



INNOVATION

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CHARLOTTE



FOR LEASE
141,378 SF

7345 IBM DRIVE

Charlotte, NC 28262

±141,378 SF AVAILABLE

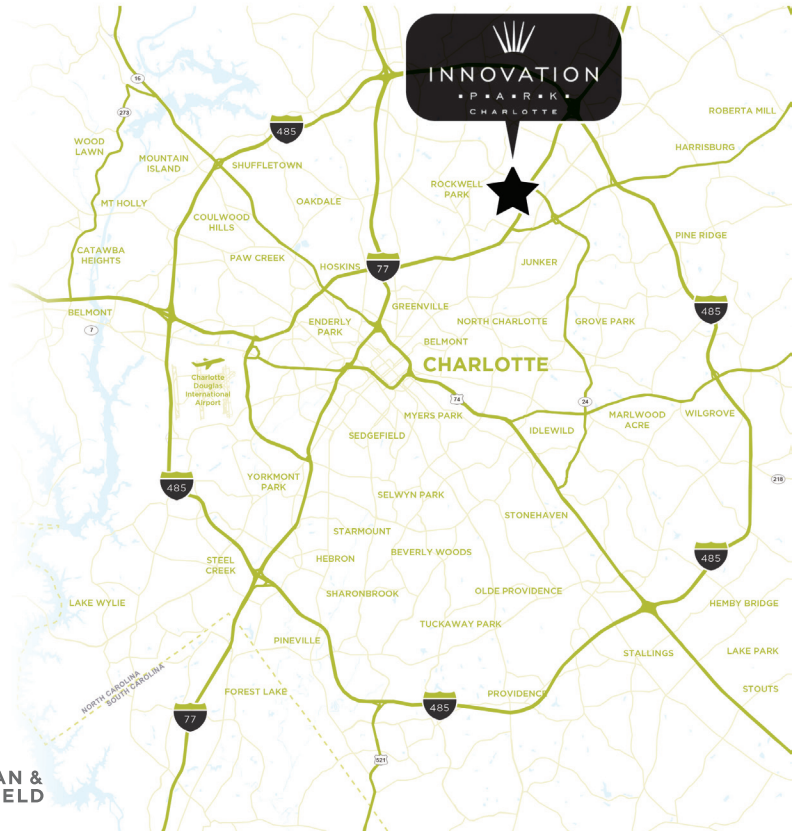
For more information, please contact:

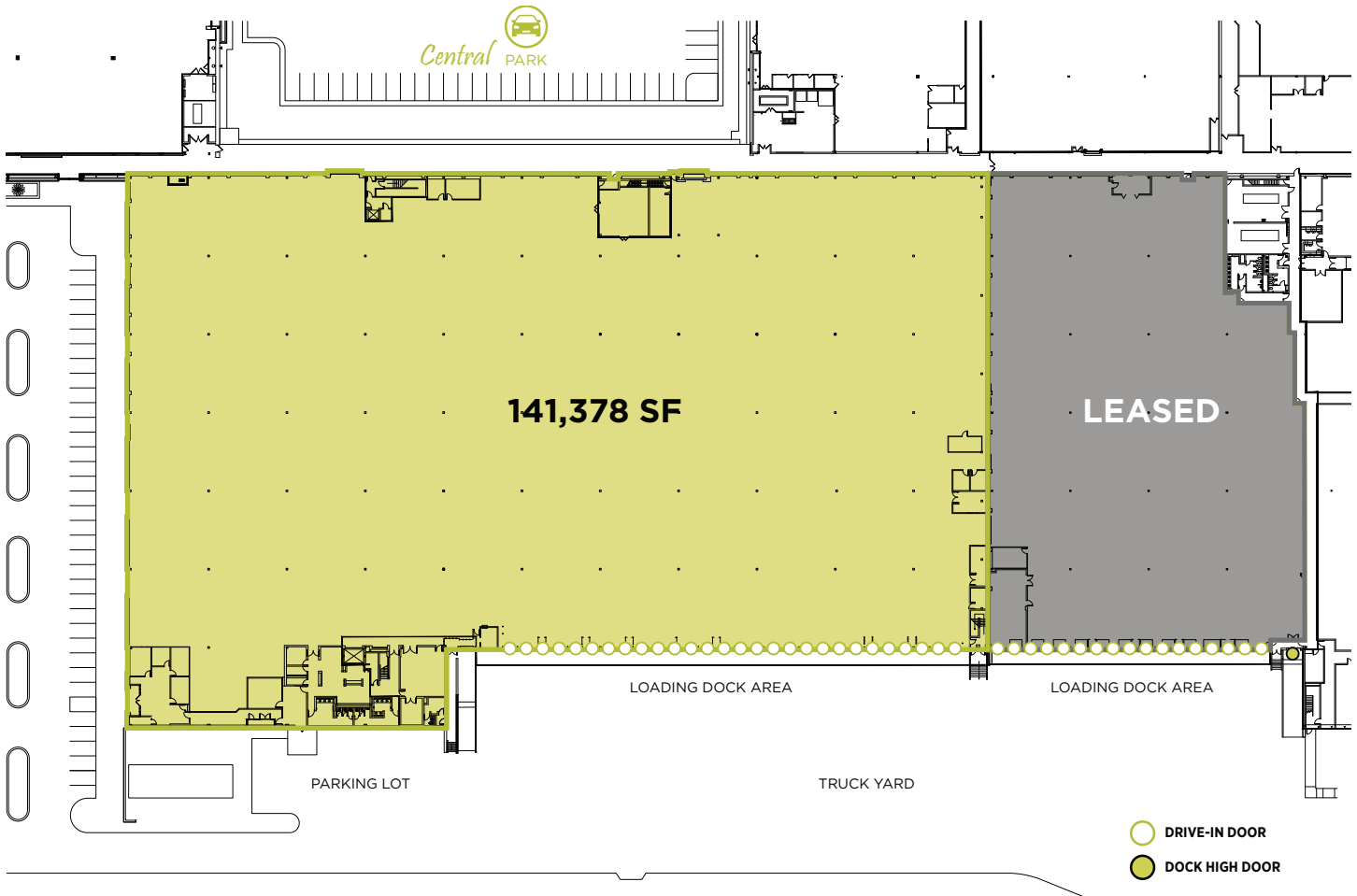
Fermin Deoca

Executive Director

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PROPERTY SPECIFICATIONS

Available SF	±141,378 SF	Zoning	RE-2*
Clear Height	28'	Column spacing	45' x 45'
Dock Doors	32	HVAC	Fully Conditioned
Drive-in doors	1	Power	Up to 5 MW
Warehouse lighting	LED	Location	I-85 ±1 mile I-485 ±3 miles I-77 ±6 miles CLT Airport ±13 miles
Sprinkler system	Wet		
Parking spaces	2 per 1,000 (can be increased)		

*Additional zoning information available upon request

For more information, please contact:

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