

3250

3250 CAMPUS RIDGE ROAD
MATTHEWS, NC

± 30,210 -
150,000 SF

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STRATEGICALLY POSITIONED. EXCEPTIONALLY EQUIPPED.

Located at 3250 Campus Ridge Road in Matthews, NC, this Class A industrial facility offers 30,210 to 150,000 SF of highly functional space with 32' clear height, a 130' truck court, and a large outside storage yard. Featuring dock-high and drive-in access, ESFR sprinklers, and a striking glass line along the front elevation, this site is designed for modern logistics and manufacturing. With 2,500 amps of power and 150 auto parking spaces, it's built to support growth.

- 20 dock-high doors, 18 knock-outs, and (2) 14' x 16' drive-in doors
- Column spacing: 43' x 53' typical with 60' speed bay
- 6" slab (4,000 PSI) and ESFR sprinkler system



AVAILABLE *SPACE*

- 30,210 – 150,000 SF

BUILDING *SPECS*

- 32' clear height
- Dock-high and drive-in doors:
 - 20 dock-high doors
 - 18 knock-outs
 - (2) 14' x 16' drive-in doors
- 130' truck court
- Large outside storage yard
- Column spacing: 41'8" x 53' typical, 60' speed bay
- 6" slab thickness, 4,000 PSI
- ESFR sprinkler system

UTILITIES & *FEATURES*

- 2,500 amp electrical service
- 150 auto parking spaces
- Long glass line along building front – ideal for natural light and curb appeal

Industrial Advantage *at 3250 Campus Ridge*

IMMEDIATE ACCESS TO I-485 & HWY 74
- MOVE FAST, SHIP FASTER.



1.5 miles to I-485
Convenient access to
Charlotte's outer loop



14 miles to
Charlotte CBD



28 miles to
Charlotte Douglas
International Airport



Robust Access
to both land and water
transportation ports

Site Plan

PROPERTY HIGHLIGHTS

± 30,210 SF - 150,000 SF

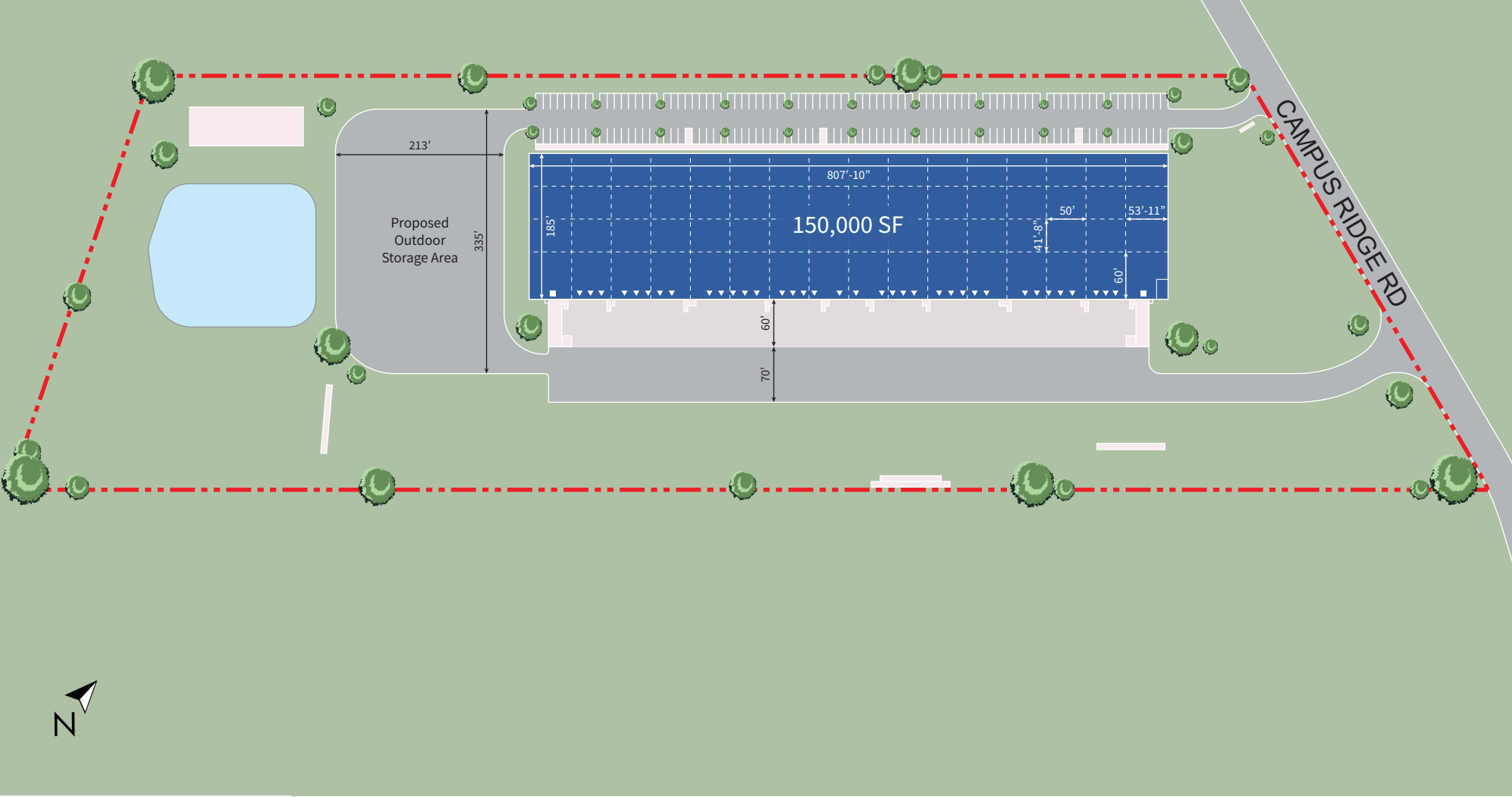
POTENTIAL TO EXPAND TO 180,000 SF

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DOCK DOOR

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DRIVE-IN DOOR



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