

NEVADA LOGISTICS CENTER

AVAILABLE
NOW

FOR LEASE | 164,358 SF AVAILABLE

2620 Nevada Boulevard, Charlotte, NC 28273



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- Strategic distribution location convenient to I-77, I-485, Charlotte-Douglas International Airport and the Charlotte Business District.
- Located 11.9 miles from Charlotte-Douglas International Airport.
- Access to an established workforce and amenities.
- Positioned within Charlotte's largest industrial submarket.
- Premium product in a constrained warehouse submarket.

 **IDI Logistics**

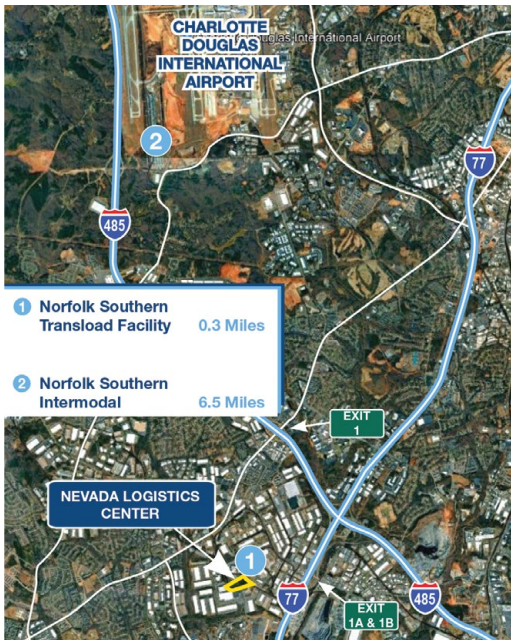
**AVISON
YOUNG**





NEIGHBORING TENANTS

- 1 Sams Club
- 2 IRON MOUNTAIN®
- 3 PODS
- 4 FritoLay
- 5 EMPIRE DISTRIBUTORS, INC.
- 6 Conn's
- 7 HD SUPPLY
- 8 MATTRESS FIRM
- 9 TRACTOR SUPPLY CO.
- 10 TJ-maxx
- 11 BLACK+DECKER
- 12 SAMUEL Samuel Strapping Systems
- 13 legrand®
- 14 FedEx
- 15 GORGO PALLETS PACKAGING LOGISTICS
- 16 MASONITE
- 17 ASHLEY
- 18 STIWA Group
- 19 Pipeline Packaging
- 20 ROSS DRESS FOR LESS



Nevada Logistics Center is located in Southwest Charlotte in close proximity to the I-77/Westinghouse Boulevard interchange on Nevada Boulevard. This prime distribution location offers access to an established workforce and nearby amenities. Neighboring tenants include FedEx, FritoLay, TJ Maxx, Tractor Supply Company, Ross and other high-profile tenants.



ABOUT IDI LOGISTICS

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

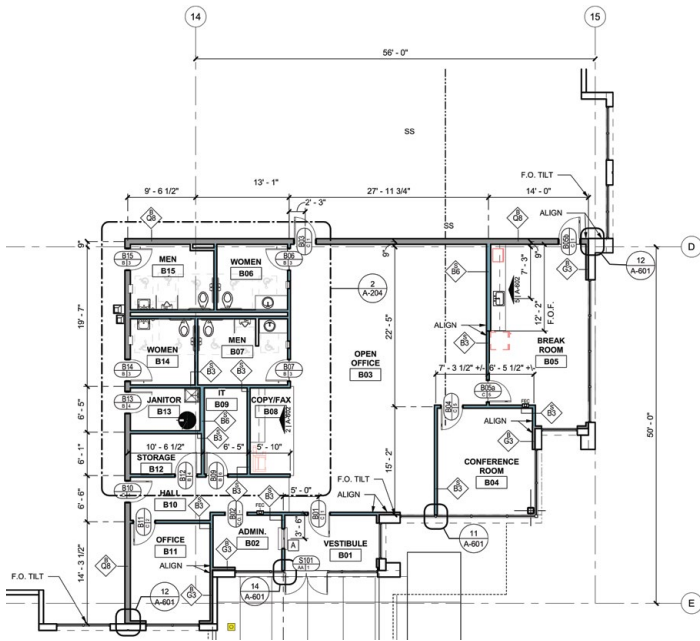
We are dedicated to serving our customers with exceptional quality and service.



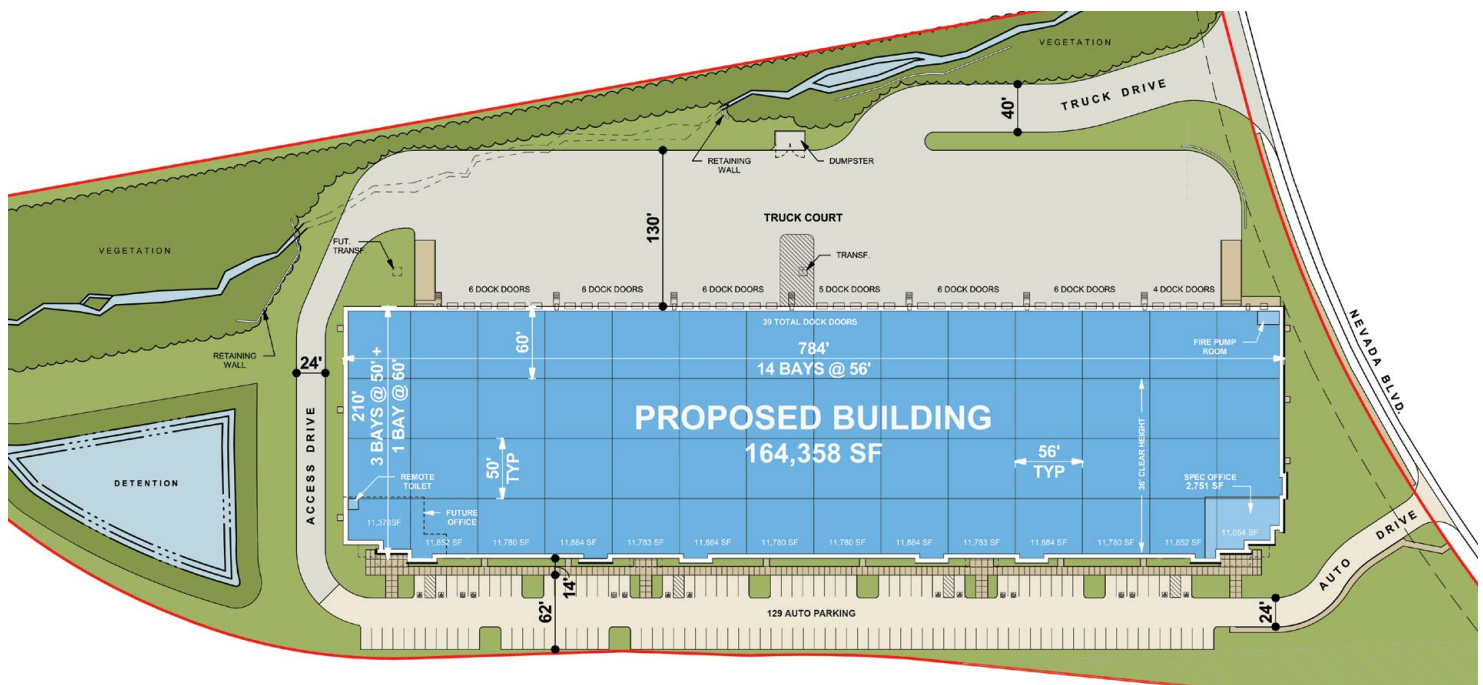
AVAILABLE SPACE

164,358 SQUARE FEET

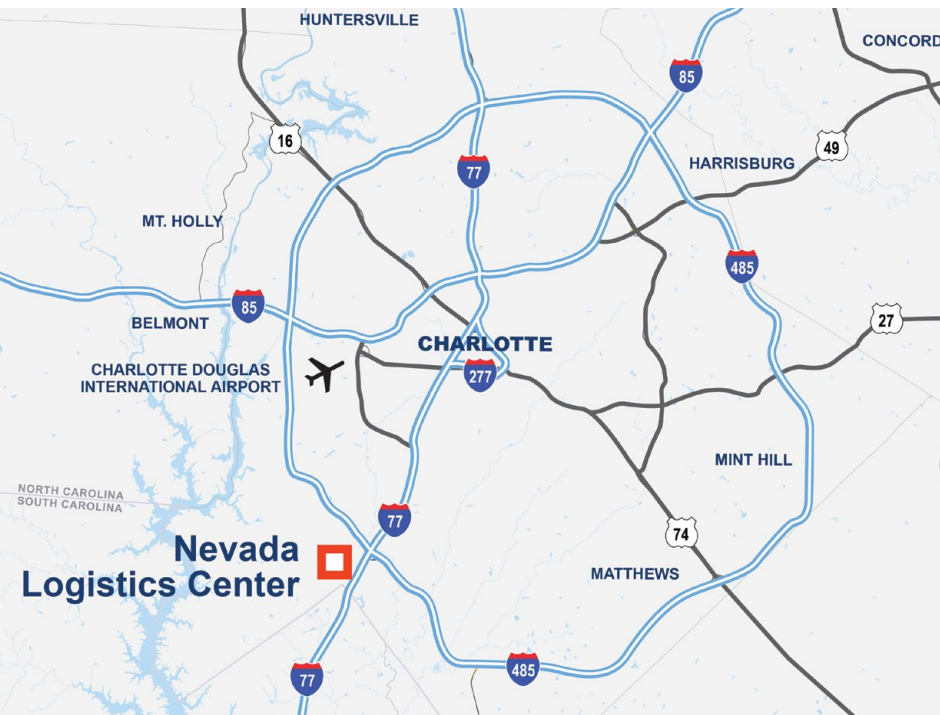
2,751 SF SPEC OFFICE PLAN



BUILDING TYPE:	Rear-Load
CLEAR HEIGHT:	36'
BUILDING DIMENSIONS:	210'D x 784'W
DOCK DOORS:	39 (9' x 10') fully equipped dock doors with dock lights, seals, bumpers and track guards.
DRIVE-IN DOORS:	2 (14' x 16') motorized roll up doors
DOCK LEVELERS:	Thirty-Nine (39) 40,000 lb dock levelers located at every door
AUTO PARKING:	129 spaces
TRAILER PARKING:	0 spaces
TYPICAL BAY SIZE:	50'D x 56'W
STAGING BAY SIZE:	60'D x 56'W
FIRE PROTECTION:	ESFR
POWER:	3 phase, 480/277 volt system with 2,000 amp service
ROOF SYSTEM:	60 MIL, mechanically attached, white TPO roof system with R-30 insulation in two layers. 15-Year Warranty.
FLOORING SYSTEM:	6" Ductilcrete™ slab, 4000 psi concrete, unreinforced with dowels at all construction joints. All floor joints are caulked with MM80.
ZONING:	I-2



PARK LOCATION



DRIVING DISTANCES

MAJOR ROADS

I-77 (S)	1.1 miles
I-77 (N)	1.2 miles
I-485	2.3 miles
I-85	12.7 miles

AIRPORTS / PORTS

Charlotte Douglas Int'l Airport	11.9 miles
Inland Port Greer (SC)	90.8 miles
Raleigh-Durham Int'l Airport	164 miles
Port of Charleston (SC)	203 miles
Port of Savannah (GA)	242 miles
Harstfield-Jackson Int'l Airport	256 miles
Port of Brunswick (GA)	318 miles
Port of Norfolk (VA)	339 miles
Port of Jacksonville (FL)	375 miles

RAIL

Norfolk Southern Transload	0.3 miles
Norfolk Southern Intermodal	6.5 miles



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For more information, or to set up a tour, please contact:

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