



OT ORR RD

BUSINESS CENTER

30,000 - 155,100 SQUARE FEET AVAILABLE

Building 1: 6830 Orr Rd Charlotte, NC 28215

Building 2: 6900 Orr Rd Charlotte, NC 28215

LOVETT
INDUSTRIAL

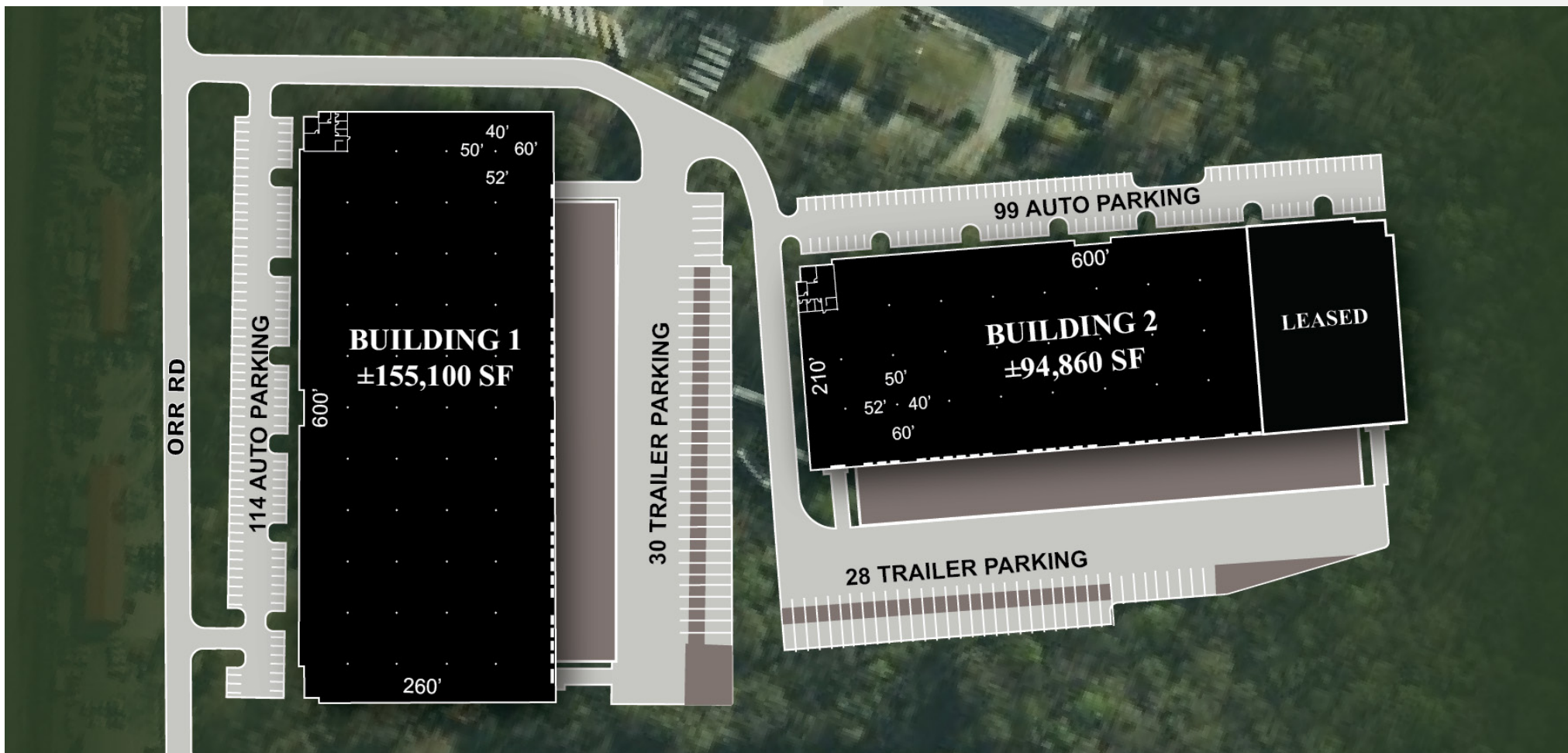
AVISON
YOUNG

Property Overview.

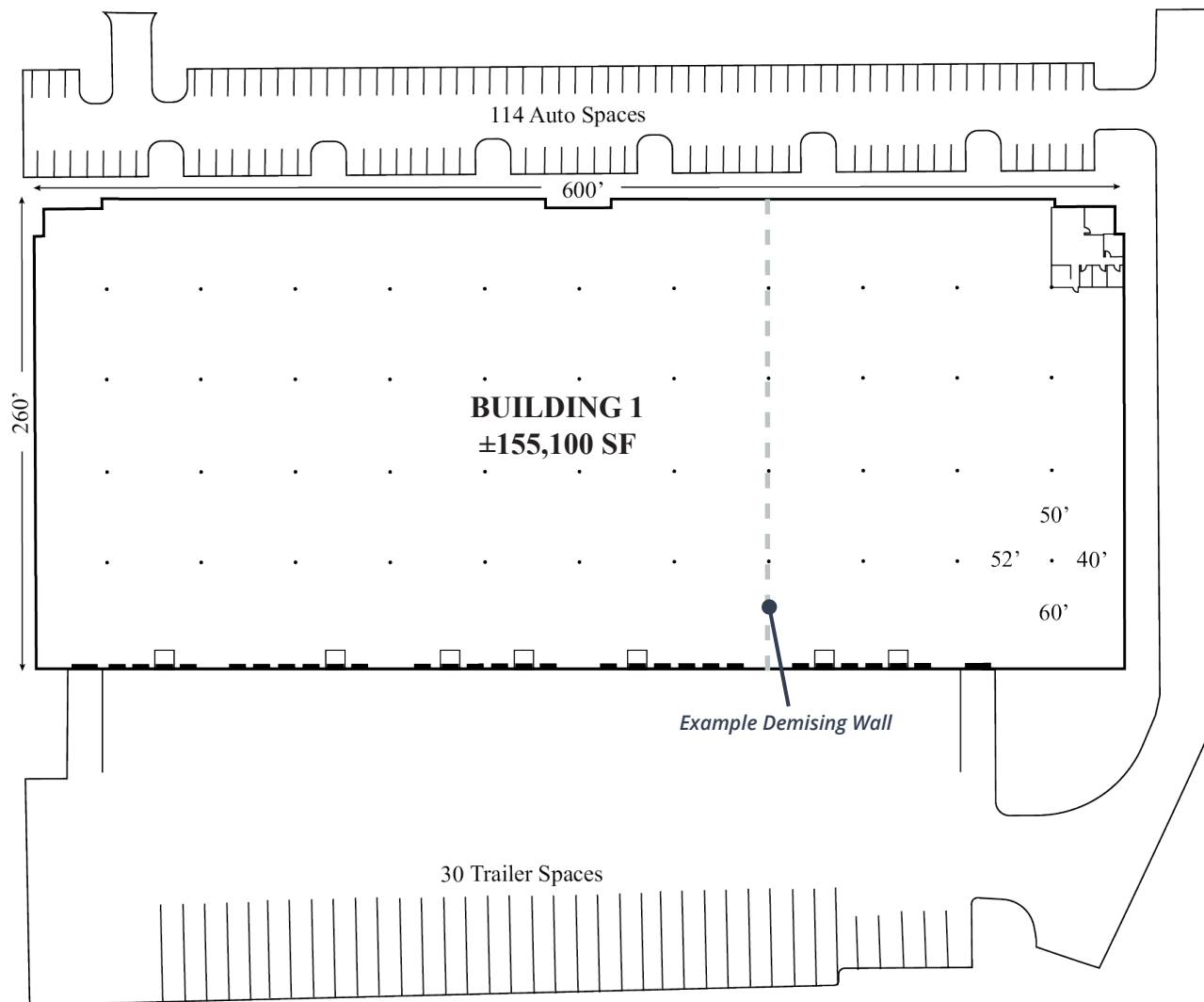
Orr Road Business Center is a 280,200-square-foot industrial park consisting of two Class-A buildings located in the North Graham Submarket of Charlotte, North Carolina.

HIGHLIGHTS

- Located within Charlotte's Infill North Graham Submarket
- 32-Foot Modern Clear Height
- Ample Trailer Storage
- Spacious Truck Courts
- Move-in Ready Suites



Building 1 Features.



AVAILABLE SF	155,100 SF
SPEC OFFICE	1,795 SF
CONFIGURATION	Rear load
BUILDING DEPTH	260'
SPEED BAY	60'
CLEAR HEIGHT	32'
COLUMN SPACING	52' x 50'
DOCK DOORS	28
DRIVE-IN DOORS	2 (manually operated)
TRAILER PARKING SPACES	30
AUTO PARKING SPACES	114
FLOOR SLAB	6" unreinforced concrete with 4,000+ PSI
FIRE PROTECTION	ESFR
SPRINKLER HEAD	16.8 K-factor (K-17 heads)
ROOF	60 mil TPO with R-20 value
LIGHTING	30 FC avg., LED high bay
ELECTRICAL	2500 amps

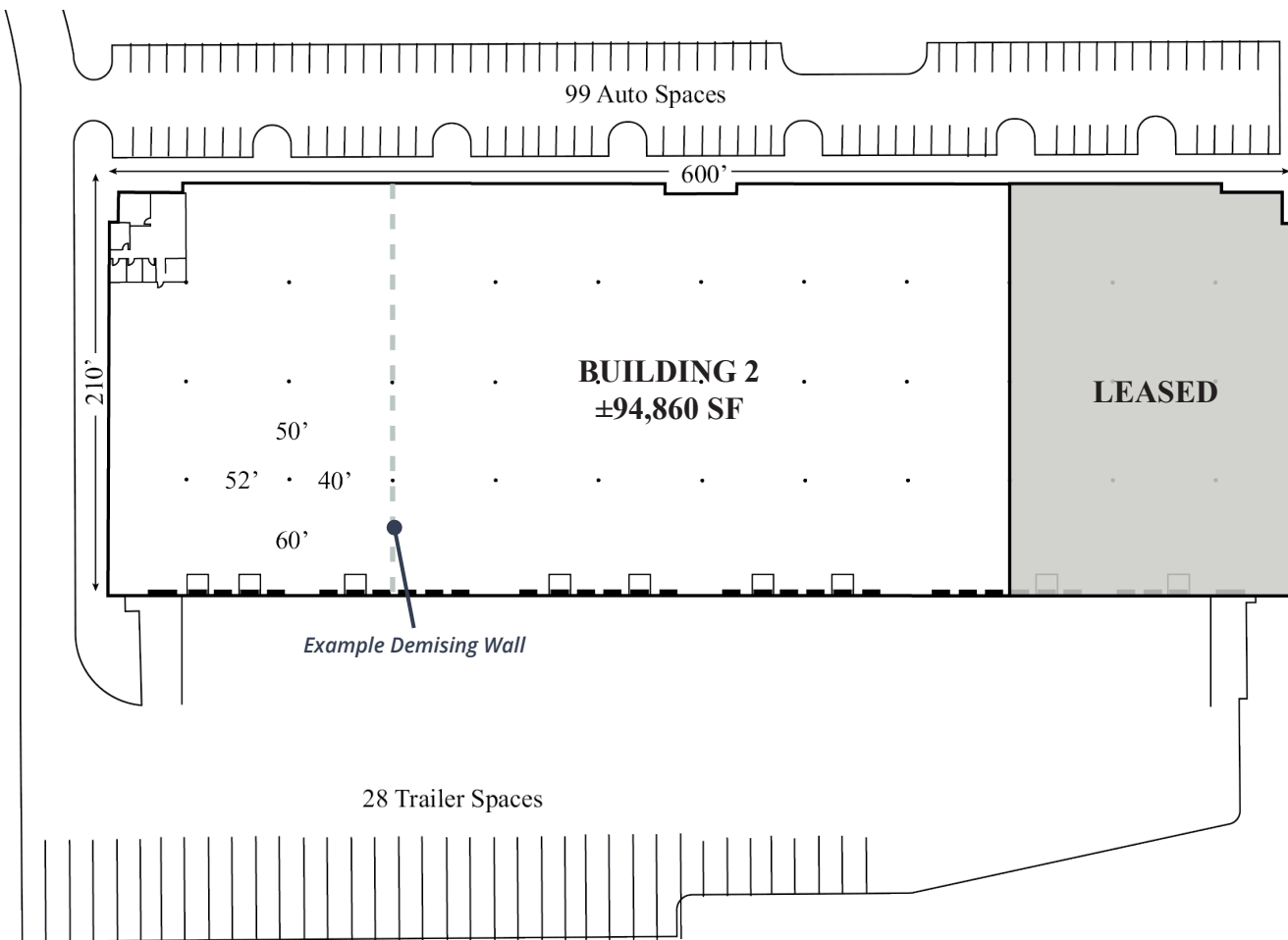
Aerial 360° Tour:
 CLICK OR SCAN CODE



Spec Office Matterport Tour:
 CLICK OR SCAN CODE



Building 2 Features.



AVAILABLE SF	94,860 SF
SPEC OFFICE	1,795 SF
CONFIGURATION	Rear load
BUILDING DEPTH	210'
SPEED BAY	60'
CLEAR HEIGHT	32'
COLUMN SPACING	52' x 50'
DOCK DOORS	25
DRIVE-IN DOORS	1 (manually operated)
TRAILER PARKING SPACES	28
AUTO PARKING SPACES	99
FLOOR SLAB	6" unreinforced concrete with 4,000+ PSI
FIRE PROTECTION	ESFR
SPRINKLER HEAD	16.8 K-factor (K-17 heads)
ROOF	60 mil TPO with R-20 value
LIGHTING	30 FC avg., LED high bay
ELECTRICAL	2500 amps

Aerial 360° Tour:
CLICK OR SCAN CODE



Spec Office Matterport Tour:
CLICK OR SCAN CODE



INTERSTATE ACCESS



INTERSTATE 85
±2.5 miles



INTERSTATE 485
±5.2 miles



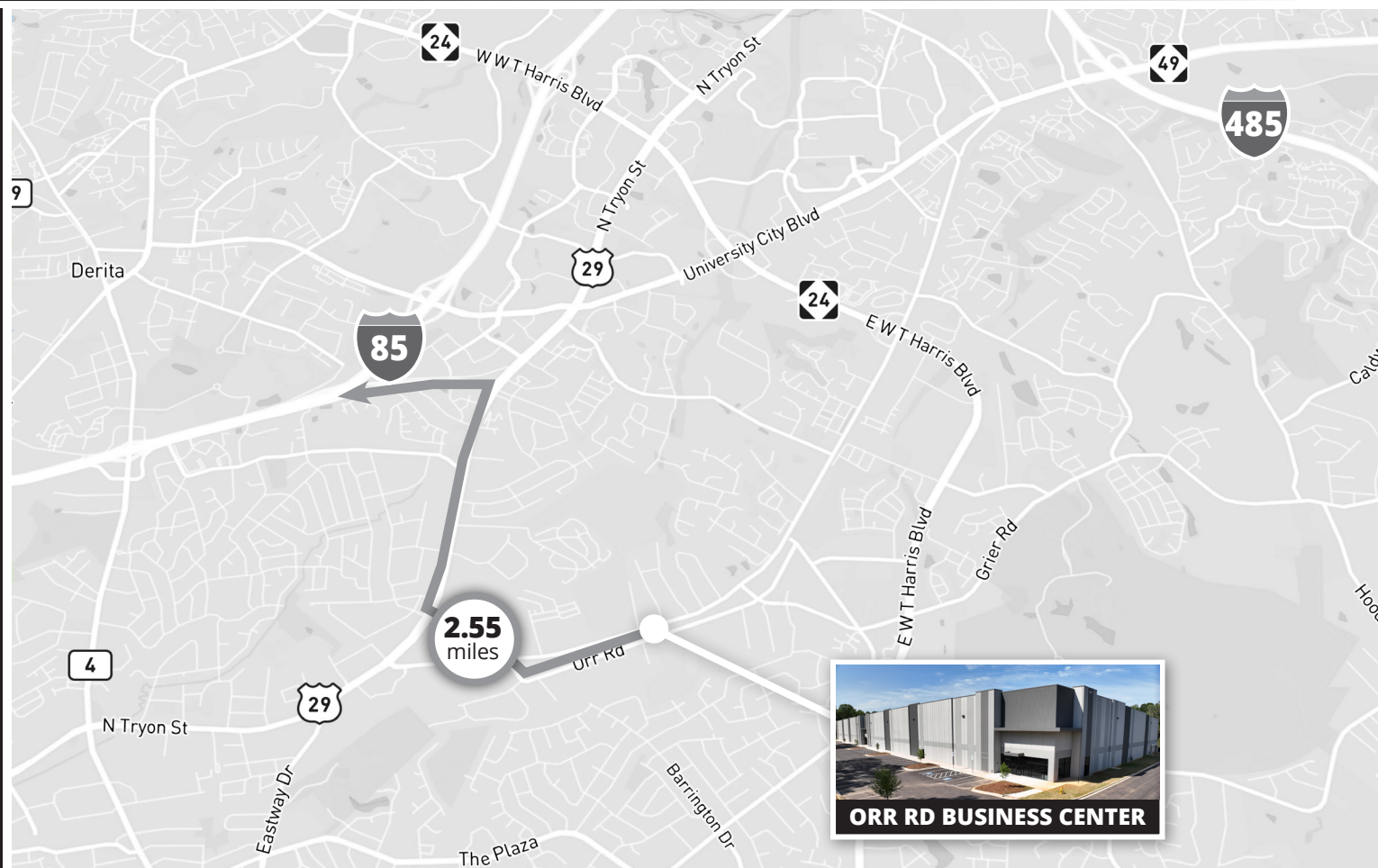
INTERSTATE 277
±5.6 miles



INTERSTATE 77
±7.2 miles



CLT DOUGLAS INTL AIRPORT
±13.9 miles



Interstate 85 Access.

— Reagan Dr Exit (Hwy 29)

270,000

2023 POPULATION
WITHIN 5-MILES

8,578

SERVICE-PRODUCING
INDUSTRIES WITHIN
5 MILES

9,000

AVERAGE DAILY
TRAFFIC COUNT



Charlotte Regional Overview.

The Charlotte Region, located on the East Coast between New York and Miami, has efficient infrastructure for moving goods and people. With a population of 2.9 million, Charlotte has experienced a 20 percent population growth since 2010. It is a manufacturing region and home to more than 3,500 manufacturers.



3 MAJOR EAST COAST PORTS within 250 miles (Wilmington, Charleston, Savannah) as well as the Charlotte inland port



SERVED BY TWO MAJOR RAILROADS (CSX and NS) as well as regional lines



LOWEST CORPORATE TAX BURDENS: North and South Carolina top two states in the country for manufacturing competitiveness

**Source: <https://charlotteregion.com/>*



Highlights.

Since 2023, over 4,400 jobs and \$3.1 billion in capital investment have been announced

- **Eli Lilly**
589 jobs, \$1 billion in capital investment
- **E&J Gallo Winery**
500 jobs, \$423 million in capital investment
- **Pallidus**
405 jobs, \$443 million in capital investment
- **Albemarle**
300 jobs, \$1.3 billion in capital investment

Leased by:

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YOUNG**

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IT **ORR RD**
BUSINESS CENTER