

±91,800 - 232,310 SF

available for lease

# WESTINGHOUSE LOGISTICS PARK

13006 SAM NEELY RD, CHARLOTTE, NC 28273



SCAN QR CODE TO ACCESS  
**360° VIEW TOUR**



**AVAILABLE IMMEDIATELY**



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## BUILDING SPECIFICATIONS

Site Acreage:	±18.75 AC	Structural Steel:	Gray tube steel columns and joists supporting white roof deck
Building Size:	±232,310 SF	Slab Construction:	7" 4,000psi concrete on 4" aggregate base; 10 mil vapor barrier under slab
Spec Office:	±2,469 SF existing spec office + ±2,469 SF proposed spec office	Dock Doors:	(33) 9' x 10' manual overhead doors; (17) with mechanical levelers
Building Dimensions:	260' x 918' (less "notch out" - see floor plan)	Overhead Doors:	(2) 12' x 14' motorized roll up doors with concrete ramps; (1) grade-level door
Bay Sizes:	Typical bays - 50' x 54' Speed bays - 60' x 50'	Roofing:	60mil white TPO roof; R-20 insulation
Clear Height:	36'	Fire Protection:	ESFR
Auto Parking:	±180 spaces	Electrical:	Two (2) 2,000 AMP service
Trailer Parking:	±26 spaces	Lighting:	LED high bay fluorescents
Truck Court:	190' truck court; 60' concrete apron + HD asphalt with concrete dolly pad		
Exterior Walls:	Load bearing tilt-up concrete wall panels		

**260' X 918'**  
BUILDING  
DIMENSIONS

**36'**  
CLEAR  
HEIGHT

**50' X 54'**  
COLUMN  
SPACING



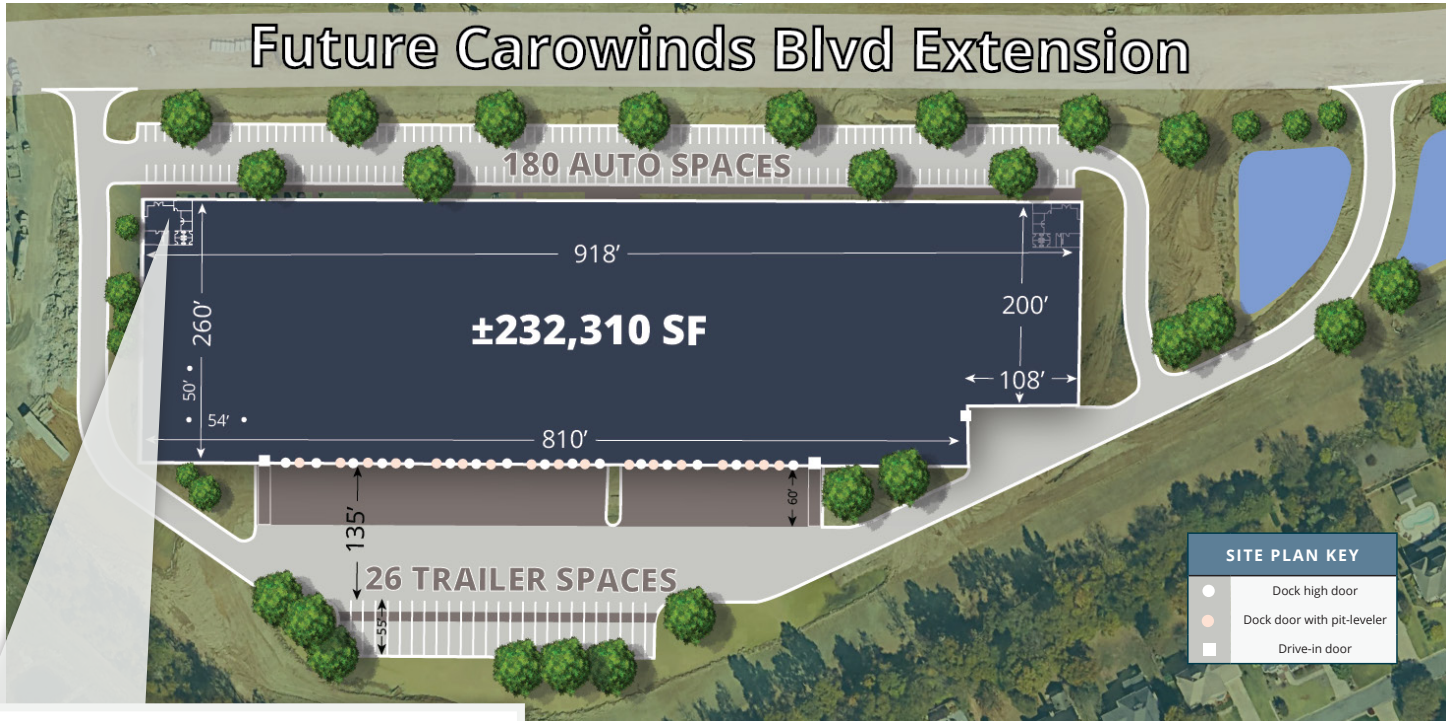
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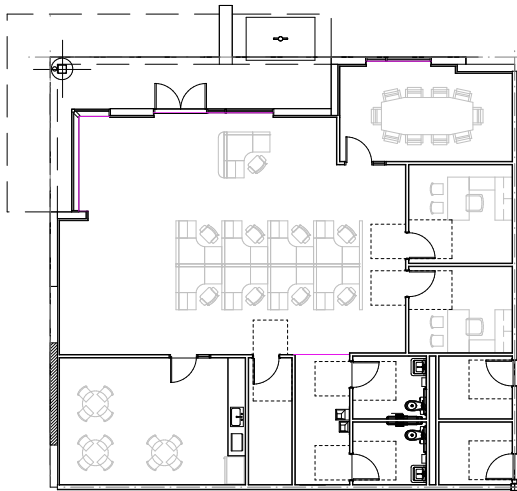


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## SPEC OFFICE LAYOUT 2,469 SF



## THE SITE

Westinghouse Logistic Park is located in Charlotte's largest industrial submarket just a short drive to both I-77 and I-485. The 232k SF building features Class A construction specs such as LED lighting, a 36 ft clear height, an ESFR sprinkler system and abundant trailer and auto parking.

**360° VIEW  
TOURS**

SCAN QR CODES FOR  
INTERIOR + EXTERIOR:



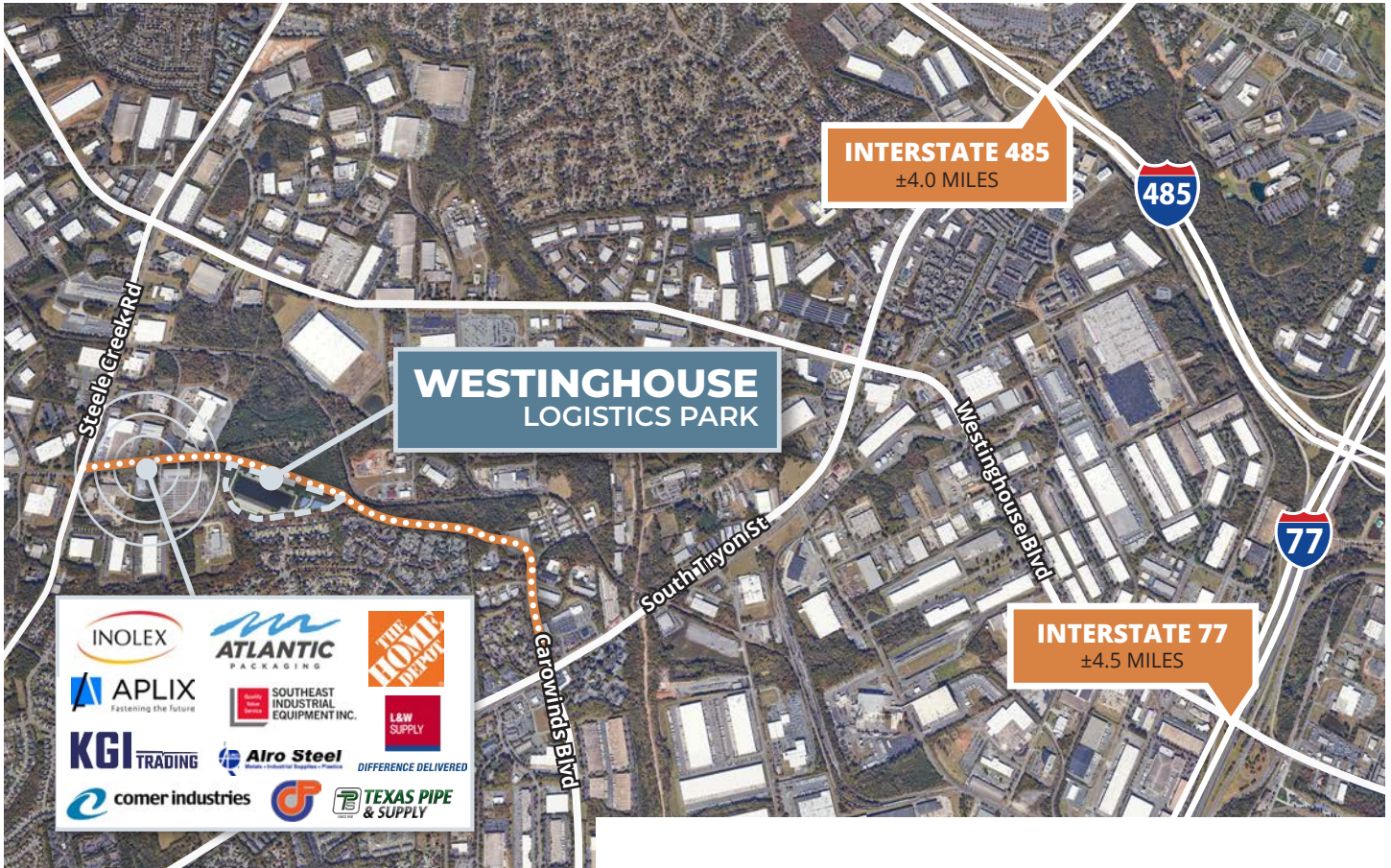
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## FUTURE CAROWINDS BLVD EXTENSION

There are plans to extend Carowinds Boulevard west from South Tryon Street to Steele Creek Road by improving existing roadways and constructing new roadways. It will be a 2 lane roadway with median, bike lanes, and sidewalks.



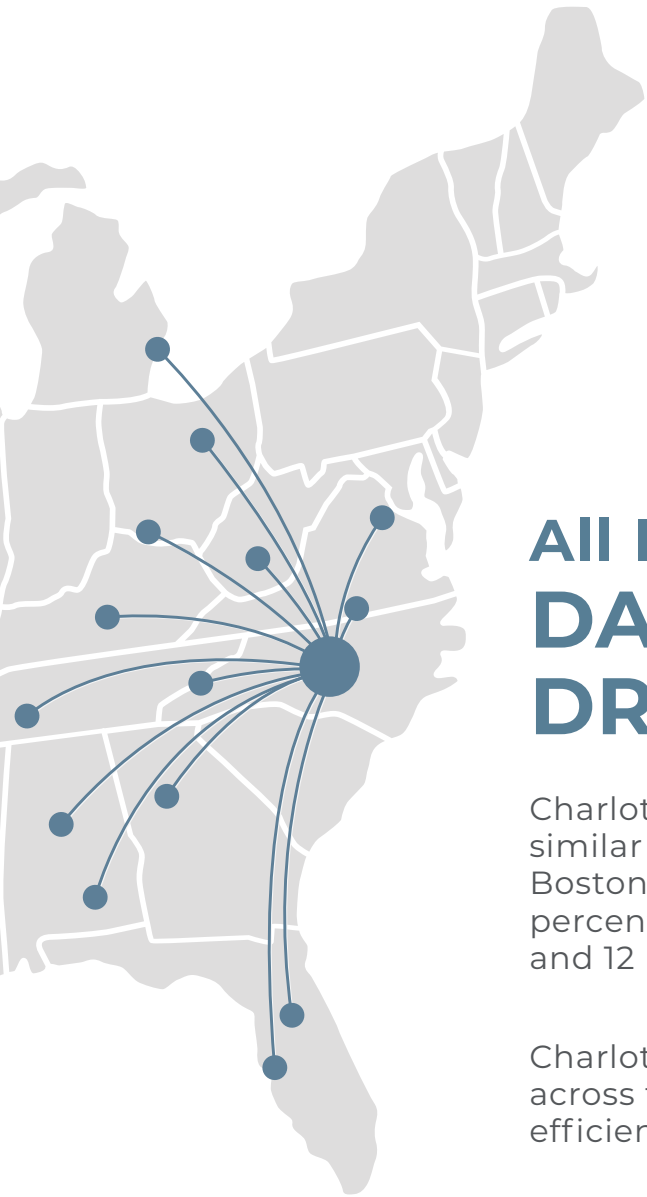
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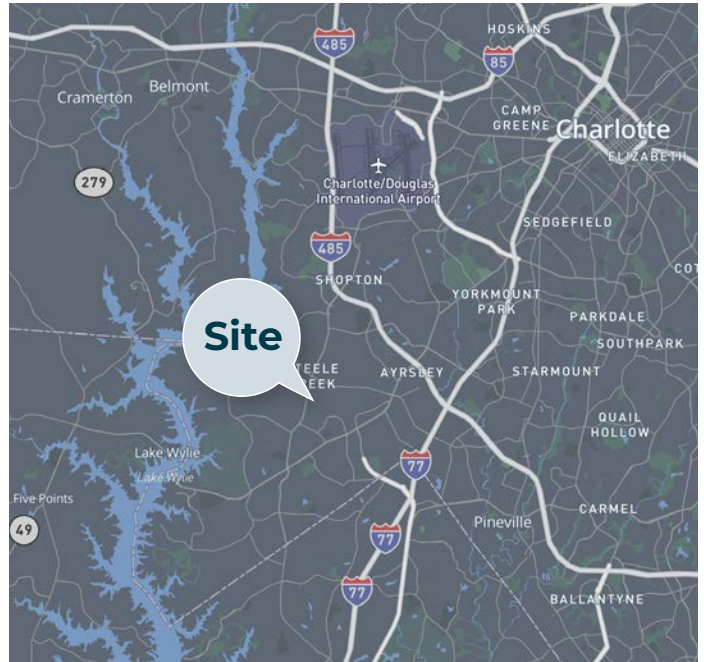
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## LOCATION PROXIMITY



### 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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**For more information  
on this property  
please contact us.**

**Chris Loyd**

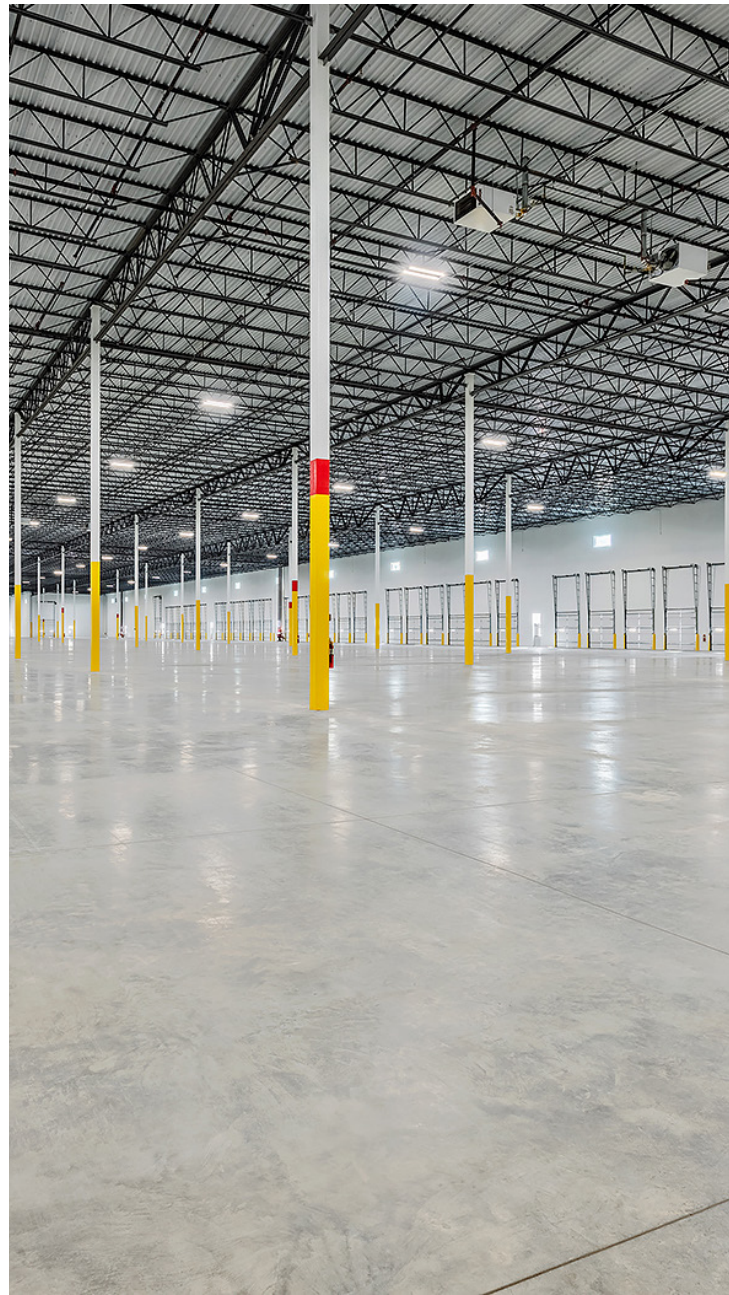
Principal  
704 612 0238  
chris.loyd@avisonyoung.com

**Tom Tropeano, SIOR**

Principal  
704 413 0228  
tom.tropeano@avisonyoung.com

**Gray Gaines**

Vice President  
704 413 0230  
gray.gaines@avisonyoung.com



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521 E Morehead St, Suite 101, Charlotte, NC 28202.

