

SUNPOINT CLT

Class A Industrial Building
±50,000 - 98,446 SF Available

8301 Old Dowd Road
Charlotte, NC 28214

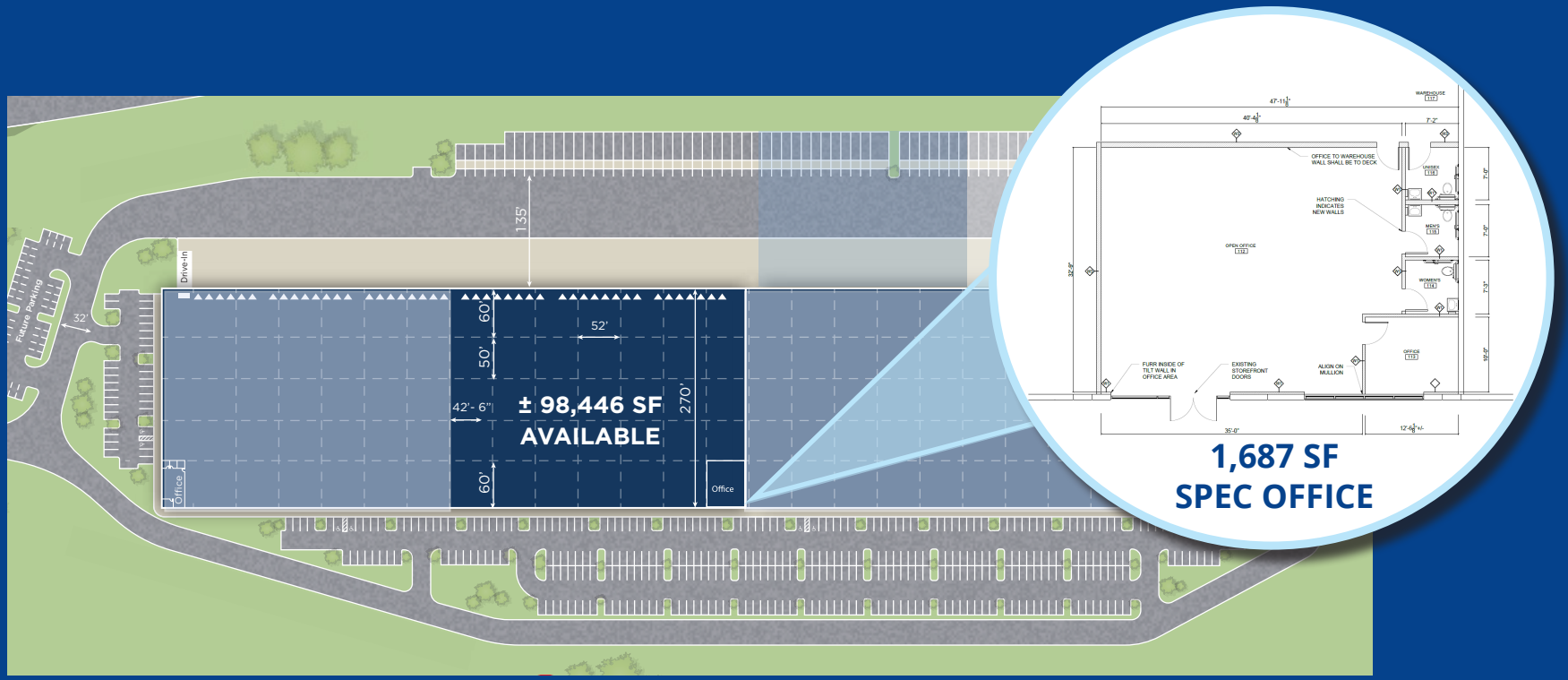
Colliers | SunCap PROPERTY GROUP | Goldman Sachs

SITE PLAN


INTERSTATE
485
Old Dowd Rd
Future Parking
32'
135'
Drive-In
Trailer Parking
Leased to Riverstone
Logistics
Trailer Parking
Leased to Guardian Logistics
RIVERSTONE
LOGISTICS
60'
50'
52'
42'- 6"
± 98,446 SF
AVAILABLE
270'
60'
Office
Office
GUARDIAN
LOGISTICS SOLUTIONS
Office

AVAILABILITY OVERVIEW

Property:	SunPoint CLT 8301 Old Dowd Road, Charlotte, NC	**Building Depth:**	270′	**Box Truck Parking:**	5 | 40′ Deep	**Clear Height:**	32′
Available SF:	50,000 - 98,446 SF Available	**Loading Bay:**	60′	**Dock High Doors:**	(23) 9′ x 10′ (2) With Mechanical Pit Levelers	**Sprinkler:**	ESFR
Spec Office:	± 1,687 SF	**Auto Parking:**	194	**Drive-In Doors:**	Ability to Add	**Truck Court:**	190′
Column Spacing:	52′ x 50′	**Trailer Parking:**	26 | 55′ Deep	**Slab:**	8″ Concrete Slab on Grade	**Power:**	Up to 1,500 Amps



PRIME LOCATION

DRIVE TIMES | DISTANCE

- < 5 MIN | < 1 MILE
- < 15 MIN | < 10 MILES
- < 5 MIN | < 3 MILES
- < 50 MIN | < 50 MILES



SUNPOINT
CLT



For More Information, Please Contact:

Phoebe Dinga
Vice President
+1 704 973 7207
phoebe.dinga@colliers.com

Rob Speir, SIOR
Executive Vice President
+1 704 409 2370
rob.speir@colliers.com

Lawrence Shaw, SIOR
Executive Vice President
+1 704 409 2360
lawrence.shaw@colliers.com

Developed By:
SunCap PROPERTY GROUP

Goldman Sachs

Colliers

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.