

THE OAKS COMMERCE CENTER

2022 The Oaks Parkway | Belmont, NC

CLASS-A
INDUSTRIAL
DELIVERING
THIS SEPTEMBER



±143,020 SF Available For Lease





BUILDING SPECIFICATIONS

2022 The Oaks Parkway | Belmont, NC

THE OAKS COMMERCE CENTER

Site Acreage:	22.72 gross AC
Square Footage:	±143,020 SF
Building Dimensions:	260' x 550'
Office:	±2,457 SF
Bay Sizes:	Typical bays - 50' x 50' Speed bays - 60' x 50'
Clear Height:	32'
Auto Parking:	±74 spaces
Trailer Parking:	±50 spaces
Truck Court:	185' truck court; 60' concrete apron
Exterior Walls:	Concrete tilt
Slab Construction:	6" reinforced concrete slab
Dock Doors:	Fourteen (14) 9' x 10' manual overhead doors; Fourteen (14) 9' x 10' knock out panels
Overhead Doors:	One (1) 12' x 14' motorized roll up door
Roofing:	60mil TPO roof
Fire Protection:	ESFR
Electrical Service:	1200 AMPs



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Gray Gaines

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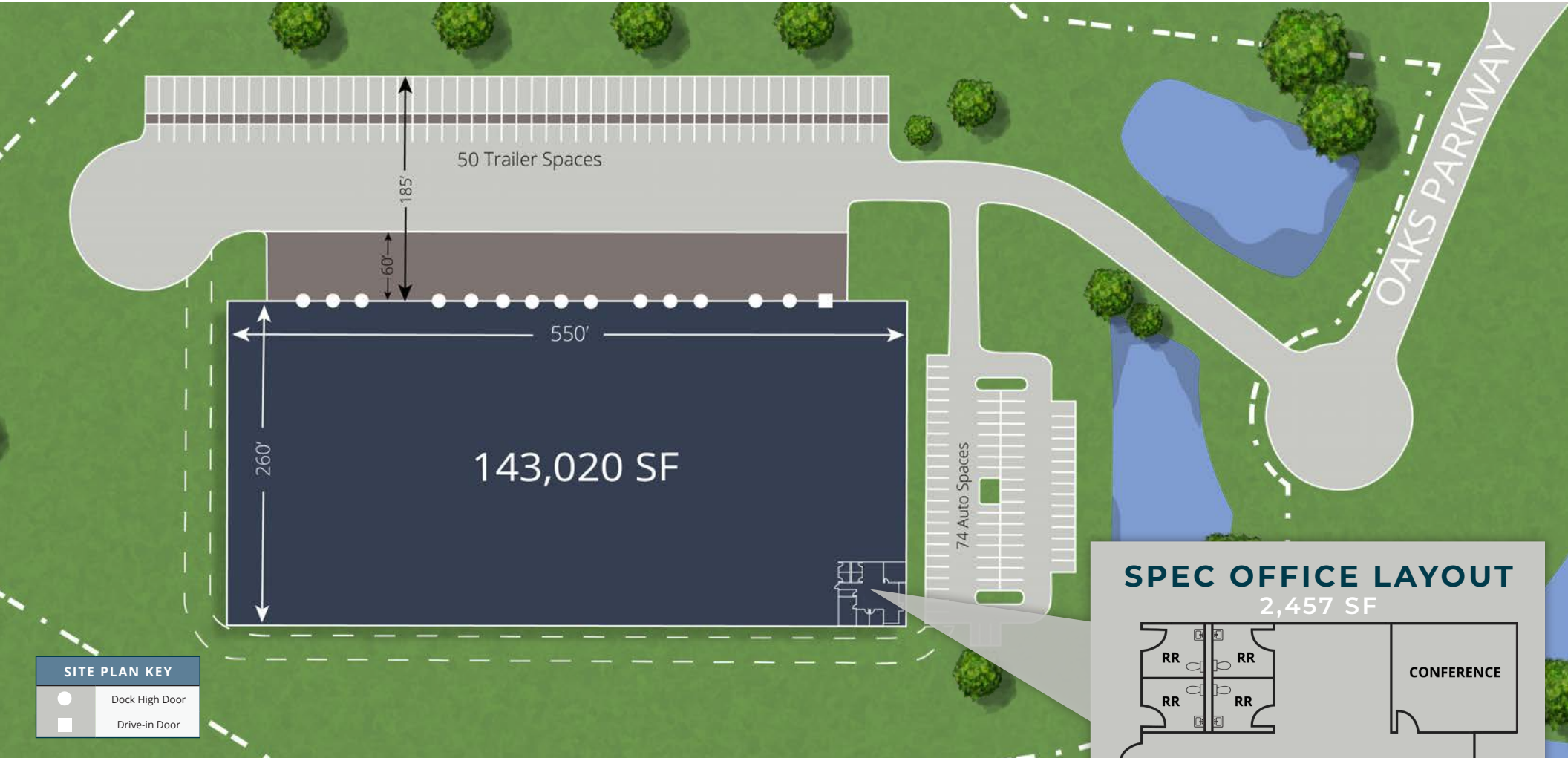
LBA Logistics



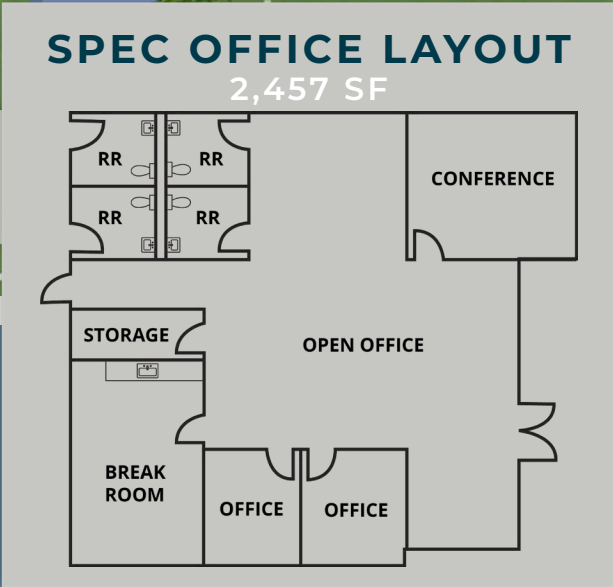


SITE PLAN

2022 The Oaks Parkway | Belmont, NC



SITE PLAN KEY	
●	Dock High Door
■	Drive-in Door



14
MANUAL
OVERHEAD
DOORS

14
KNOCK
OUT
PANELS

1
MOTORIZED
ROLL UP
DOOR

50
TRAILER
PARKING
SPOTS

74
AUTO
PARKING
SPOTS



INTERSTATE ACCESS

2022 The Oaks Parkway | Belmont, NC



THE OAKS
COMMERCE CENTER

DePalo Foods

WILBERT
plastic services

Kiser Harriss Chemical Distribution
Centers Inc.
Chemical Distribution, Chemical Storage and Chemical Transport

VALLEN
Innovation. Proven value.

ABF
Freight
An ArcoBest Company

Belmont Abbey
COLLEGE

Direct Access
Exit 26



±1.8
MILES



±7.5
MILES



±10.2
MILES

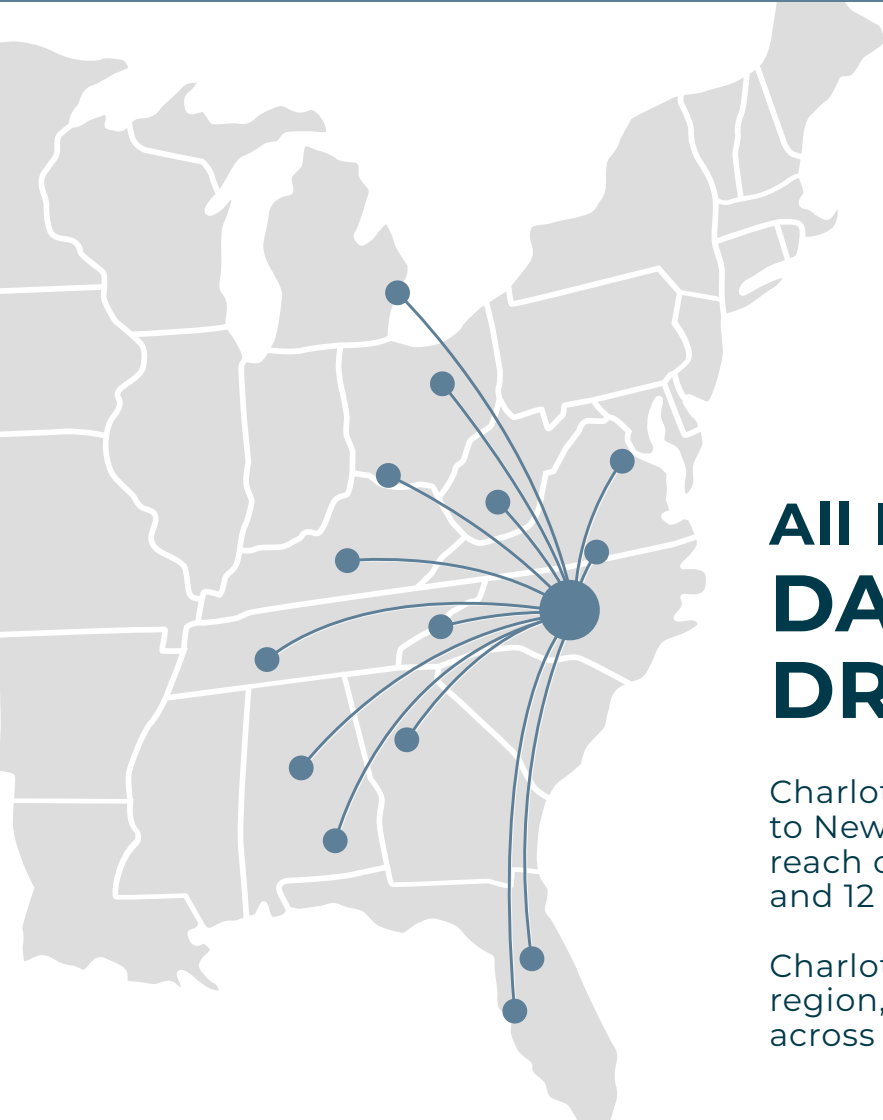


±11.1
MILES

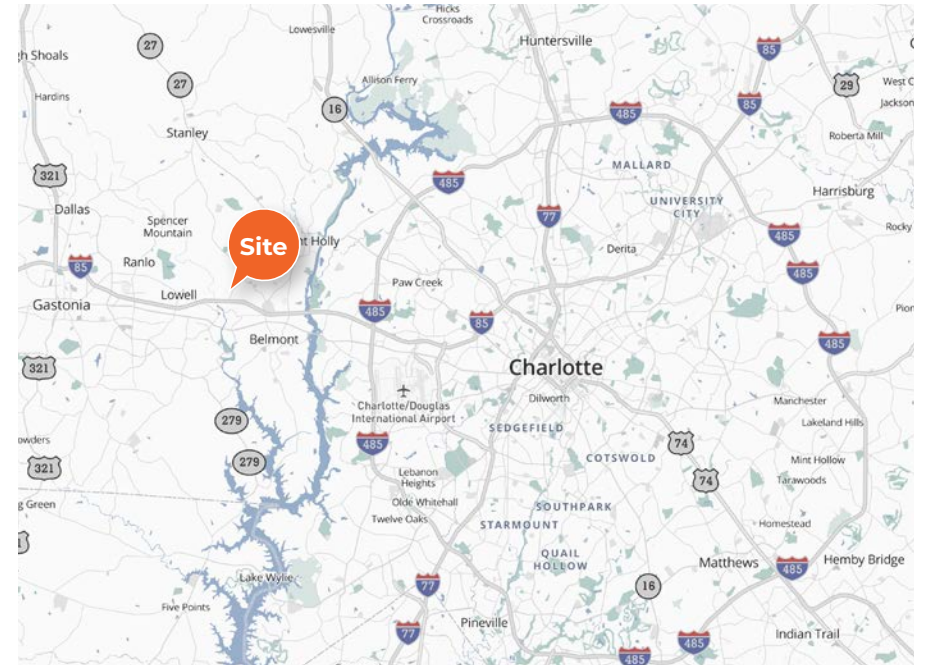


LOCATION PROXIMITY

2022 The Oaks Parkway | Belmont, NC



ALL IN A DAY'S DRIVE



Charlotte is centrally located on the East Coast, with similar travel time to New York, Chicago, St. Louis, Boston and Miami. Businesses can reach over 50 percent of the U.S. population within 2 hours by plane and 12 hours by truck.

Charlotte's interstate system, with four major interstates across the region, allows for businesses to easily and efficiently transport goods across the East Coast.

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If you would like more information on this offering please get in touch.

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