

SILVERLANDING

Charlotte, North Carolina



Warehouse for Lease

New Distribution / Warehouse Facility at Steele Creek & Highway 160 / I-485

As exclusive agent, we are pleased to offer the following warehouse space registered for "Green Building Certification" for LEED core and shell:

Net Rentable Area: ±125,407 SF

Possession: 1st Quarter 2010

Lease Rate: \$4.35 - \$4.75 NNN

Sq. Ft. Breakdown

Minimum SF	± 45,360 SF
Maximum SF	±125,407 SF
Park Total Available SF	±501,628 SF

Date of Construction 2010

Zoning I-2 (CD)

Construction Concrete Tilt

Column Spacing 54' x 50'
Speedbays 54' x 60'

Overall Dimensions 594' x 210'

Sprinkler ESFR

Roof White .60 TPO

Concrete Floors 6" 4,000 PSI with wire mesh

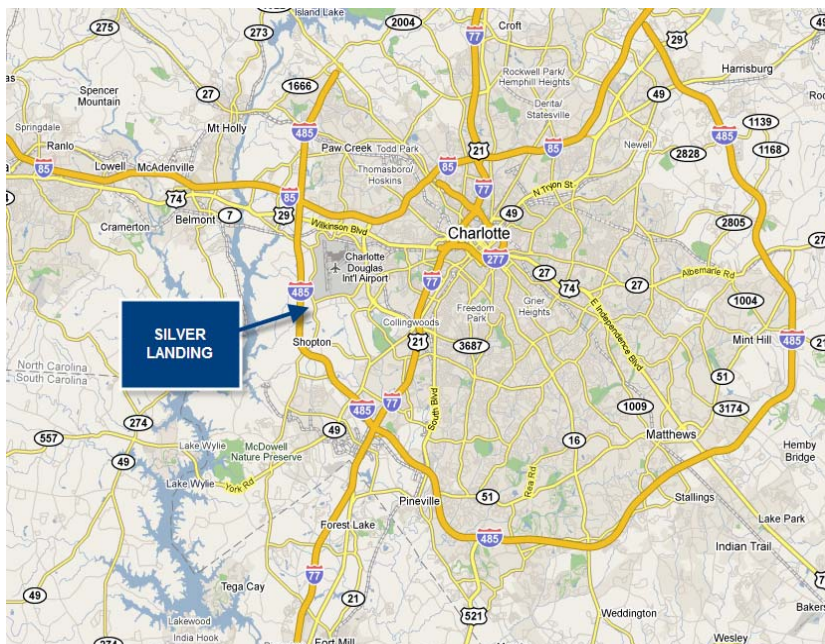
Minimum Ceiling Ht . 30' rear slope

Lighting T-5 lighting

Loading Doors 34 dock high / 2 oversize drive in

Auto Parking 112 (can add 80)

Trailer Parking 47 with dolly pad



For more information and inspection, contact:

Warren M. Snowdon, SIOR
wsnowdon@commercialcarolina.com
(704) 405-3414

Ralph Oldham
rolldham@commercialcarolina.com
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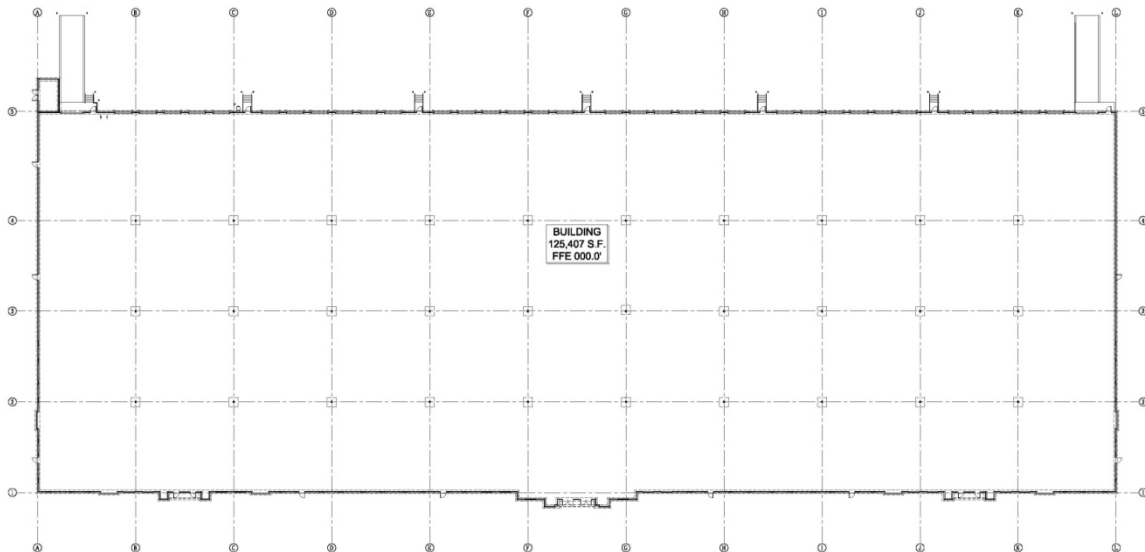
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