

1907 Gateway Blvd.  
Charlotte, NC 28208

**FOR SALE**  
Flex Bldg



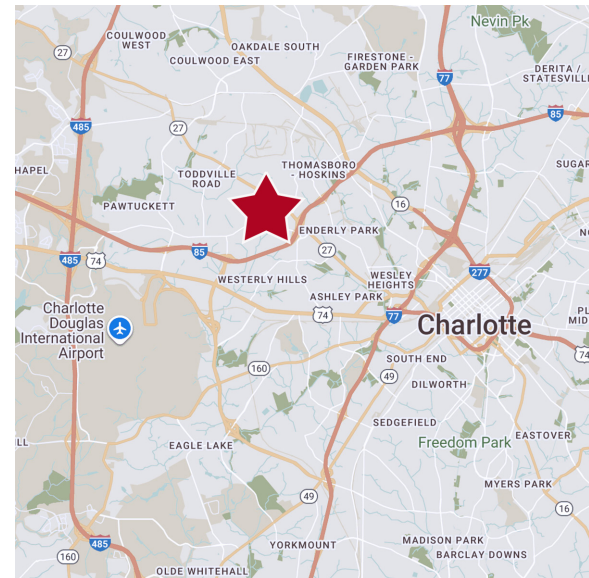
## TURNKEY OPPORTUNITY

for Growing Food Companies, Cold/Frozen Fulfillment  
Operations or Commissary Kitchens

Located just 2 miles from I-85, this fully operational, state-of-the-art commercial facility is designed for high-capacity food production, fulfillment, and distribution.

This property is a ready-made solution for growing food companies, cold/frozen fulfillment operations, or commissary kitchen providers seeking:

- Heavy-duty production capacity
- Cold chain infrastructure
- Reliable power and logistics access
- Fully furnished workspaces and scalable layout



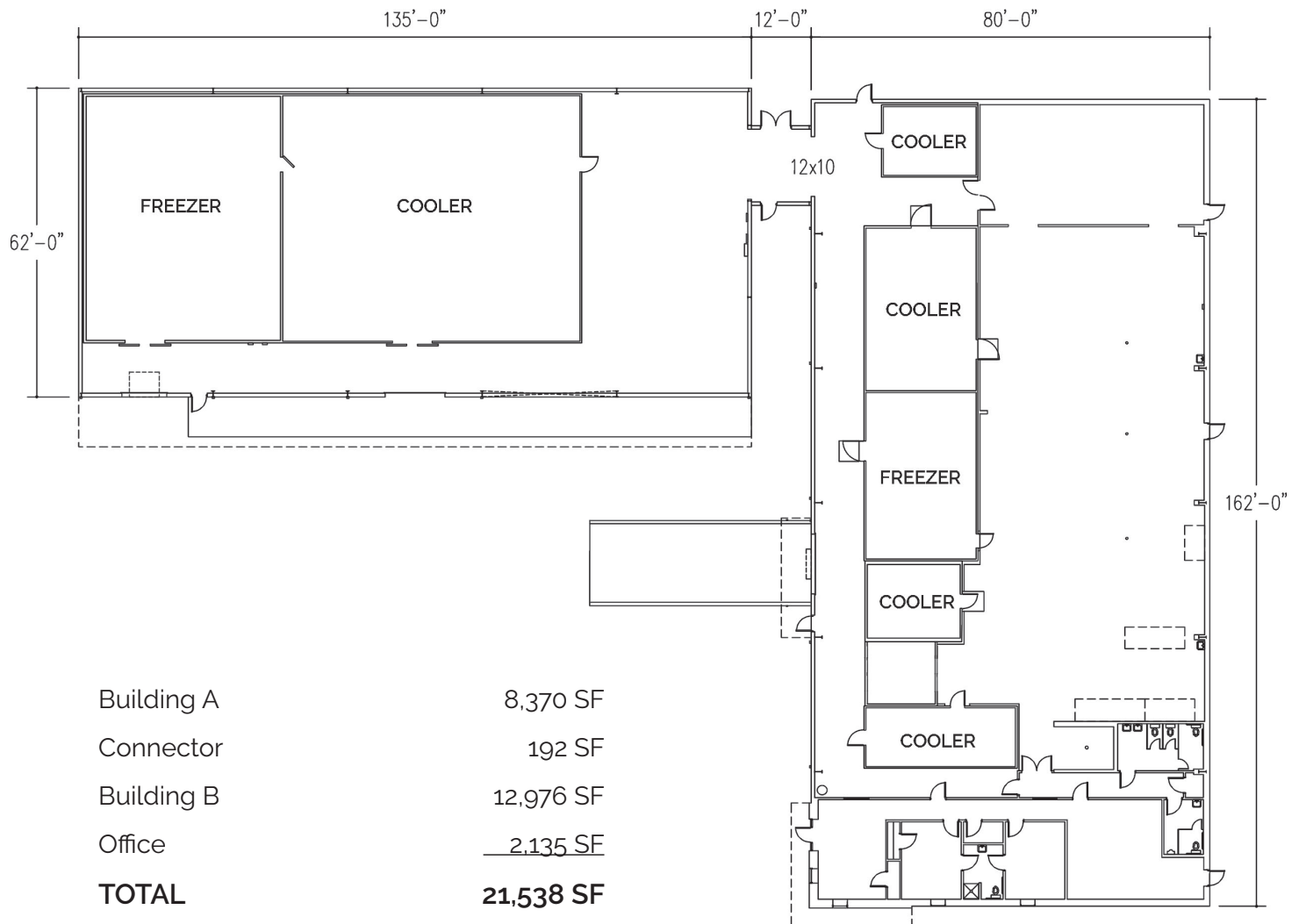
*\* Not included in the listing price is a large industrial tray sealer - price is negotiable. Contact broker for more information*



Brian Smith, SIOR, CCIM, MBA • 704.910.9518  
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### **LOGISTICS, POWER & ACCESSIBILITY**

- 60+ feet of loading dock access with three separate roll-up doors
- Includes one 26-ft box truck
- 36 on-site parking spaces:
  - 32 employee spots
  - 4 guest/customer spots
- Powered by 460V 3-phase electricity
- Supported by two large Generac backup generators and automatic transfer panels for uninterrupted operations
- Less than 2 miles from Interstate 85 — easy access for freight, deliveries, and regional distribution



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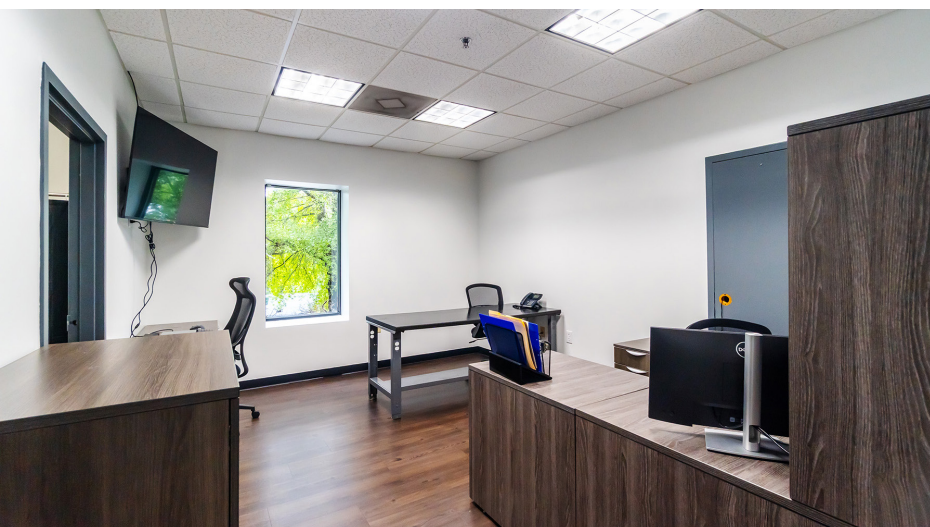
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## OFFICE SPACE

- 1,100+ sq ft of modern, refreshed office space
- Three private rooms with desks and IT equipment to support up to six employees
- Seamless fiber internet connectivity with six enterprise-grade WAPs throughout the building



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### INDUSTRIAL KITCHEN FEATURES

- Equipped with three commercial-grade vent hoods:
  - 25-ft hood with ANSUL suppression system
  - 12-ft hood
  - Massive 40-ft hood capable of housing a 20-oven array
- USDA/FDA-approved Meritech handwashing stations at four key locations
- Cold prep and storage includes:
  - 1,700+ sq ft walk-in cooler
  - 726 sq ft walk-in freezer
  - 130 sq ft blast chiller
  - 259 sq ft dedicated meat cooler

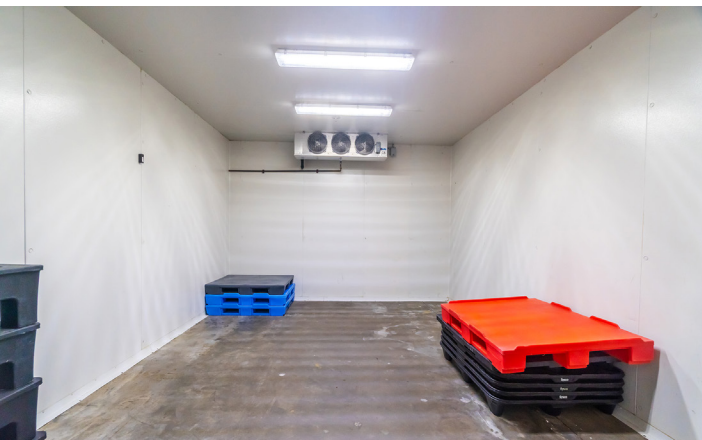


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### FULFILLMENT & COLD STORAGE

- Five fully equipped fulfillment stations designed for high-throughput operations
- Dry storage with racking for 36 pallet positions
- Cold storage infrastructure includes:
  - 1,911 sq ft of freezer space with racking for 72 pallets
  - 2,940 sq ft of cooler storage



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