



ARES
INDUSTRIAL
MANAGEMENT

AVAILABLE
NOW

YORKMONT DC

2708 YORKMONT ROAD, CHARLOTTE, NC 28208

FOR LEASE | 83,599 SQ FT | Industrial Space

UNIQUE POWER OPPORTUNITY



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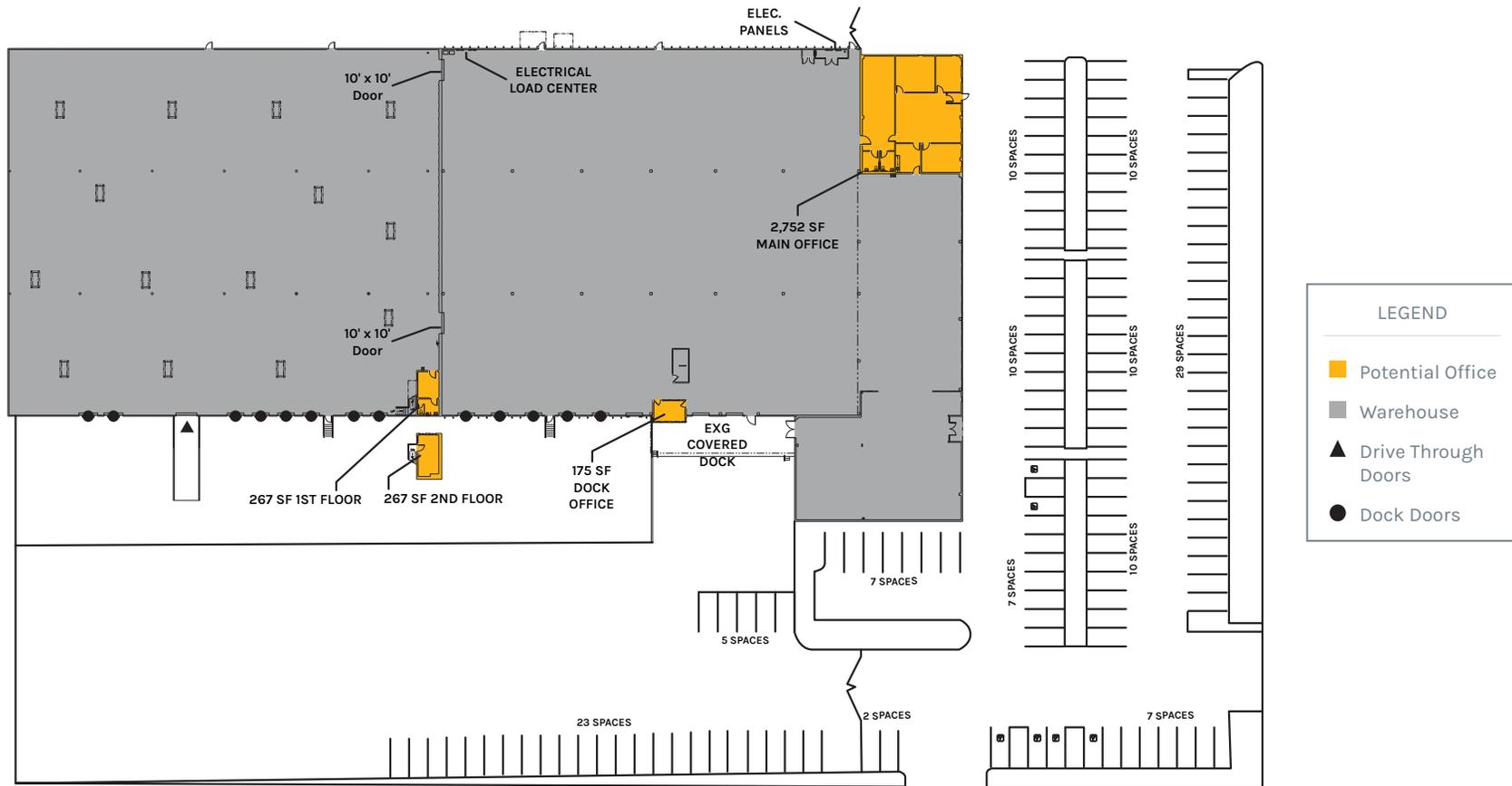
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Property FEATURES

- 83,599 SF of industrial space
- 2,752 SF office
- 18' - 24' clear height
- 175' truck court
- LED lighting
- (1) 800Amps/208V and (2) 250Amps/480V
- 150 auto spaces
- 20 trailer spaces
- 14 (8' x 10') dock-high doors
- 1 (10' x 10') drive-in door
- New roof

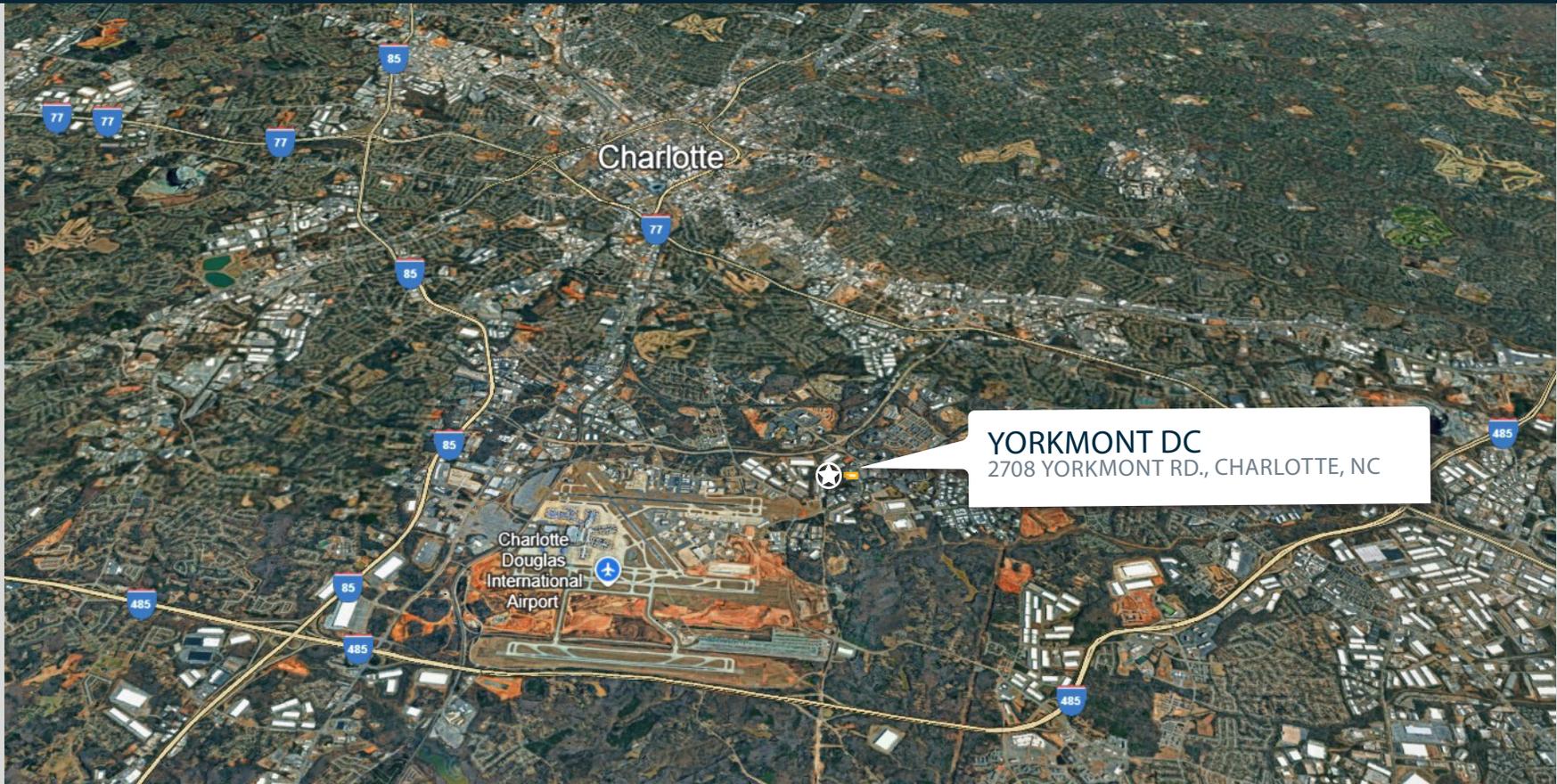


Location

HIGHLIGHTS

- 0.7 miles to Billy Graham Pkwy
- 2.9 miles to I-77
- 3.8 miles to I-85
- 4.1 miles to I-485
- 5.7 miles to Charlotte Douglas International Airport
- 6.5 miles to Charlotte CBD

- 205 miles to the Port of Charleston
- 250 miles to the Port of Savannah
- 332 miles to the Port of Norfolk



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ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



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