

6601 NORTH I-85 SERVICE DRIVE
Charlotte, NC

Location / Business Park:	The property is located with visibility on I-85 at the Highway 29/49 connector in North Charlotte
Building Square Feet	±101,591
Building Dimensions:	200' x 500'
Land Area:	±14.722 acres
Office Area:	±2,080 square feet
Warehouse Area:	±99,511 SF
Zoning:	I-1
Date of Construction:	1970
Column Spacing:	41'8" x 40'
Construction Type:	"Double T" pre-cast concrete panels
Floor Thickness:	6" reinforced 6x6 WWF
Roof Type Structure:	Installed in 2010 with a 10 year warranty, the roof is a mechanically attached, .045 mil, white TPO roof system. The white TPO membrane is environmentally friendly with a very high solar reflective index that is complimentary to LEED requirements and environmentally sustainable principals.
Truck Court:	The truck court is approximately 100' deep with a 60' concrete apron.

Loading:	Front load facility with 8 (10'x10') dock doors, 7 electric pit dock levelers, 7 Dok-Loks, 8 metal canopies, 1 grade level drive-in door.
Ceiling Height:	22' clear
Ventilation/HVAC:	11 roof mounted fans with intakes
Sprinkler:	Ordinary Hazard Sprinkler System; density .35/4000. The property contains a 250,000 gallon storage tank
Water:	12" main on North I-85 Service Drive provided by the City of Charlotte
Sewer:	8" main on Hwy 29 Bypass provided by the City of Charlotte
Electric:	Duke Energy - 600 AMP 460/480 volt 3 phase
Natural Gas:	2" main on North I-85 Service Drive provided by Piedmont Natural Gas. 5lbs meter services the building with 19 gas-fired unit heaters.
Communications:	AT&T, Time Warner
Comments:	Building has a permit for chemical storage (22D Hazardous Materials) and has multiple floor drains. Property is fully fenced.