



SUNPOINT
C L T

Class A Industrial Building
±98,446 SF Available
8301 Old Dowd Road
Charlotte, NC 28214



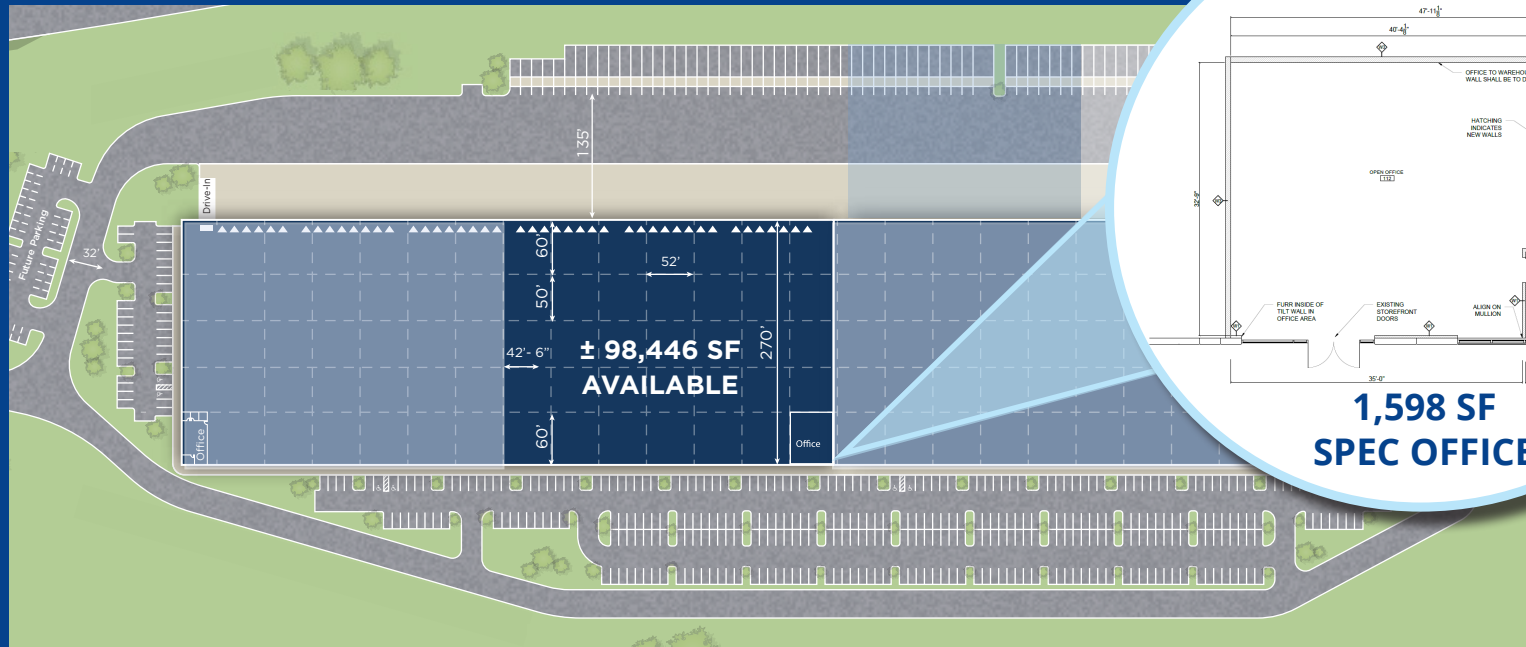
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SITE PLAN



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:	98,446 SF Available	Loading Bay:	60'	Dock High Doors:	(23) 9' x 10' (1) With Mechanical Pit Leveler	Sprinkler:	ESFR
Spec Office:	± 1,598 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:	3,200 Amps <i>To the entire premise</i>



PRIME LOCATION

DRIVE TIMES | DISTANCE



< 5 MIN | < 1 MILE



< 15 MIN | < 10 MILES



< 5 MIN | < 3 MILES



< 50 MIN | < 50 MILES



SUNPOINT

CLT



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