

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



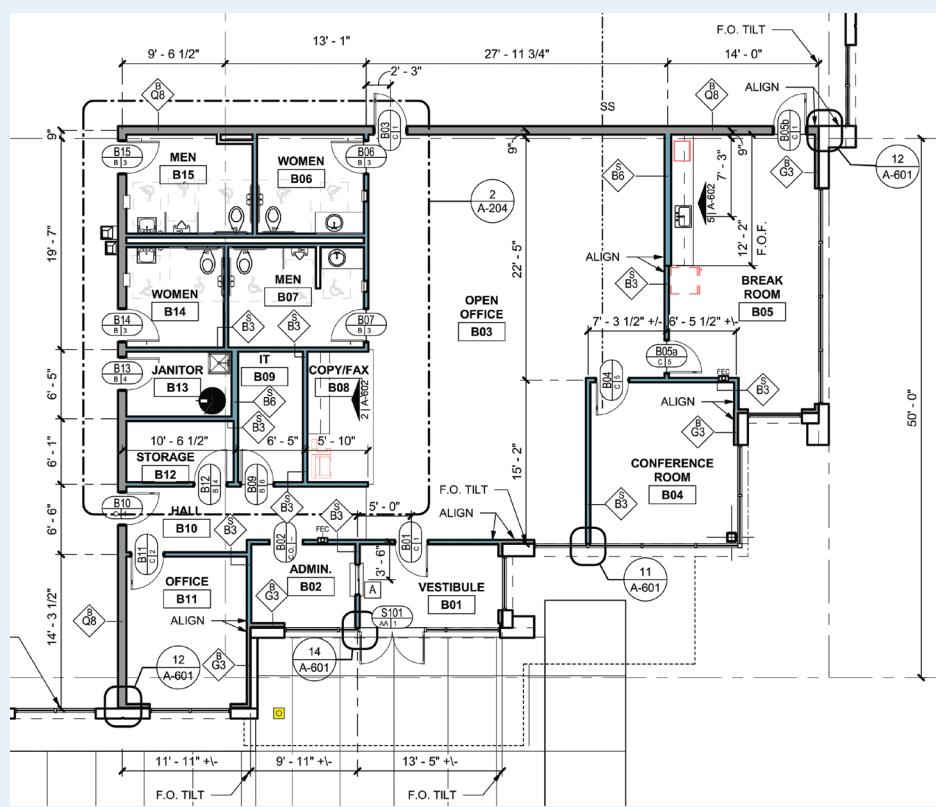
NEIGHBORING TENANTS

- 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  **TRACTOR SUPPLY CO.**
- 10  **T.J. Maxx**
- 11  **BLACK+DECKER**
- 12  **SAMUEL**
Samuel Strapping Systems
- 13  **legrand®**
- 14  **FedEx**
- 15  **GORG**
PALLET • PACKAGING • LOGISTICS
- 16  **MASONITE**
- 17  **ASHLEY**
- 18  **STIWA**
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

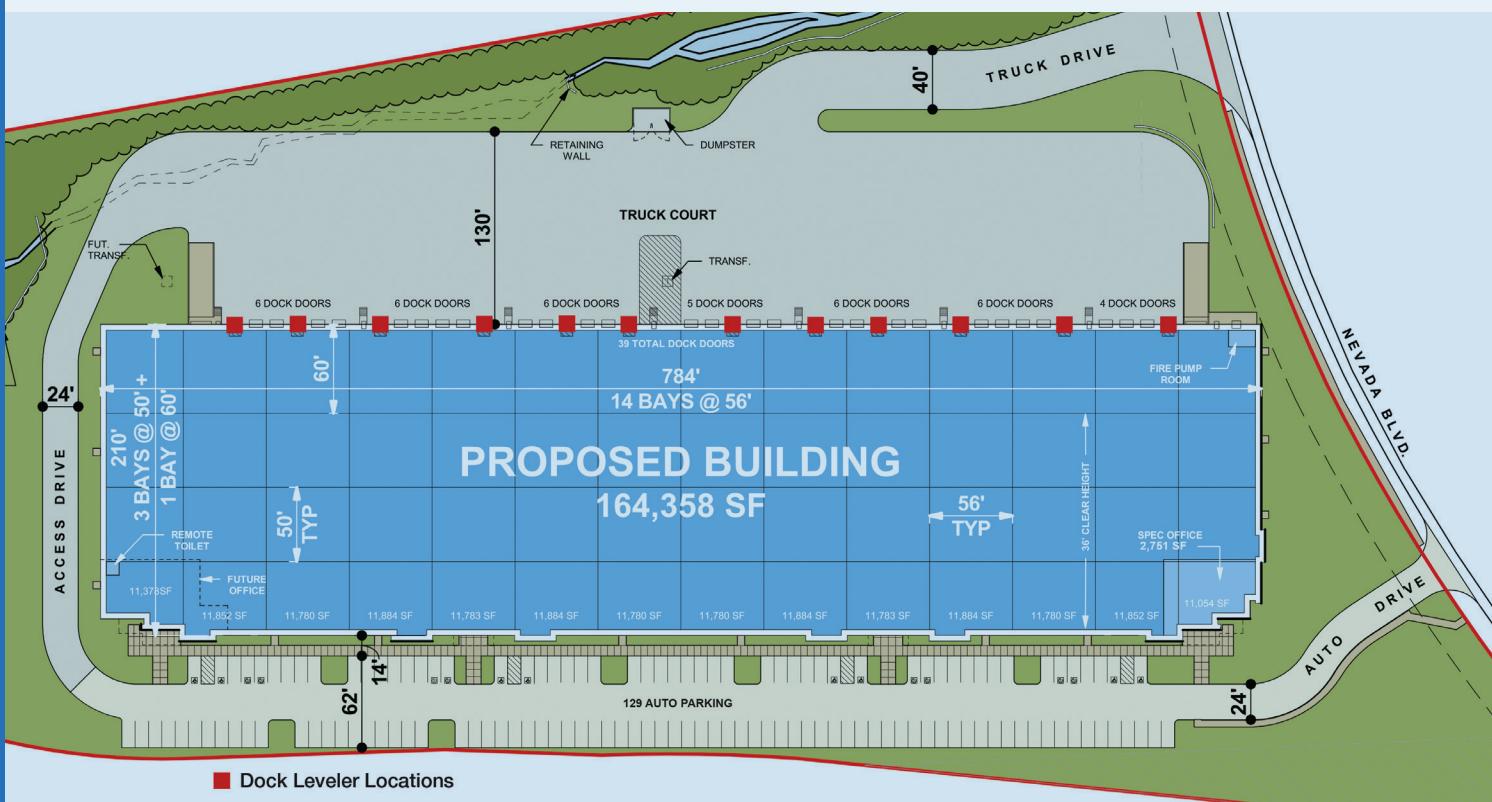
POSITIONED WITHIN CHARLOTTE'S
LARGEST INDUSTRIAL SUBMARKET

PURSUING LEED CERTIFIED DESIGN

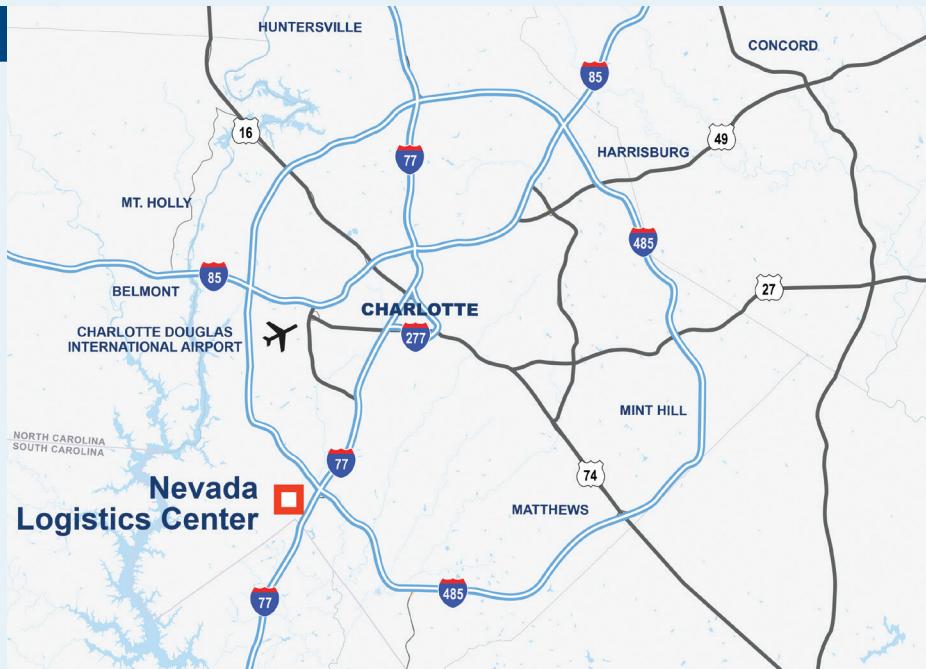
PREMIUM PRODUCT IN A CONSTRAINED WAREHOUSE SUBMARKET

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



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.

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



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

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