

# Nevada Boulevard

2301 NEVADA BLVD., CHARLOTTE, NC 28273



[CLICK TO VIEW PROPERTY VIDEO](#)

Available Now

150,000 sq. ft.  
AVAILABLE

12  
KNOCKOUTS

3,701 sq. ft.  
OFFICE AREA

Up to 108  
TOTAL DOCK POSITIONS

96  
DOCK DOORS

68  
OFF-DOCK POSITIONS

## Features

A 150,000 sq. ft. cross-dock building footprint with 3,701 SF first floor office

The 15,885 sq. ft. mezzanine is not included in the total SF but provides additional flexibility for tenants

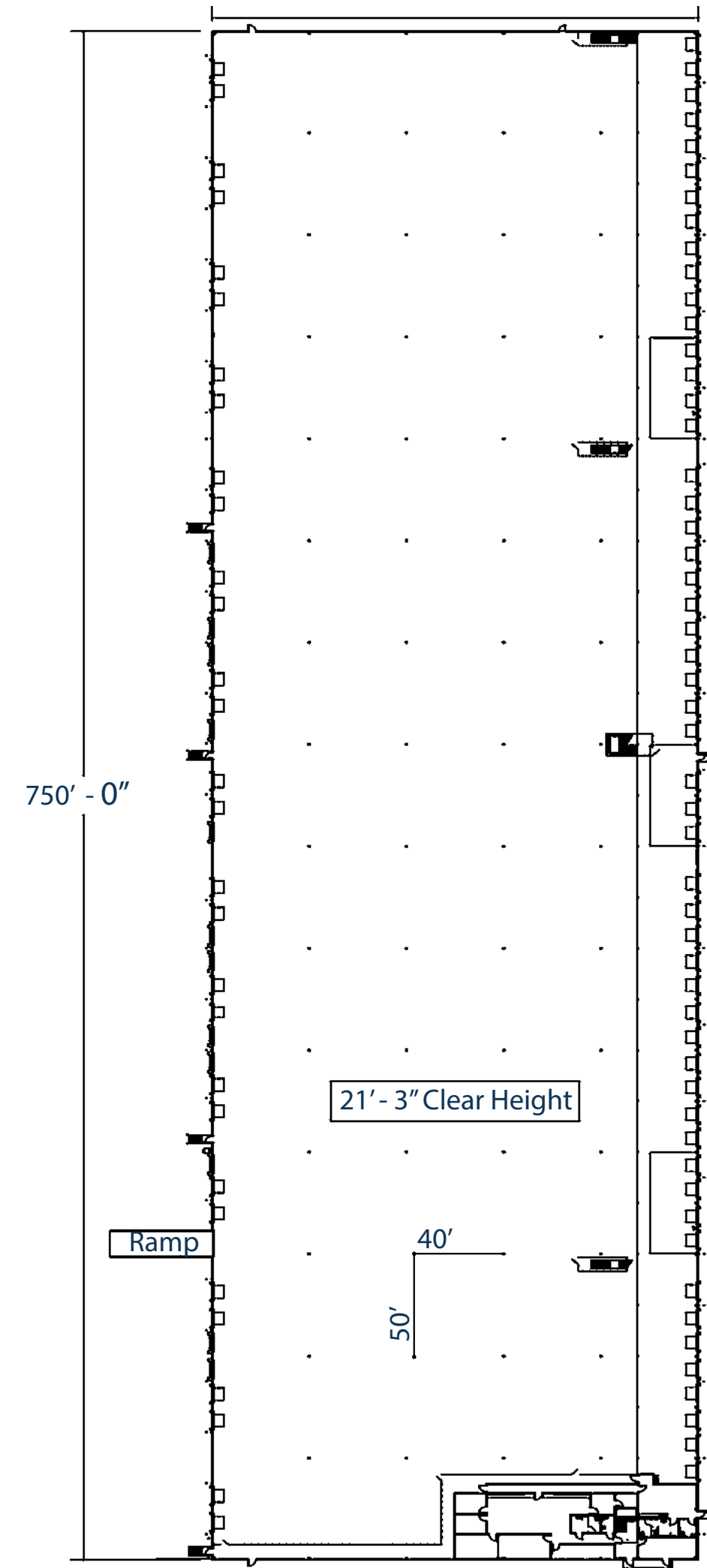
Efficient operations with 96 dock doors

Ample parking with additional improvement opportunity to add 28 trailer positions



# Building 1 Specifications

Available Size	150,000 sq. ft.
Office Space	±3,701 sq. ft.
Mezzanine Office & Storage (excluded from total size)	±15,885 sq. ft.
Clear Height	21' - 3"
Dimensions	750' x 200'
Column Spacing	40' x 50'
Dock Doors	96 doors (12 knockout panels)
Configuration	Cross-dock
Acreage	12.5 AC
Auto Parking	119 spaces
Trailer Parking	68 off-dock
Sprinklers	Wet
Zoning	ML-2



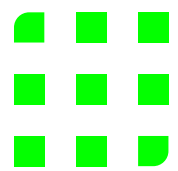
 **119**  
Automobile  
Parking

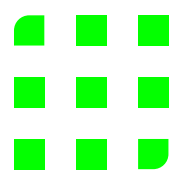
 **22'**  
Clear  
Height

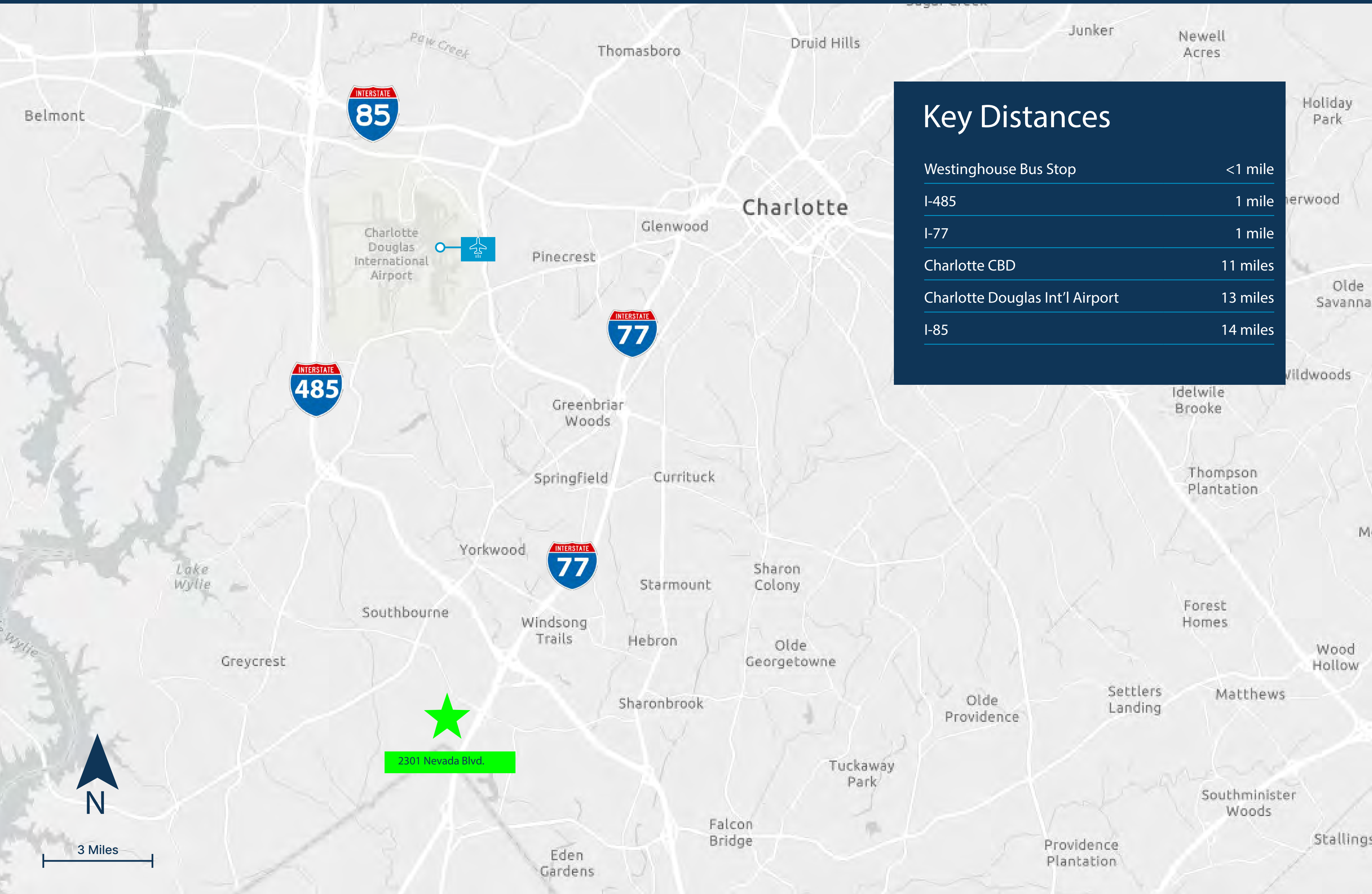
 **40' x 50'**  
Column  
Spacing

 **96**  
Dock Doors/  
column space

 **68**  
Off-Dock  
Trailer  
Parking





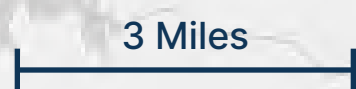


### Key Distances

Westinghouse Bus Stop	<1 mile
I-485	1 mile
I-77	1 mile
Charlotte CBD	11 miles
Charlotte Douglas Int'l Airport	13 miles
I-85	14 miles



3 Miles



WHO WE ARE

## More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.



### Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



### The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



### Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



### Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.

78M+

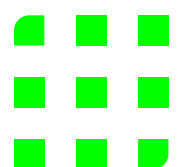
square feet of logistics space

400+

warehouse, distribution and cold storage properties

56M+

square foot development pipeline



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## Leasing Contacts



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## Brookfield Properties

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