

±232,310 SF available for lease

WESTINGHOUSE LOGISTICS PARK

13006 SAM NEELY RD, CHARLOTTE, NC 28273



**CLASS-A
INDUSTRIAL**
UNDER CONSTRUCTION



LBA Logistics



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BUILDING SPECIFICATIONS

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

260' X 918'

BUILDING
DIMENSIONS

36'

CLEAR
HEIGHT

50' X 54'

COLUMN
SPACING



Chris Loyd
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Tom Tropeano
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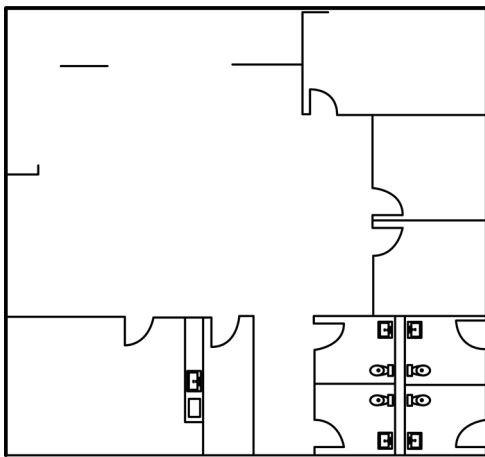

AVISON
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SPEC OFFICE LAYOUT 2,469 SF



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 will feature Class A construction specs such as LED lighting, a 36 ft clear height, an ESFR sprinkler system and abundant trailer and auto parking.

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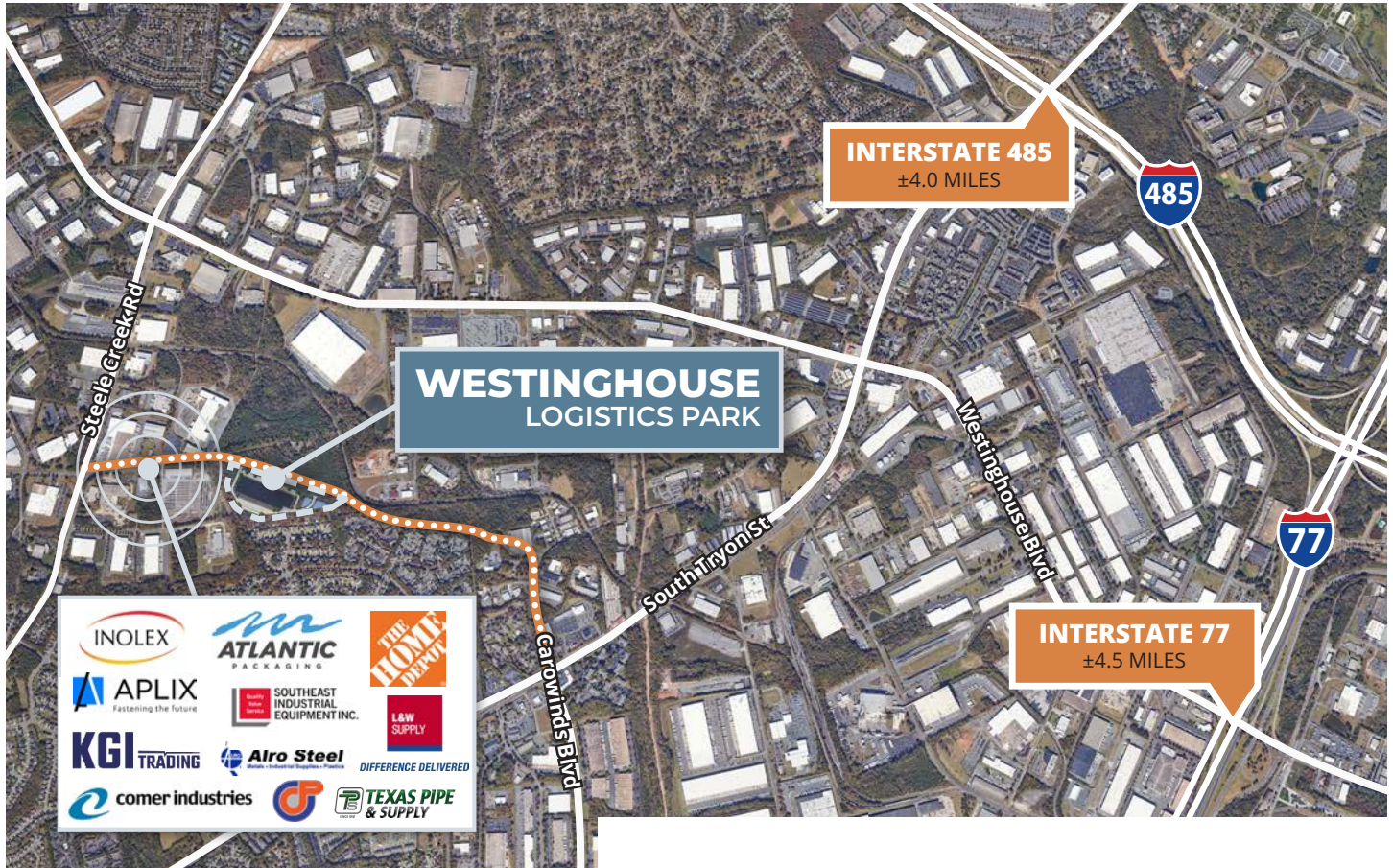
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FUTURE CAROWINDS BLVD EXTENSION

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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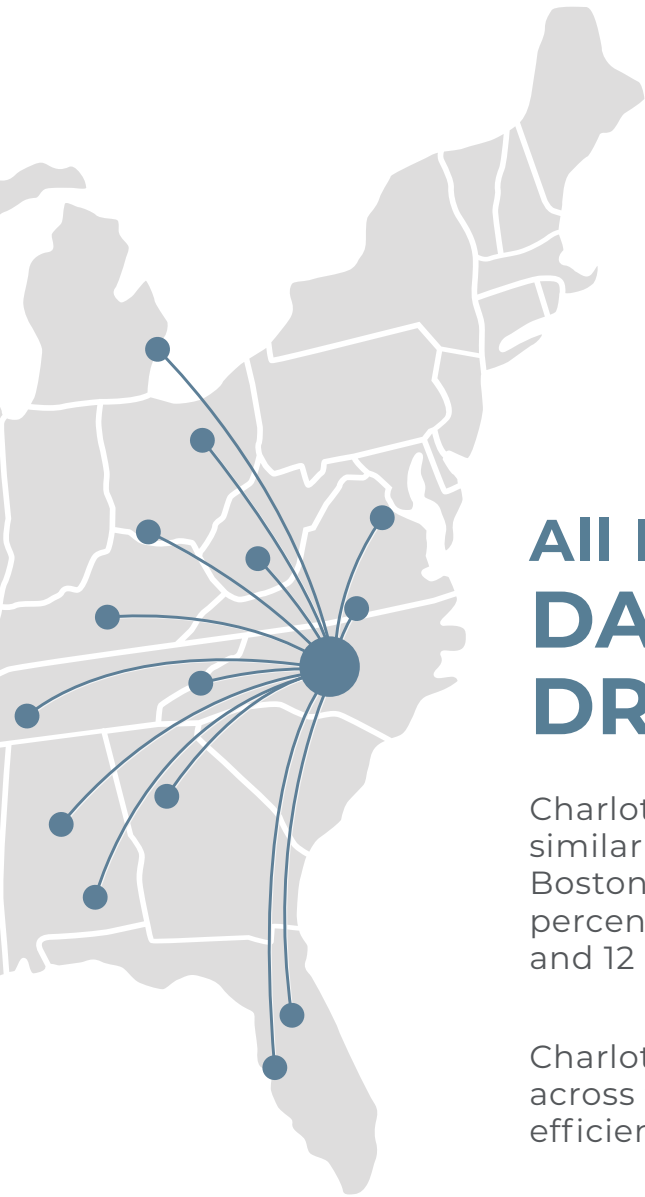
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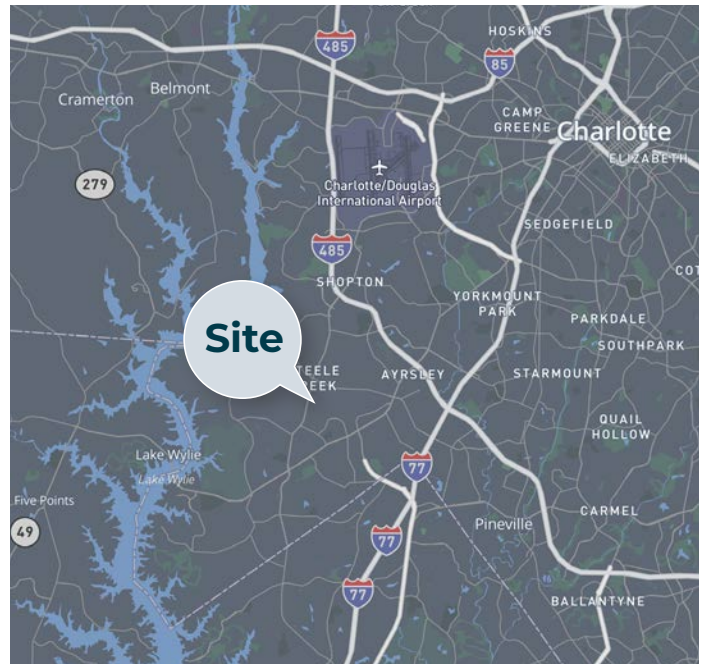
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LOCATION PROXIMITY



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
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