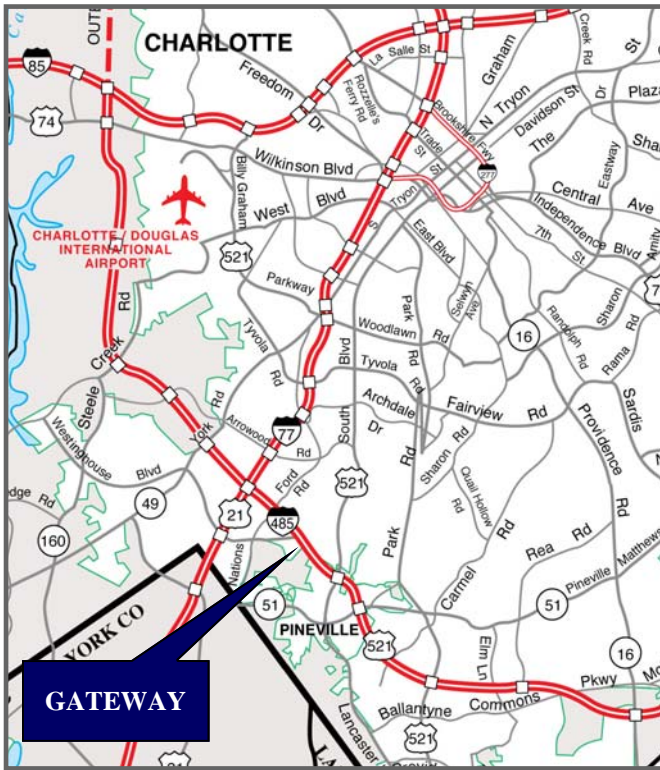


GATEWAY

DISTRIBUTION CENTER



Developed by:

VerusPartners

Leasing by:

CLARUS
PROPERTIES, INC

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.

FEATURES

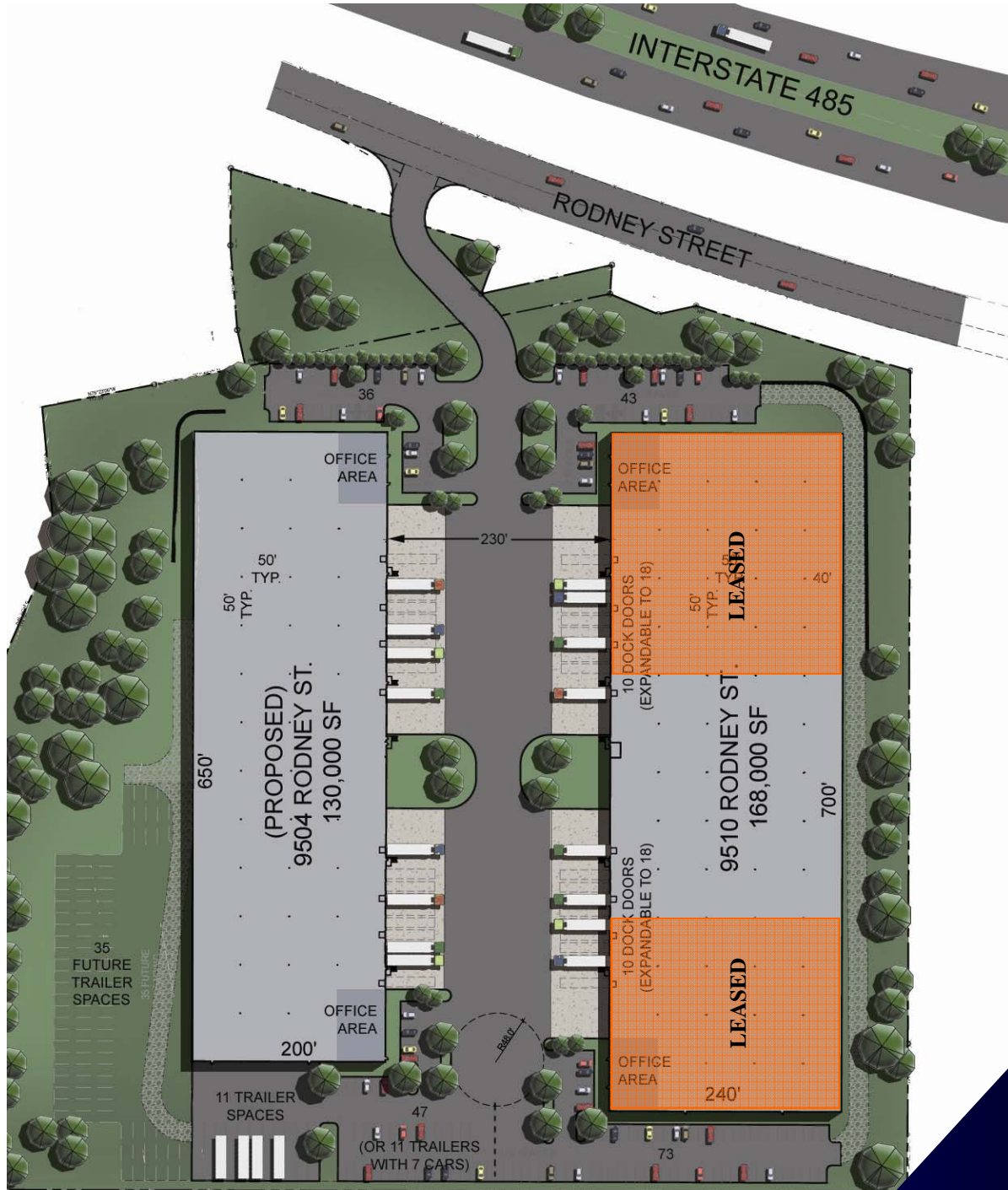
- 24,000—60,000 square feet available (Building I)
- 4 dock doors per 12,000 SF (typical)
- Immediate access to I-77 & I-485
- Drive-in Doors to Suit
- Trailer Storage Available
- 30' Clear Height
- 50' x 50' Typical Bay Size
- ESFR Sprinkler System
- Office Space to Suit
- 240' Building Depth
- Abundant Car Parking

**For
Leasing
Information
Contact:**

LAWRENCE SHAW, SIOR
lshaw@clarusproperties.com
704.409.2360

TEDDY CHAPMAN, SIOR
tchapman@clarusproperties.com
704.409.2363

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