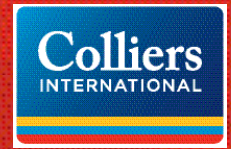


FOR SALE › INDUSTRIAL BUILDING



2200 Carolina Place

FORT MILL, SOUTH CAROLINA



PROPERTY MUST BE SOLD

Sealed bid process - Bids are due June 3rd at 4:00 p.m. EST
Excellent opportunity to buy a quality industrial asset well below replacement cost

Functional Industrial Building consisting of 318,210 square feet on 46.5 acres in Metro Charlotte with I-77 frontage.

Full information Available upon request including:

- › Survey
- › Title
- › Roof Report
- › Building Specification and photos
- › Environmental
- › Zoning

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COLLIERS INTERNATIONAL
212 S. Tryon Street, Suite 375
Charlotte, NC 28281
www.colliers.com

2200 Carolina Avenue



2200 Carolina Place > Industrial

This 318,210 square foot industrial facility has interstate visibility and is less than 1 mile to I-77. The facility is 6 miles to I-77 & I-485, 16 miles from CBD and 19 miles to Charlotte-Douglas International Airport

Building Specifications

- > 6" floor thickness
- > Brick/concrete tilt-up construction
- > Roof rubber 1999
- > 150,000 gallon water tank
- > 276 parking spaces
- > 100% AC/heat, 550 tons
- > 2 generators for light back-up
- > 2500 AMPS (each building)
- > 116' truck court
- > 240' building depth

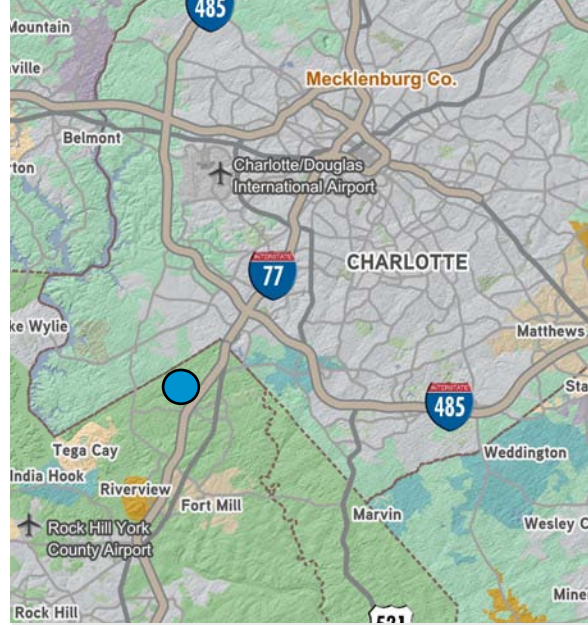
BUILDING I

- > 109,610 SF built in 1992
- > 12,800 SF office
- > 73,476 SF warehouse
- > 18,964 SF clean room
- > 4,370 SF 2nd floor storage
- > 20'6" clear height
- > 4 (10'x12') docks with levelers
- > Bollards and swing lights
- > One 12'x12' drive-in door
- > Wet sprinkler system
- > Metal halide lights

BUILDING II

- > 208,600 SF built in 1998
- > 5,600 SF office
- > 5,600 2nd floor storage
- > 197,400 SF warehouse
- > 159,000 SF - 27' clear height
- > 38,000 SF - 19'6" clear height
- > 8 (10'x12') docks with levelers
- > Bollards and swing lights
- > ESFR sprinkler system
- > Metal halide lights

2200 Carolina Place >



Contact Us

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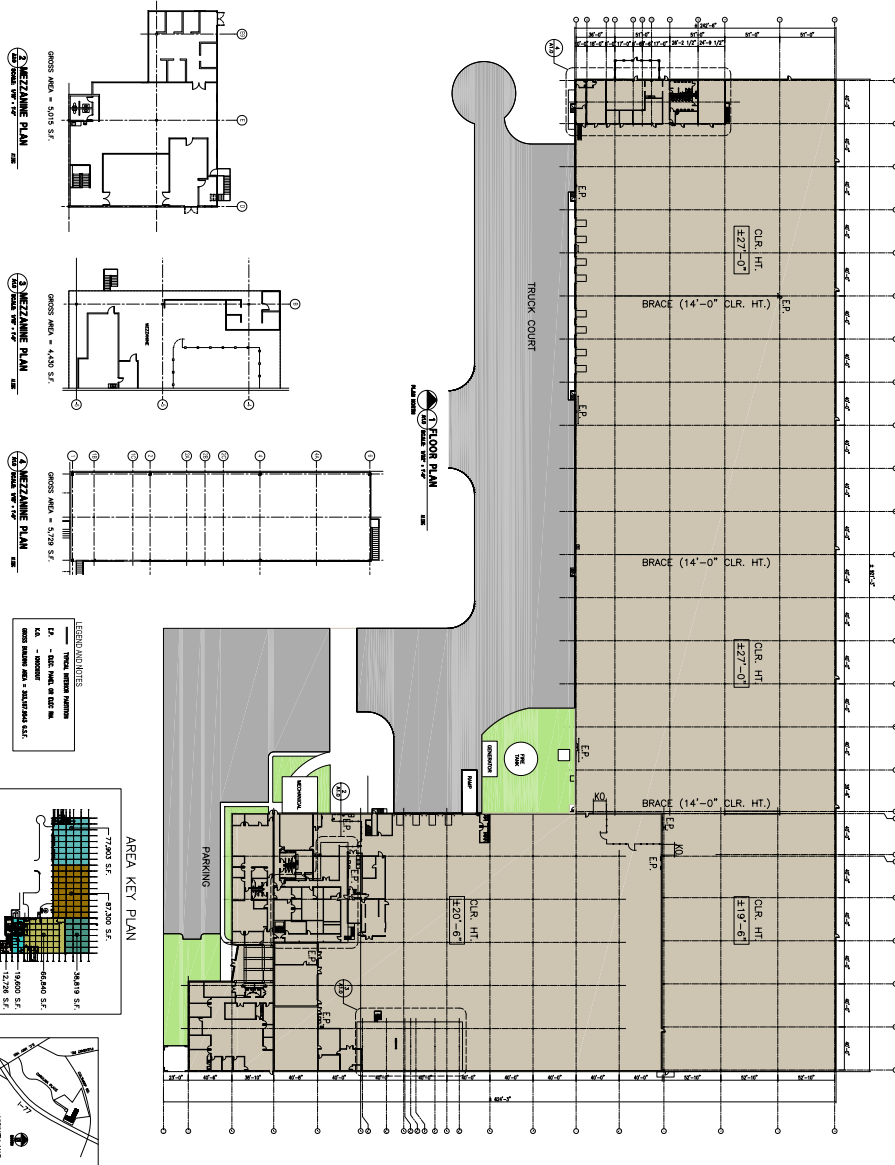
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The information contained herein has either been given to us by the owner of the property or has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. This property is subject to prior sale, lease, price change or withdrawal without notice. Note: Broker participation is welcomed. Compensation is offered to buyer/tenant.