

WEST 85 PARK

CHARLOTTE, NORTH CAROLINA

2205 BELTWAY BLVD | 56,556 TOTAL SF



WESTPARK 85

2205 BELTWAY BOULEVARD

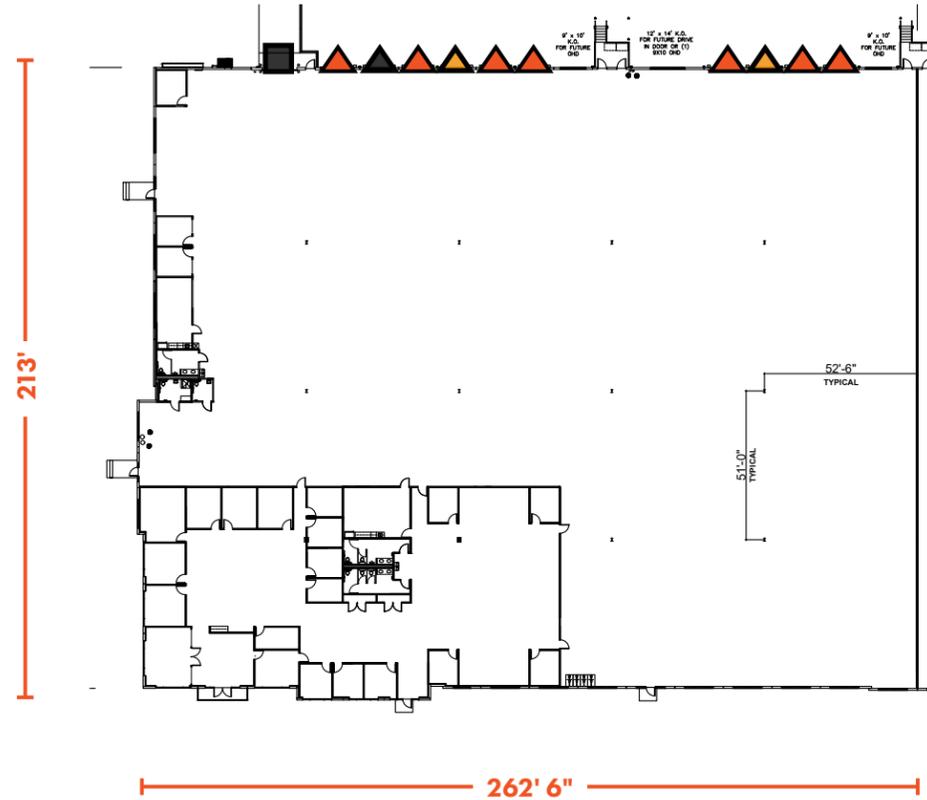
FLOOR PLAN AND SPECS

56,556 SF
TOTAL

46,406 SF
WAREHOUSE

10,150 SF
HIGH END OFFICE

-  DOCK HIGH DOOR
-  DOCK HIGH DOOR W/ PIT LEVELER
-  DOCK HIGH DOOR W/ EOD
-  DRIVE-IN DOOR



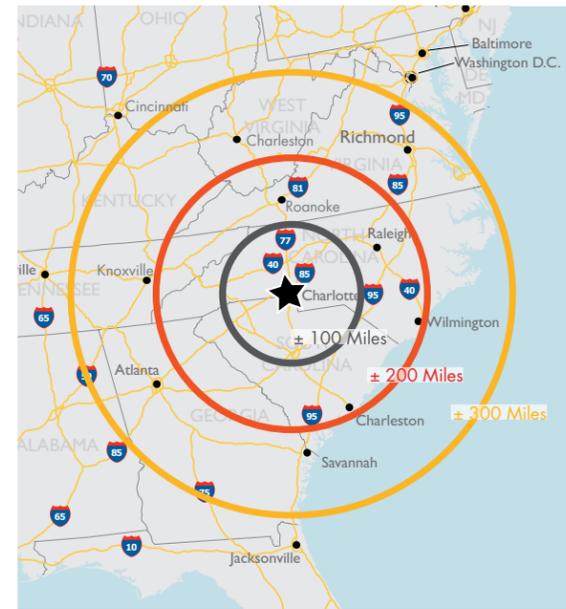
WESTPARK 85

WESTPARK 85 sits on 107 acres in Charlotte's Airport/West submarket near the intersection of I-85 and I-485. The ingress and egress from Performance Road provides user with access to I-85 in less than a mile which will significantly cut down on drive times.



DRIVE TIMES FROM WESTPARK 85

DESTINATION	TIME	DISTANCE
I-85	1 minute	0.5 miles
I-485	2 minutes	1.8 miles
I-77	11 minutes	8.3 miles
NORFOLK SOUTHERN INTERMODAL	8 minutes	5.9 miles
UPTOWN CHARLOTTE	13 minutes	10.7 miles
RALEIGH, NORTH CAROLINA	2 hours, 32 minutes	165 miles
ATLANTA, GEORGIA	3 hours, 21 minutes	225 miles



SPACE FEATURES

56,556 SF Total Available

- 46,406 SF Warehouse
- 10,150 SF High End Office
- Endcap Space
- 32' Clear Height
- 52'6" x 51' Column Spacing
- 60' Staging Bay
- ESRF Sprinkler
- LED Lighting
- 130' Truck Court Depth
- 10 (9' x 10') Dock High Doors
- 1 (12' x 14') Drive-In Doors
- 3 Knockouts

DEMOGRAPHICS

2024	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
ESTIMATED POPULATION	2,186	34,772	97,949
PROJECTED POPULATION	2,596	39,670	107,266
ESTIMATED HOUSEHOLDS	808	13,830	38,143
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$87,144	\$95,201	\$101,719
TOTAL EMPLOYEES	1,919	9,439	36,860

LOCATION



UPTOWN CHARLOTTE

NS
NORFOLK SOUTHERN
INTERMODAL

amazon.com

ATD
AMERICAN TIRE DISTRIBUTORS

85

LASER SHIP
LAST MILE SOLUTIONS

GraybaR.

EXIT 9

UNITED STATES
POSTAL SERVICE

ups

485

TRANE

CTDI

Barrday
MANUFACTURING SOLUTIONS

Love's
Travel Stops

EXIT 29

SAM WILSON RD.

pitney bowes

amazon.com

EMPIRE AUTO PARTS

LOWE'S

BELTWAY BLVD.

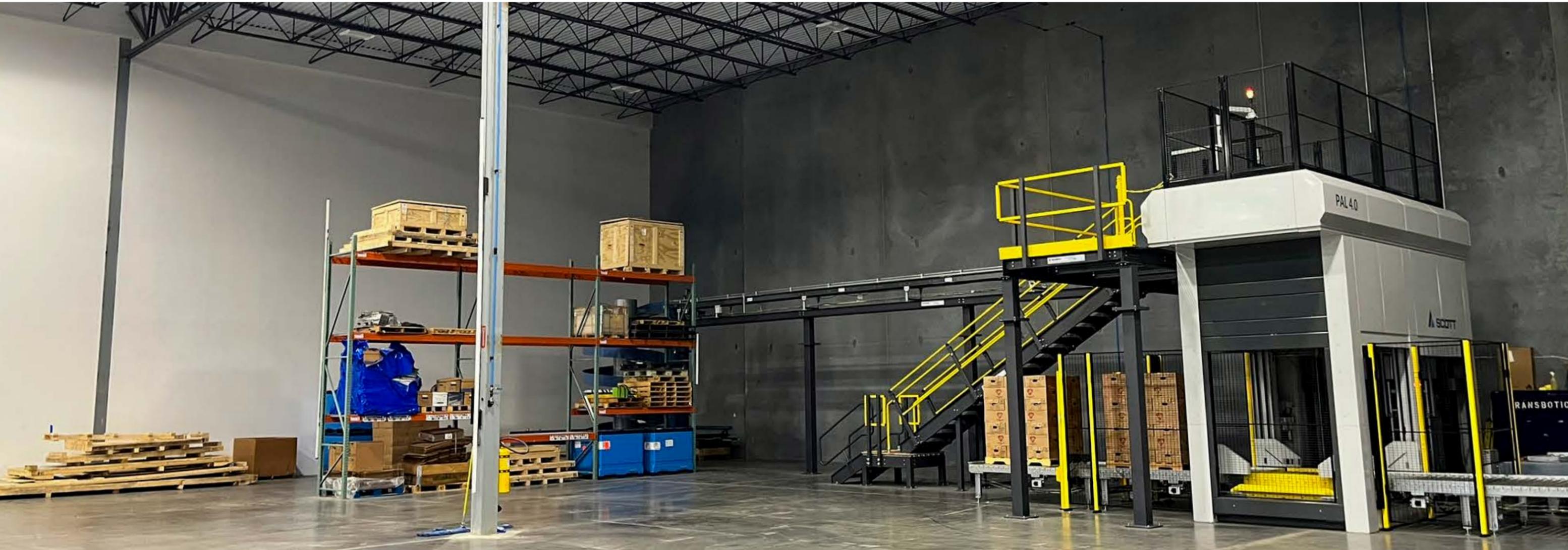
DELTA

COLQUIMICA
ADHESIVES

BORGANIZED
INSULATION
LLC

85

AVAILABLE SPACE



WEST **85** PARK



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