

PROUDLY PURSUING  
**LEED**  
CERTIFICATION

DEVELOPMENT  
STARTING  
SOON!

164,358 SF CLASS  
A DISTRIBUTION  
CENTER



Representative Photo

# NEVADA LOGISTICS CENTER

2620 Nevada Boulevard, Charlotte, NC 28273





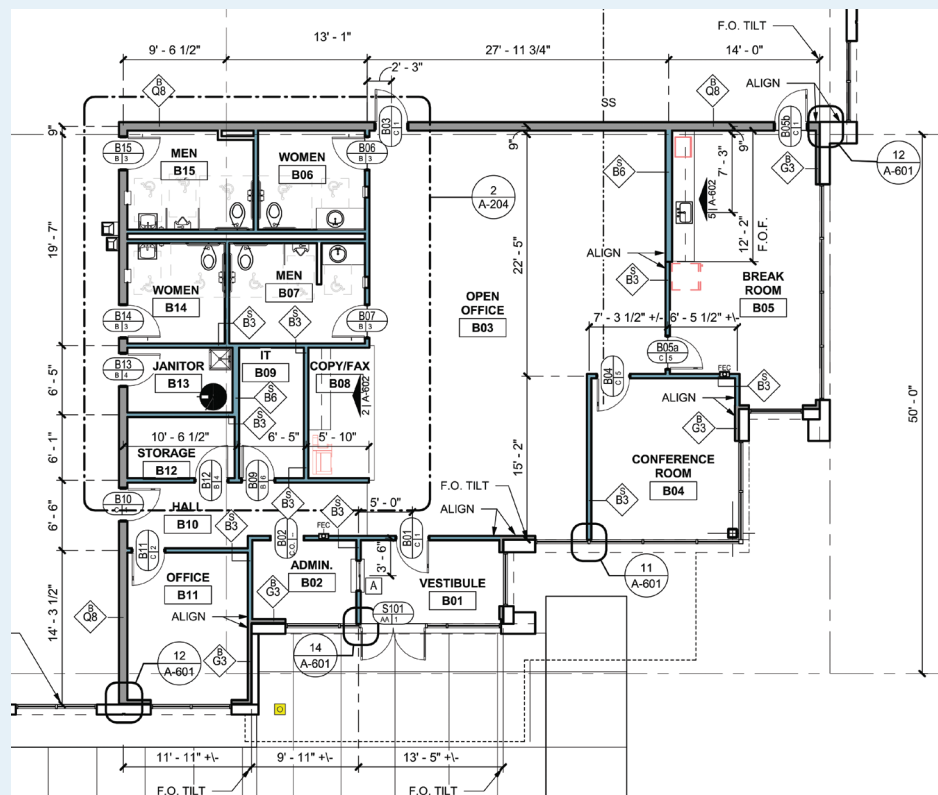
## NEIGHBORING TENANTS

- 1 sam's club
- 2 IRON MOUNTAIN®
- 3 **PODS**
- 4 **Frito Lay**
- 5 **EMPIRE DISTRIBUTORS, INC.**
- 6 **Conn's**
- 7 **HD SUPPLY**
- 8 **MATTRESS FIRM**
- 9 **TSC TRACTOR SUPPLY CO.**
- 10 **TJ-maxx**
- 11 **BLACK+DECKER**
- 12 **SAMUEL**  
Samuel Strapping Systems
- 13 **legrand®**
- 14 **FedEx**
- 15 **GORG**  
PALLET - PACKAGING - LOGISTICS
- 16 **MASONITE**
- 17 **ASHLEY**
- 18 **ETIWA**  
Group
- 19 **Pipeline Packaging**  
An Employee Owned Company
- 20 **ROSS**  
DRESS FOR LESS®

Nevada Logistics Center is located in Southwest Charlotte in close proximity to the I-77/ Westinghouse Boulevard interchange on Nevada Boulevard. This prime distribution location offers access to an established workforce and nearby amenities. Neighboring tenants include FedEx, FritoLay, TJ Maxx, Tractor Supply Company, Ross and other high-profile tenants.



## 2,751 SF SPEC OFFICE PLAN





# 164,358

available  
square  
feet

EXCELLENT ACCESS TO I-77 & I-485

LOCATED 11.9 MILES FROM CHARLOTTE-DOUGLAS INTERNATIONAL AIRPORT

STRATEGIC DISTRIBUTION LOCATION  
CONVENIENT TO I-77, I-485, CHARLOTTE  
DOUGLAS INTERNATIONAL AIRPORT AND  
THE CHARLOTTE BUSINESS DISTRICT

ACCESS TO AN ESTABLISHED  
WORKFORCE AND AMENITIES

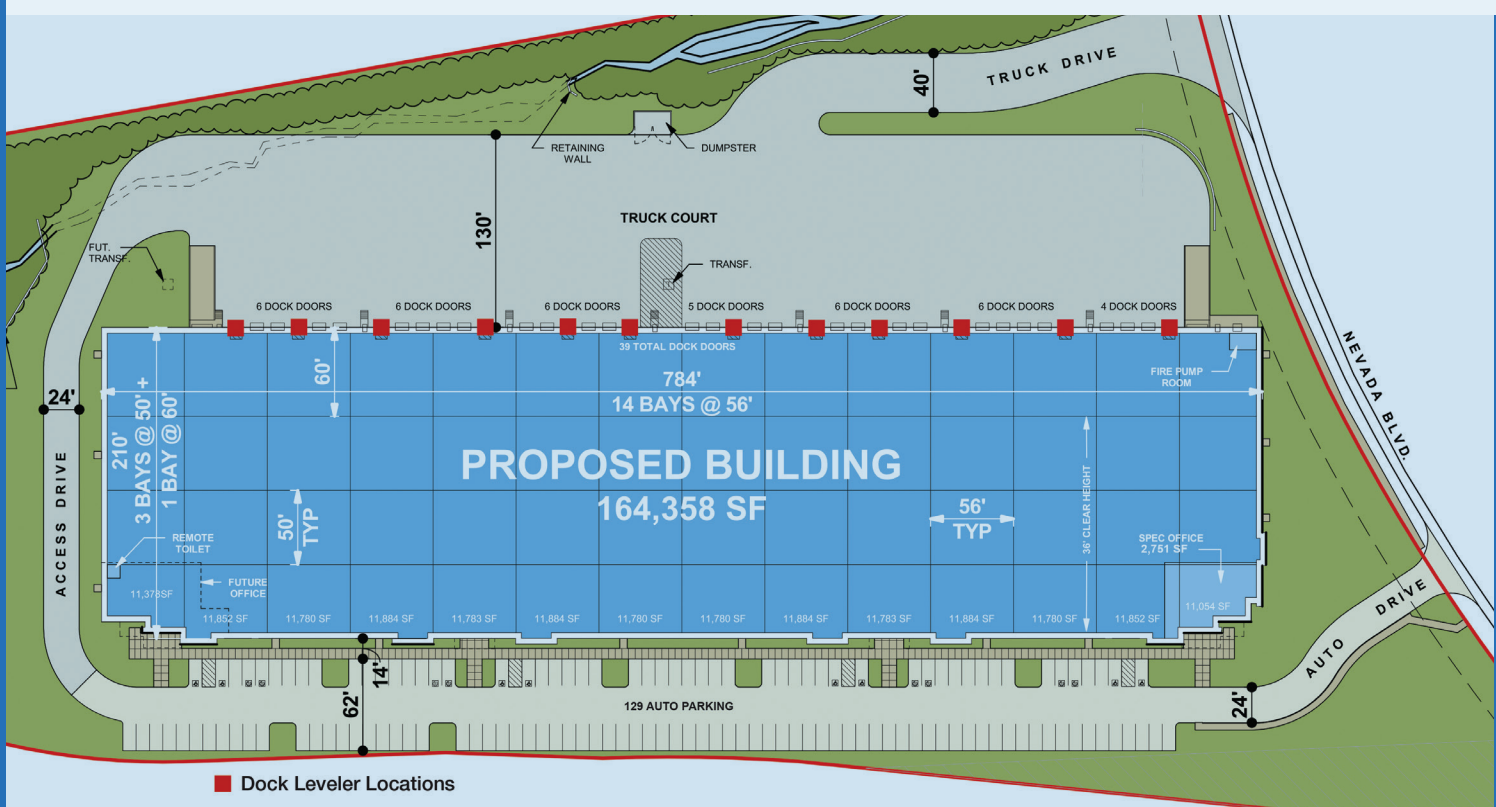
POSITIONED WITHIN CHARLOTTE'S  
LARGEST INDUSTRIAL SUBMARKET

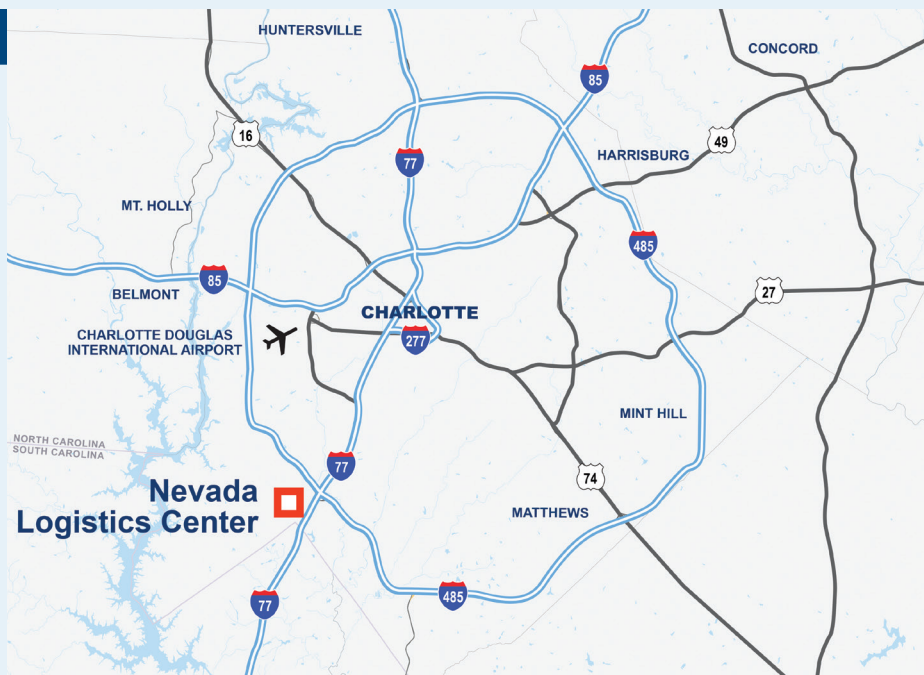
PURSUING LEED CERTIFIED DESIGN

PREMIUM PRODUCT IN A CONSTRAINED  
WAREHOUSE SUBMARKET

## NEW CONSTRUCTION IN ESTABLISHED SW CHARLOTTE MARKET! EXPECTED COMPLETION Q2 2026!

BUILDING TYPE:	Rear-Load
CLEAR HEIGHT:	36' at first column line
AUTO PARKING:	129 spaces
TRAILER PARKING:	0 spaces
DOCK DOORS:	39 (9' x 10')
DOCK LEVELERS:	Twelve (12) 40,000 lb dock levelers located at every fourth door
BUILDING DIMENSIONS:	210'D x 784'W
TYPICAL BAY SIZE:	50'D x 56'W
STAGING BAY SIZE:	60'D x 56'W
TRUCK COURT:	130'
SPEC OFFICE:	2,751 SF
FIRE SPRINKLER:	ESFR system
FLOOR SYSTEM:	6" Ductilcrete™ slab, 4000 psi concrete, unreinforced with dowels at all construction joints
ROOF SYSTEM:	60 MIL, mechanically attached, white TPO roof system with R-30 insulation in two layers. 15-Year Warranty.
ELECTRICAL SERVICE:	3 phase, 480/277 volt system with 2,000 amp service
ZONING:	I-2
ON-SITE UTILITIES:	Water & Sewer: Charlotte Water Power: Duke Energy Gas: Piedmont Natural Gas





## NOTABLE DISTANCES

### AIR

Charlotte Douglas Int'l Airport ..... 11.9 miles  
 Raleigh-Durham Int'l Airport ..... 164 miles  
 Hartsfield-Jackson Int'l Airport .... 256 miles

### INTERSTATE

I-77 (S) ..... 1.1 miles  
 I-77 (N) ..... 1.2 miles  
 I-485 ..... 2.3 miles  
 I-85 ..... 12.7 miles

### PORTS

Inland Port Greer ..... 90.8 miles  
 Charleston, SC ..... 203 miles  
 Savannah, GA ..... 242 miles  
 Brunswick, GA ..... 318 miles  
 Norfolk, VA ..... 339 miles  
 Jacksonville, FL ..... 375 miles

Nevada Logistics Center offers a strategic distribution location providing access to major thoroughfares (I-77 and I-485) and close proximity to Charlotte Douglas International Airport and the Charlotte Business District.



Representative Photo

For more information, or to set up a tour, please contact:

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