

**FOR LEASE**



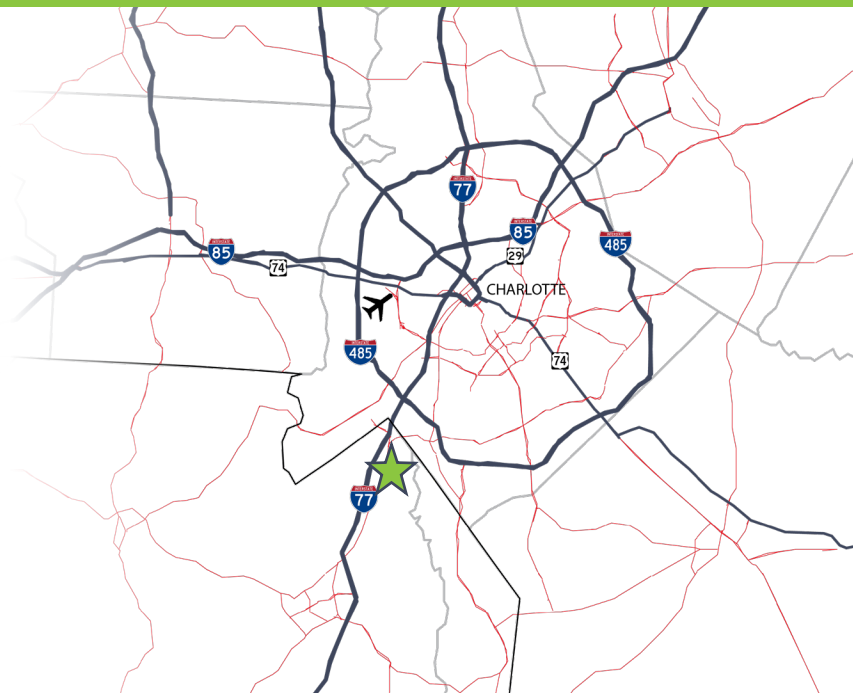
LINCOLN BROWN ILLUSTRATION

## State-of-the-Art Industrial

**Building 1: ±221,000 SF**

**Building 2: ±814,162 SF**

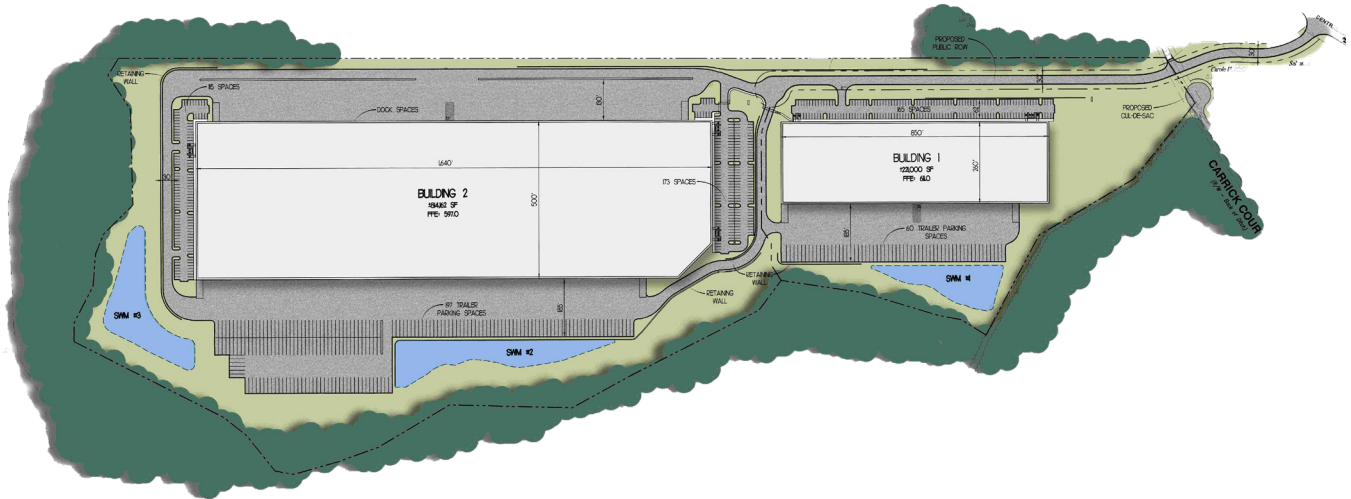
Interstate I-77	±0.5 miles
Interstate I-485	±4 miles
Interstate I-85	±14 miles
Charlotte CBD	±14 miles
Charlotte-Douglas Int'l Airport	±15 miles



JORDAN QUINN  
+ 1 704 804 5836  
jordan.quinn@am.jll.com

SPENCER YORKE  
+ 1 704 927 3004  
spencer.yorke@am.jll.com





SPECIFICATIONS	BUILDING 1: 7107 Logistics Lane	BUILDING 2: 7149 Logistics Lane
Total SF / Available SF	±221,000 SF	±814,162 SF
Office SF	To suit	To suit
Clear Height	32'	40'
Sprinkler System	ESFR	ESFR
Column Spacing	52' x 50'	56' x 54'3" (60' Loading bays)
Dock Doors	58 Doors (9' x 10')	202 Doors (9' x 10')
Drive In Doors	2 Doors (12' x 14')	4 Doors (12' x 14')
Power	2,000 Amps, 480/277 V, 3 ph, 4 wire	4,000 Amps, 480/277 V, 3 ph, 4 wire
Truck Court	185'	185'
Auto Parking	164 positions	288 positions
Trailer Parking	60 positions	197 positions
Taxes	Fee In Lieu of Taxes (FILOT) agreement in place	

