



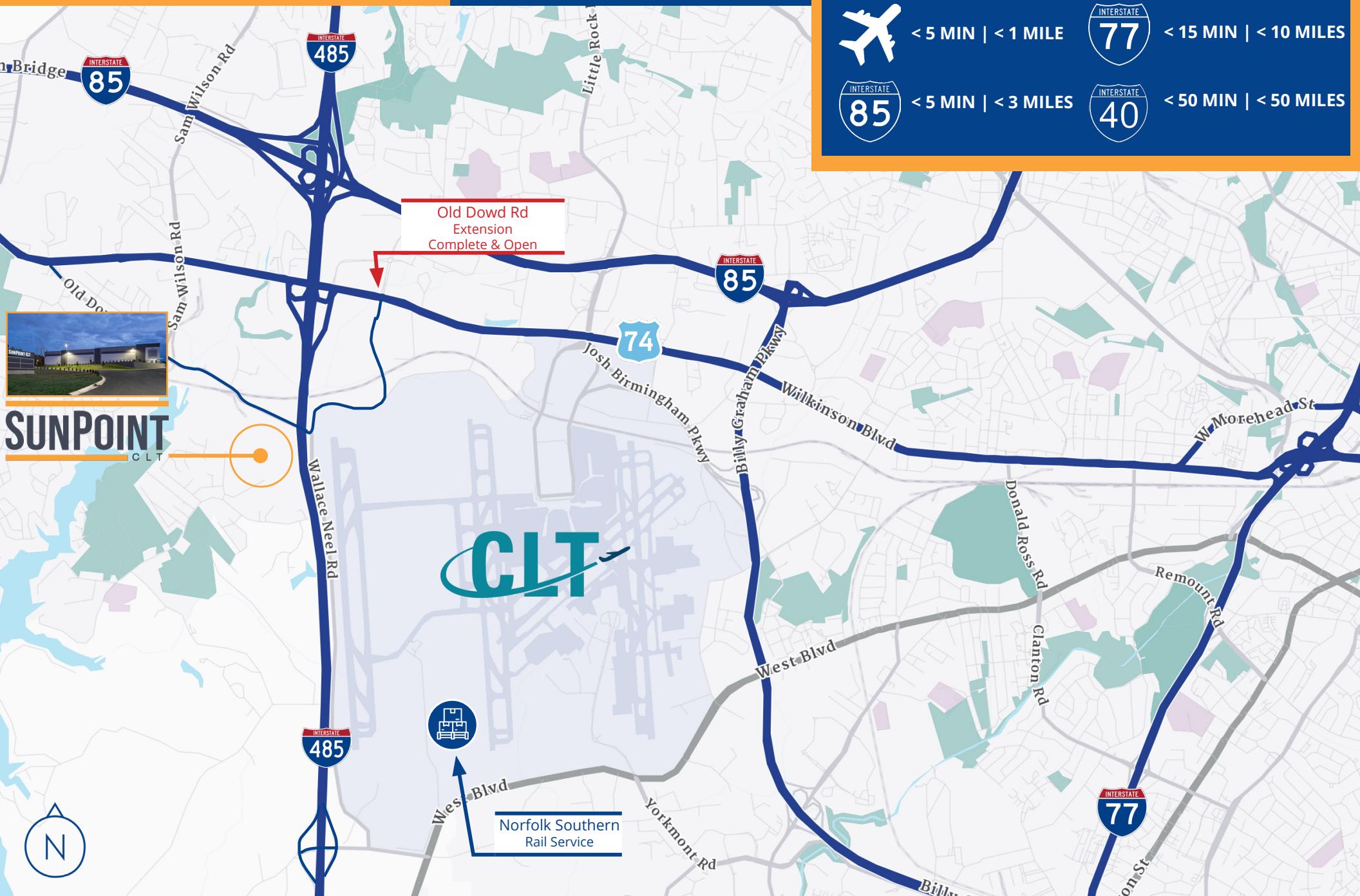
SUNPOINT

CLT

Class A Industrial Building
Up to ±193,995 SF Available
8301 Old Dowd Road
Charlotte, NC 28214



LOCATION MAP



DRIVE TIMES | DISTANCE



< 5 MIN | < 1 MILE



< 5 MIN | < 3 MILES

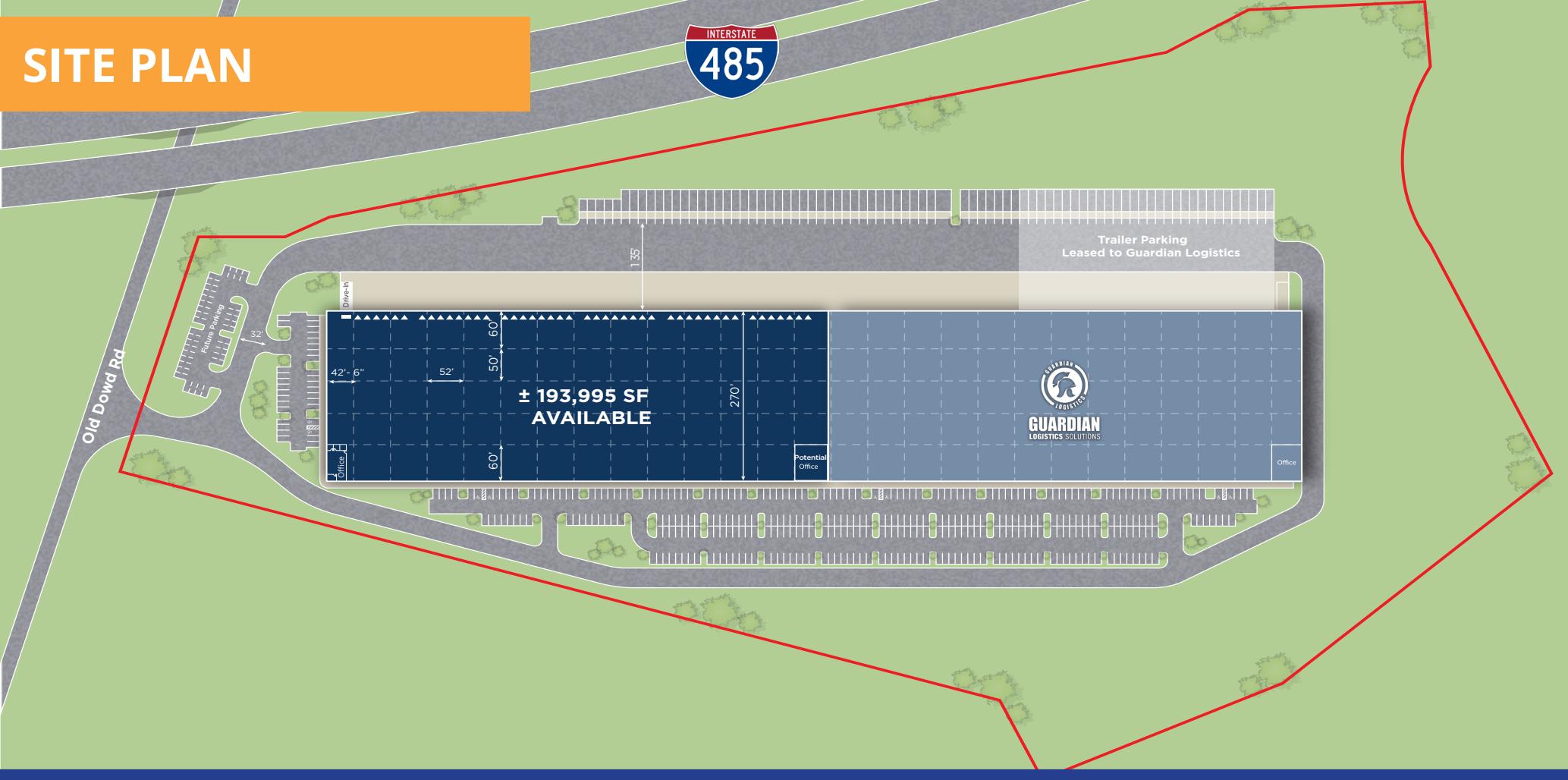


< 15 MIN | < 10 MILES



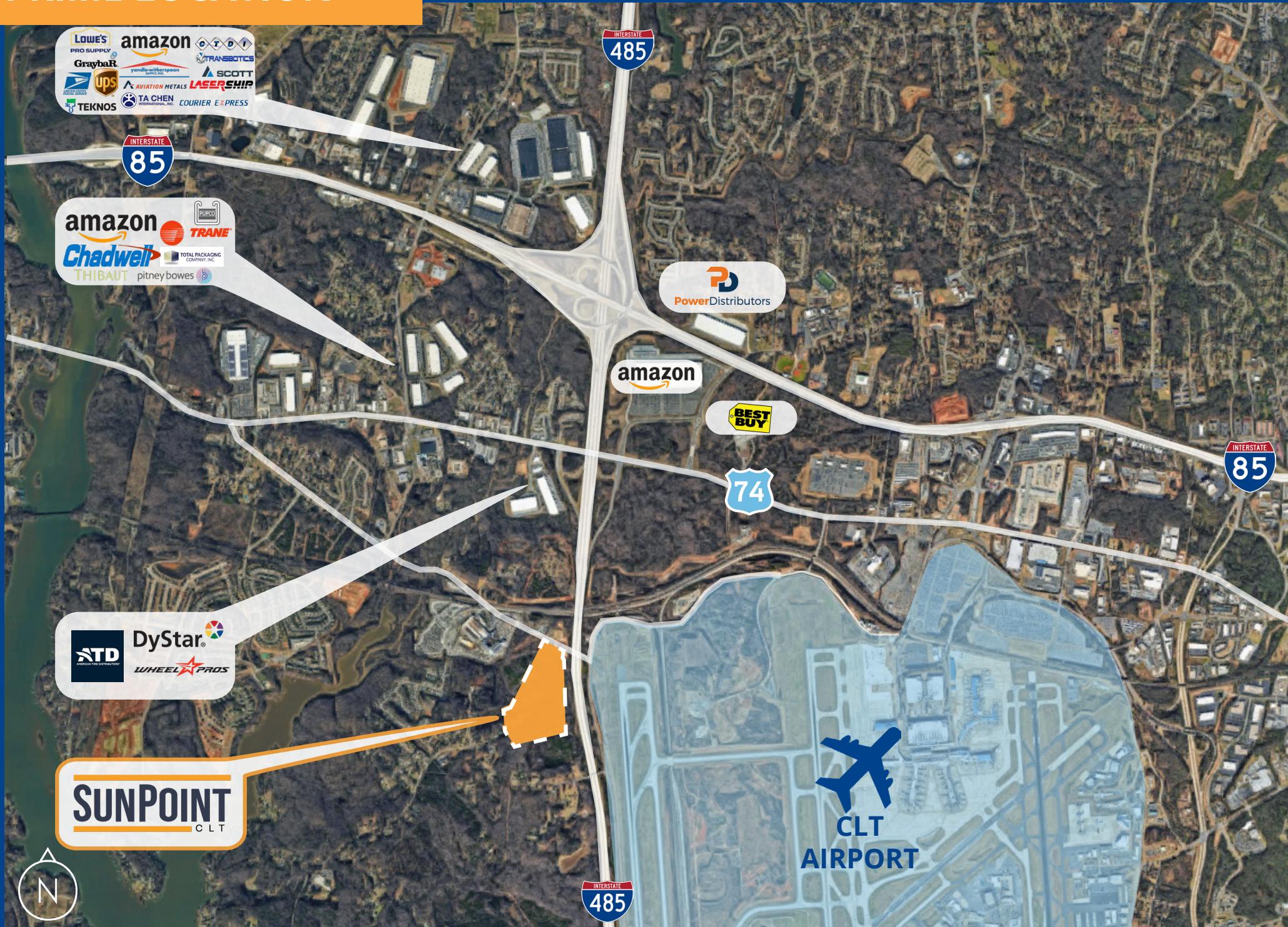
< 50 MIN | < 50 MILES

SITE PLAN



Property:	SunPoint CLT 8301 Old Dowd Road, Charlotte, NC		
Building Depth:	270'	Box Truck Parking:	5 40' Deep
Available SF:	67,600 - 193,995 SF Available	Dock High Doors:	(45) 9' x 10' (3) With Mechanical Pit Levelers
Spec Office:	\pm 1,260 SF	Drive In Doors:	1 Ramps; 12' x 16'
Column Spacing:	52' x 50'	Slab:	8" Concrete Slab on Grade
Trailer Parking:	45 55' Deep	Power:	4,000 Amps to entire Building
Auto Parking:	194	Truck Court:	190'
Loading Bay:	60'	Sprinkler:	ESFR

PRIME LOCATION



SUNPOINT

CLT



For More Information, Please Contact:

Lawrence Shaw, SIOR
Executive Vice President
+1 704 409 2360
lawrence.shaw@colliers.com

Rob Speir, SIOR
Senior Vice President
+1 704 409 2370
rob.speir@colliers.com

Phoebe Dinga
Senior Associate
+1 704 973 7207
phoebe.dinga@colliers.com

Developed By:
SunCap
PROPERTY GROUP

**Goldman
Sachs**

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.

Colliers