

For Sale or Lease

UNIVERSITY SUBMARKET

# LAST MILE INDUSTRIAL LOCATION

6601 NORTH I-85 SERVICE DRIVE  
CHARLOTTE, NC 28262

Immediate **access to I-85**

Next door to new **Top Golf** development

**Surrounded by amenities** including restaurants, shopping, and residential

A short walk from the **LYNX light rail station**



## BUILDING DETAILS

- » **±101,591 SF** (200' x 500') total
- » **±2,080 SF** office
- » Up to **±14.72 ACRES** of land
- » 22' clear height
- » 8 dock doors, 7 with hydraulic lifts and seals
- » Wet sprinkler system (.35/4,000) full fire loop and 250,000 gallon water tank
- » Property is fully fenced
- » Property has covered outside storage not included in the square footage
- » Improved access to building via I-85 and Ikea Blvd.
- » Visibility on I-85 & 29/49 Connector
- » 600 AMP 460/480 volt 3 Phase
- » 41'8" x 40' column spacing
- » I-1 zoning
- » T5 Lighting

FOR MORE INFO, CONTACT

TERRY BRENNAN | [tjb@trinity-partners.com](mailto:tjb@trinity-partners.com) | 704.295.0452



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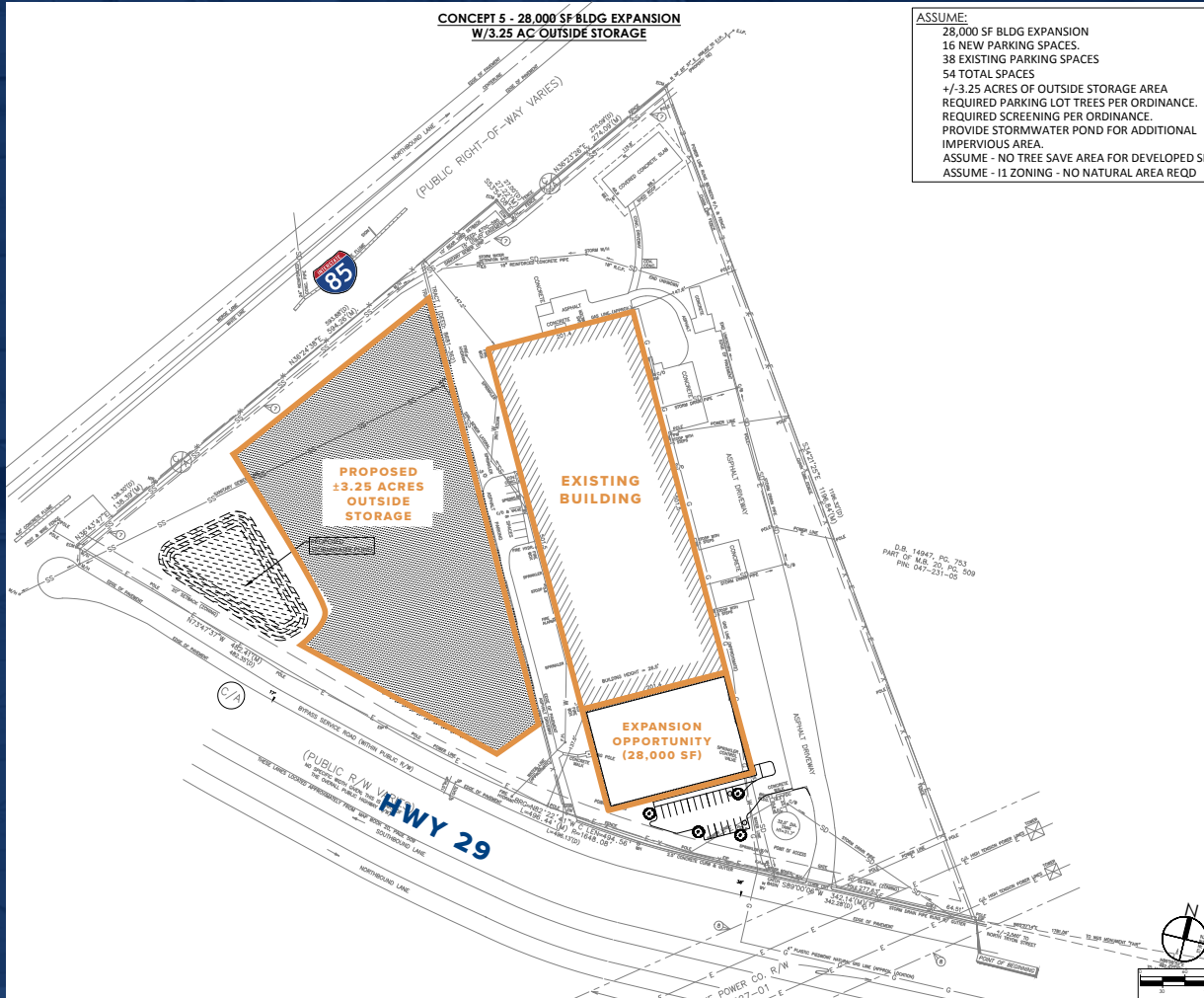


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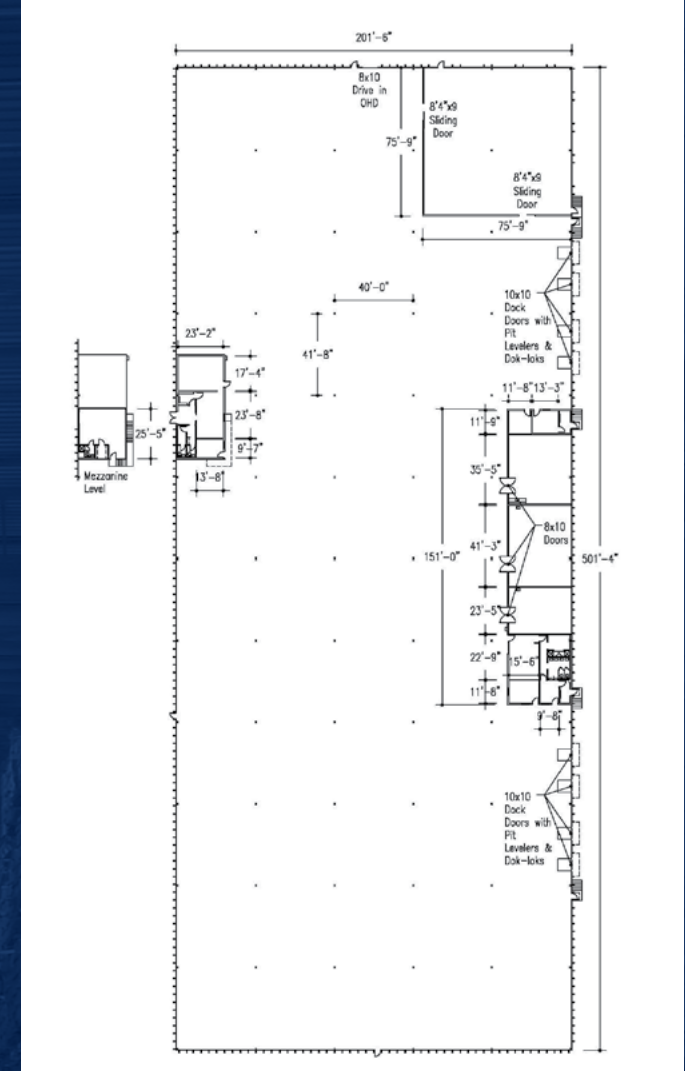
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**SITE PLAN**



**FLOOR PLAN**



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