

# 11201 ED BROWN ROAD

CHARLOTTE

11201 Ed Brown Road  
Charlotte, NC 28273



FOR LEASE

±164,765

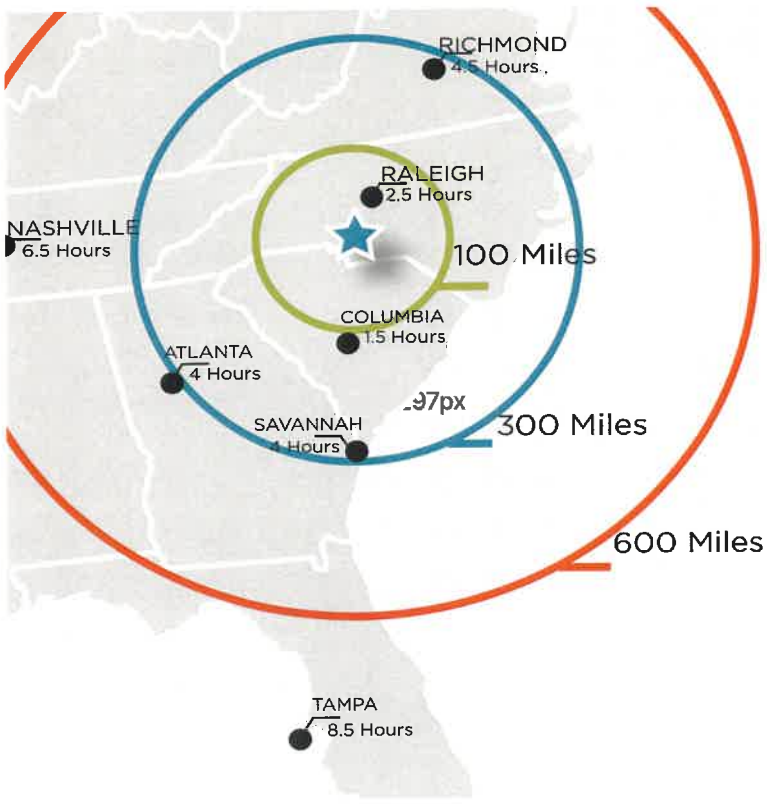


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## DRIVE TIMES TO STEELE POINT

I-485	2.2 Miles   4 Minutes
I-77	4.2 Miles   6 Minutes
I-85	8 Miles   9 Minutes
Norfolk Southern Intermodal	4.2 Miles   8 Minutes
Uptown Charlotte	14 Miles   15 Minutes
Raleigh, NC	178 Miles   2 Hours, 40 Minutes
Atlanta, GA	244 Miles   3 Hours, 45 Minutes





## PROPERTY HIGHLIGHTS

Office Area	2,650 SF
Building Depth	250'/310'
Clear Height	30'
Column Spacing	53'x50'
Parking Ratio	.6/1000
Heavy Power	480V; 1200 AMPS
HVAC	Fully Conditioned (Total of 185 tons of Air Conditioning)
Fire Protection	ESFR
Zoning	ML-1 (formerly I-1)
Lighting	LEDs
Truck Court Depth	200'
Trailer Parking Spaces	12 spaces for additional rent
Loading	20 (9'x10') Dock Doors 1 (12'x14') Drive-in door

STEELE POINT sits on 25 acres in Charlotte's premier Southwest submarket near the intersection of Westinghouse Boulevard and Steele Creek Road. The site provides incredible access to I-77 and I-485 with points of ingress and egress on both Steele Creek and Ed Brown Road.

Comprised of two Class-A-Plus buildings boasting 30-foot clear heights with the most modern design and architectural features available, Steele Point provides single-tenant and multi-tenant options in buildings of 117,000 and 164,765 square-feet. Both buildings are rear-load, optimizing aesthetics, office area efficiency and dock door count.

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# CONTACT INFORMATION



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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

