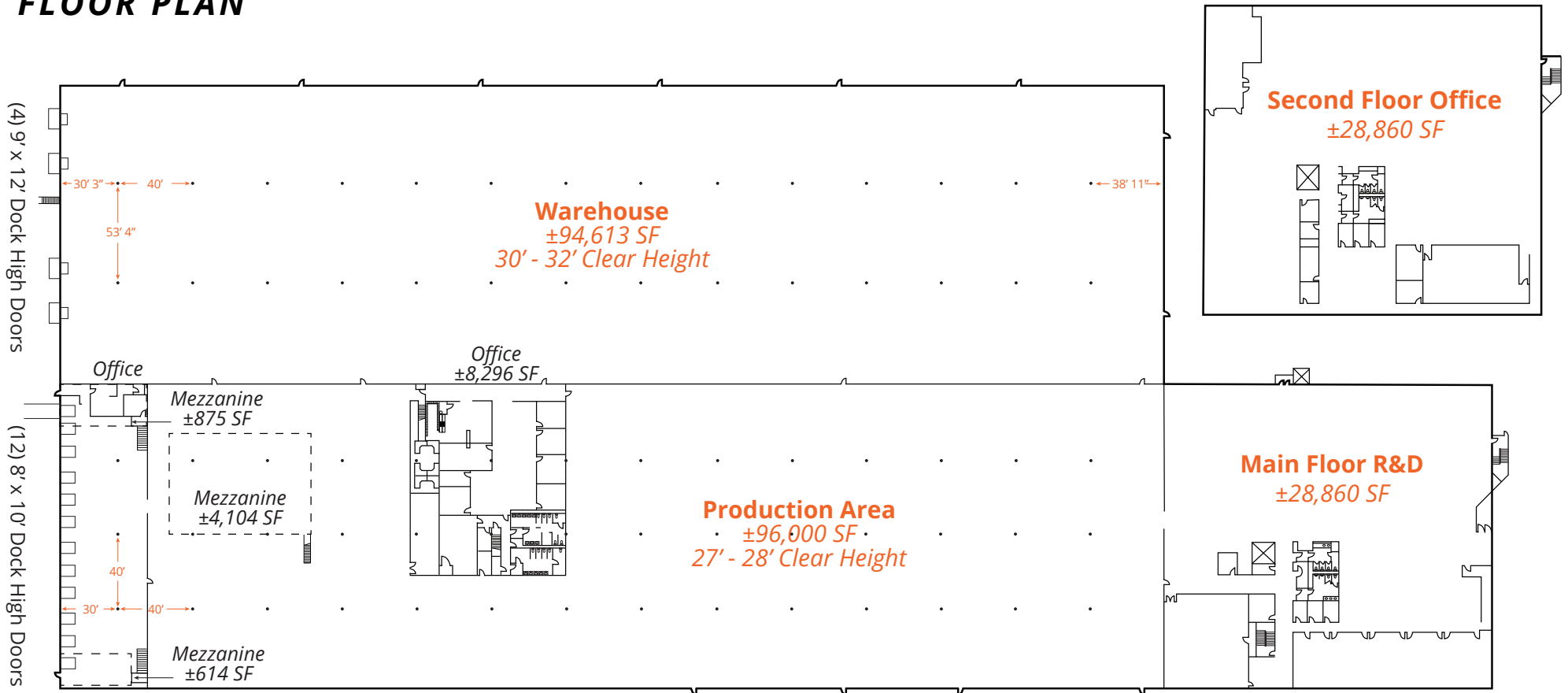
- Freight Elevator
- (2) Boilers
- (3) Chillers
- (2) Air Compressors
- (1) 125 kw Generator; Onan-Genset
- Cable Trays throughout Original Warehouse
- Mezzanine in Original Warehouse
- (1) Above Ground Diesel Tank
- (1) Above Ground Water Tank
- Well on-site that serves fire protection

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FLOOR PLAN



*Mezzanines not included in total SF

Additional:

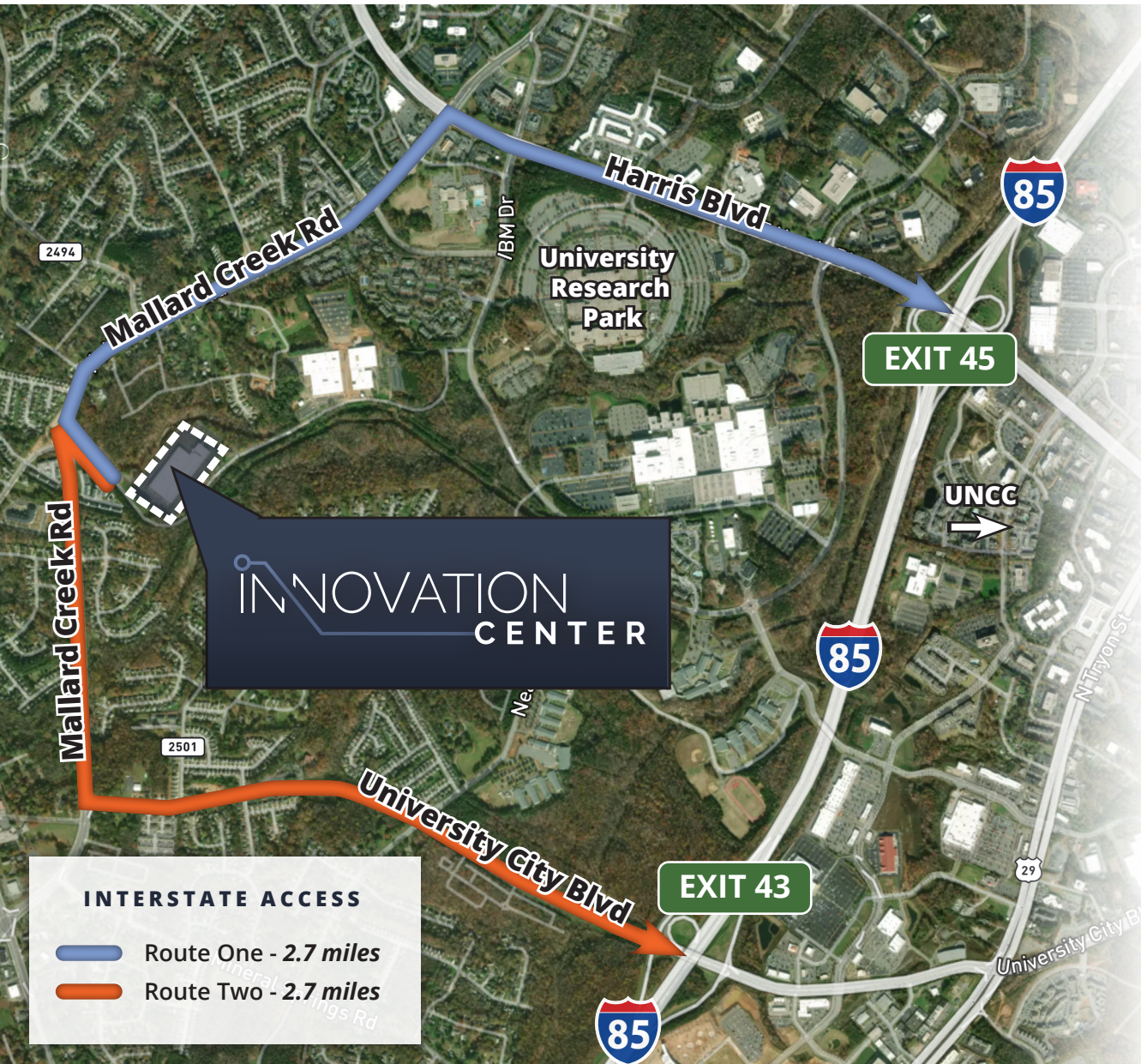
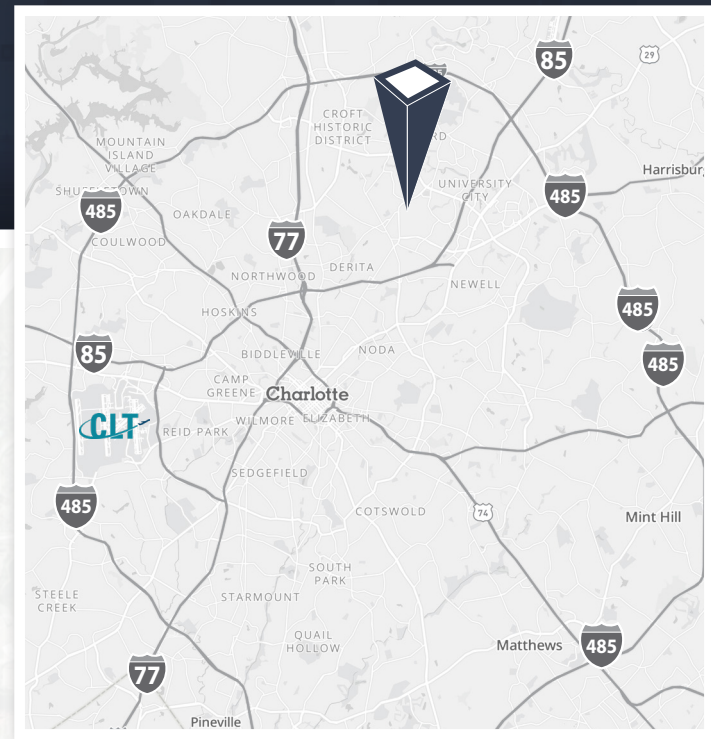
- (1) 8' x 10' Dock High Door
- (1) 6' x 10' Dock High Door



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LOCATION OVERVIEW

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INNOVATION CENTER

INTERSTATE ACCESS

- Route One - 2.7 miles
- Route Two - 2.7 miles

INTERSTATE ACCESS



INTERSTATE 485
5.7 miles



INTERSTATE 85
2.7 miles



INTERSTATE 77
3.9 miles

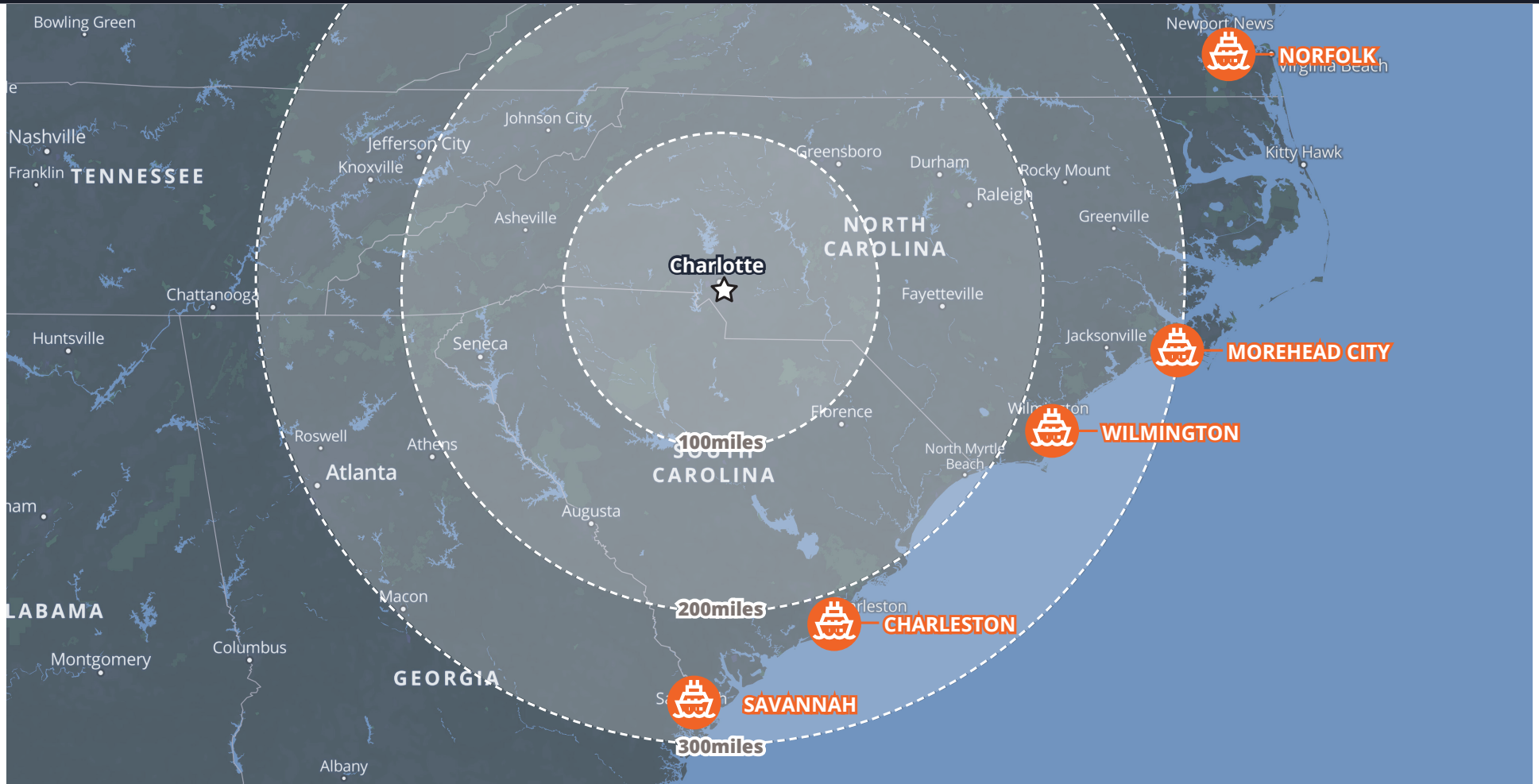


CHARLOTTE-DOUGLAS INTERNATIONAL AIRPORT
16 miles

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REGIONAL ACCESS

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EXCELLENT ACCESS TO POPULATION

Over 60% of the US population and/or 60% of the nation's industrial base, is within a 2-hour flight time from the greater Charlotte Region. This strategic position along the East Coast is a major driver for new distribution facilities in the area.

STRATEGIC CENTRAL LOCATION

Fifty-eight percent of the US population is east of the Mississippi River, putting Charlotte within one to two days shipping time to 29 of the 51 largest metropolitan markets in the US.

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If you would like more information on this offering, please get in touch.

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