

FOR LEASE

THE CONCOURSE

West Arrowood Road | Charlotte, NC 28273



PROPERTY HIGHLIGHTS

 +/- 3 Miles  +/- 8 Miles  +/- 9 Miles  +/- 12 Miles

Where Charlotte Connects.

The Concourse is a mixed-use business park developed by Childress Klein. Located in the Steele Creek area of Charlotte, NC — off West Arrowood Road (Exit 3) and east of Interstate I-485, across from Topgolf — this 250-acre master planned development encompasses approximately 1.6 million square feet of industrial space, 73,000 square feet of office and retail space, a 140-room hotel and up to 270 multifamily units.

The area is adjacent to I-485, with access to I-77 and I-85, providing easy commuting and travel times to and from the property. In addition, the proximity to I-485 offers visibility and accessibility to 98,000 cars passing by the site each day. Due to its location and direct proximity to the interstate, Steele Creek has experienced unprecedented growth in the last decade defined by a robust industrial sector, new Class A office space and destination retail. All of this has helped make the Steele Creek ZIP Code one of the fastest growing ZIP Codes in the United States.

As part of Phase I, we currently have two industrial buildings available: 355,568 SF, and 190,208 SF

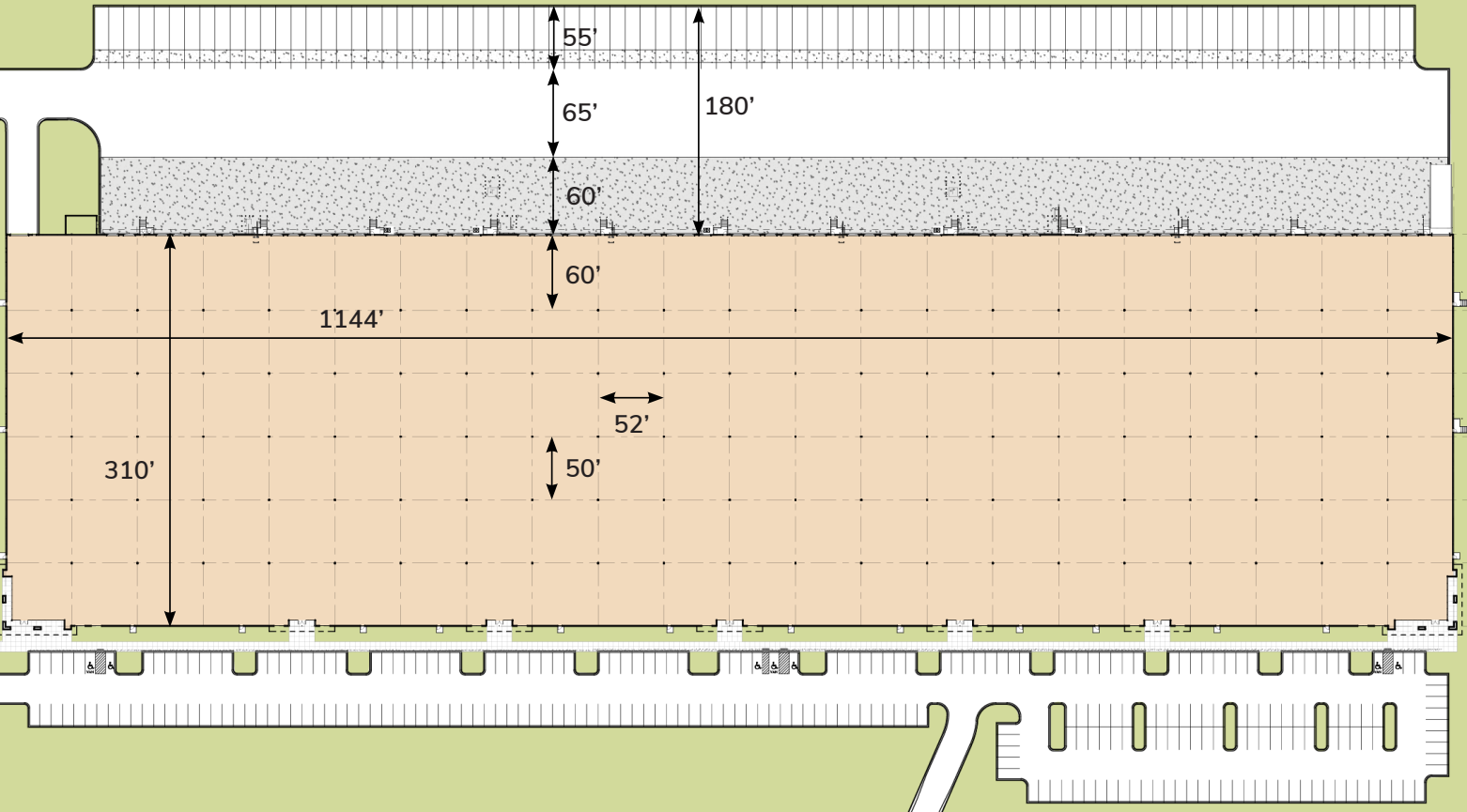
LOCATION



FOR LEASE

CONCOURSE II

9320 Porters View Drive | Charlotte, NC 28273



CONCOURSE II

BUILDING SIZE	355,568 SF rear-loading building
BUILDING DIMENSIONS	1144' x 310'
COLUMN SPACING	52'-wide x 50'-deep with 60'-deep loading bay
CLEAR HEIGHT	36'
DOCK DOORS	(65) 9'x 10' dock doors
DRIVE-IN DOORS	(2) 14' x 16' drive-in doors
EMPLOYEE PARKING	272 auto parking spaces
TRAILER PARKING	87 trailer parking spaces
TRUCK COURT	180'-deep with 60' concrete apron
SPRINKLER	ESFR
FLOOR	7" concrete slab (4000 PSI)

AERIALS

