SEEFRIED
INDUSTRIAL PROPERTIES



For Sale or For Lease

**Progress photos as of November 2026*

Westinghouse Commons

Westinghouse Commons Drive, Charlotte, NC 28273

± 21,000 SF – ±146,785 SF Spec Building

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Project **Overview**

Located within West Lake Business Park—a master-planned business park in the thriving Westinghouse industrial corridor of the Charlotte MSA—this Class A industrial facility offers unmatched access to major transportation routes, including I-77, I-485, and Charlotte Douglas International Airport. Strategically positioned for seamless logistics and distribution, the property benefits from robust regional infrastructure and proximity to Charlotte's highly skilled labor pool, particularly in advanced manufacturing and logistics. This premier location delivers a significant competitive advantage in one of the Southeast's most active industrial markets.

Address	Westinghouse Commons Drive, Charlotte, NC 28273
County	Mecklenburg
Zoning	ML-2 (Manufacturing & Logistics)
Land Use	Industrial
Square Footage	±21,000 SF - ± 146,785 SF
Building Dimensions	650′ x 195′ – 245′
Office SF	± 2,043 SF
Bay Sizes	Typical Bay: 245′ x 54′ & 195′ x 54′ Speed Bay: 60′
Clear Height	32′
Parking	± 138 employee parks
Truck Court	Total Depth: 135′ Concrete Apron: 60′ Heavy-Duty Asphalt Truck Court: 75′
Exterior Walls	Load bearing concrete wall panels
Structural Steel	Gray steel columns and joists; primed white roof deck
Slab Thickness	6″ concrete slab, 4,000psi, 4″ aggregate base; speed bay is reinforced with #3 bars at 18″ on center
Dock Doors	(37) 9′ x 10′
Drive-In-Doors	(2) 14′ x 14′ (with 60′ ramps)
Roof	Mechanically attached 60 mil TPO with R-20 insulation
HVAC	Heat for freeze protection; (1) air changes per hour
Fire Protection	ESFR Sprinkler
Electrical	(1) 2,000 amps service *ability to upgrade*
Lighting	LED High bay fixture
Estimated Completion	Q1 2027

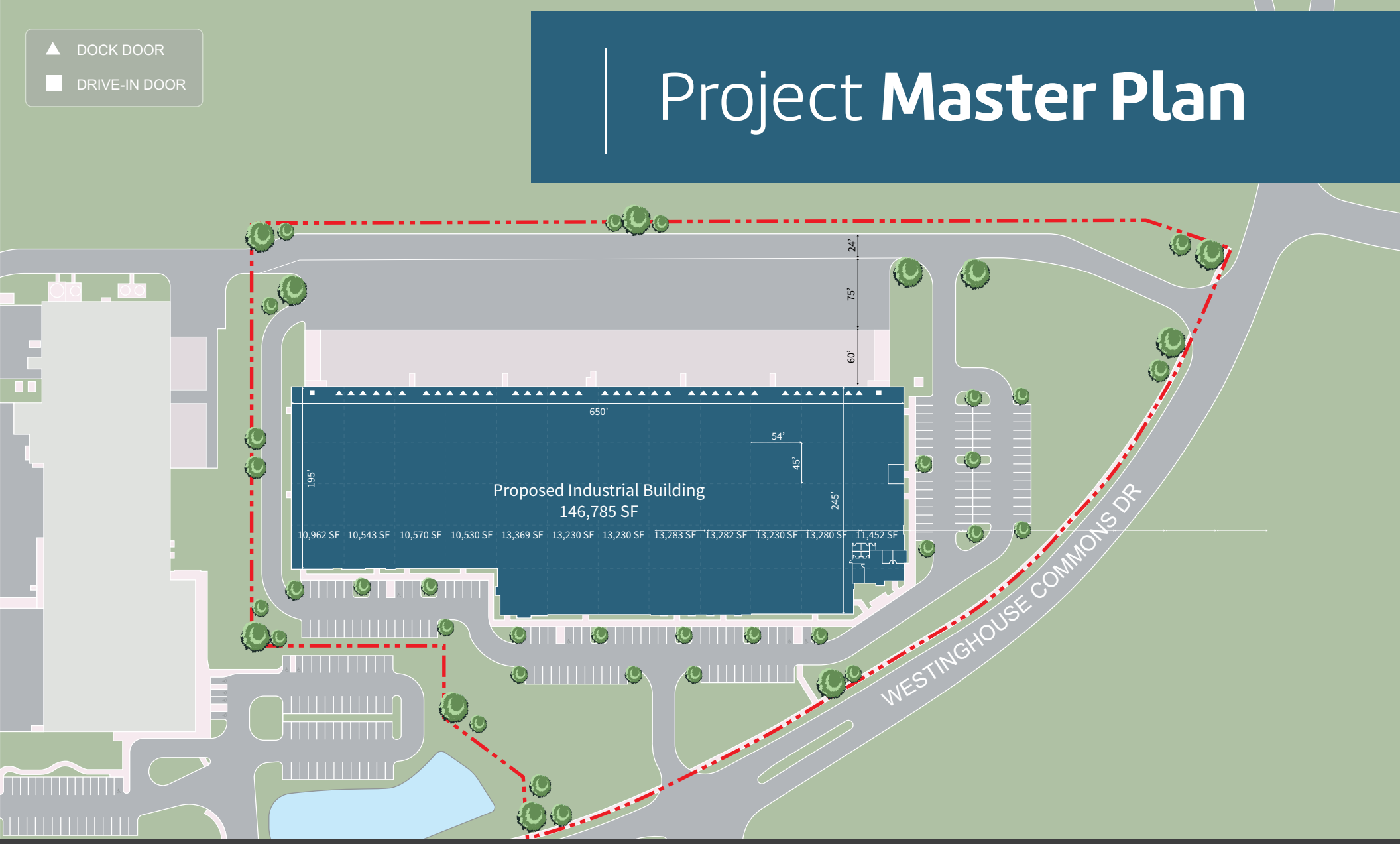
1.5 Miles to I-485 and 3.5 Miles to I-77

2.4M 2025 Charlotte Metro Population

7 Fortune 500 companies headquartered in Charlotte



Project **Master Plan**



± 146,785	ML-2	32’	37	2	Q1 2027
Proposed Total Square Footage	Zoning	Clear Height	9’ x 10’ Dock Doors	14’ x 14’ 60’ Drive-In Ramps	Est. Construction Completion

Location **Aerial**

Nearby **Tenants**

Atlas Copco · CCL · AVERITT · VANGUARD LOGISTICS · EcoFiber Packaging · wcha USA · PAX INDUSTRIES · Genpak · VULCAN · Alro Steel · SE Southeastern Freight Lines · International Paper



Strategic East Coast Location

- CNBC Crowns North Carolina as the No. 1 State for Business in 2025.
- Charlotte Douglas International Airport's total economic impact reached $40 billion in 2023 based on The N.C. Department of Transportation's Division of Aviation.
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- Strategically located with direct access to I-77, I-485 and I-85 – the Southeast's premier interstate corridor supporting manufacturing and distribution growth.
- Centrally positioned on the East Coast midway between New York and Miami.
- Charlotte's population is growing rapidly, with over 115 new residents daily and a regional population of approximately 2.6 million.
- Within a one-day drive of 44% of the U.S. population, enabling efficient regional distribution.



16 miles	10 miles	1.5 hours	4 hours	3 hours	1.5 hours
Charlotte Center City	CLT Int'l Airport	Inland Port Greer	Atlanta	Charleston	Greensboro



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