



# AIRPORT 85 BUSINESS CENTER

Class A Industrial Facility  
4250 Business Center Drive | Charlotte, NC

Modern industrial product in Airport/West submarket of Charlotte ready to accommodate distribution and logistics occupiers

- 154,920 SF of planned modern industrial development divisible to 40,000 SF
- Situated along the primary I-85 logistics corridor
- Exceptional access to Charlotte + 3 interstate systems
- Superior Frontage on Interstate 85

Available

**Q1**

2022

Up to

**154K**

Square Feet



**Rob Speir, SIOR**  
Senior Director  
+1 704 409 2370  
rob.speir@colliers.com

**Grant Miller, SIOR**  
Senior Director  
+1 704 409 2364  
grant.miller@colliers.com

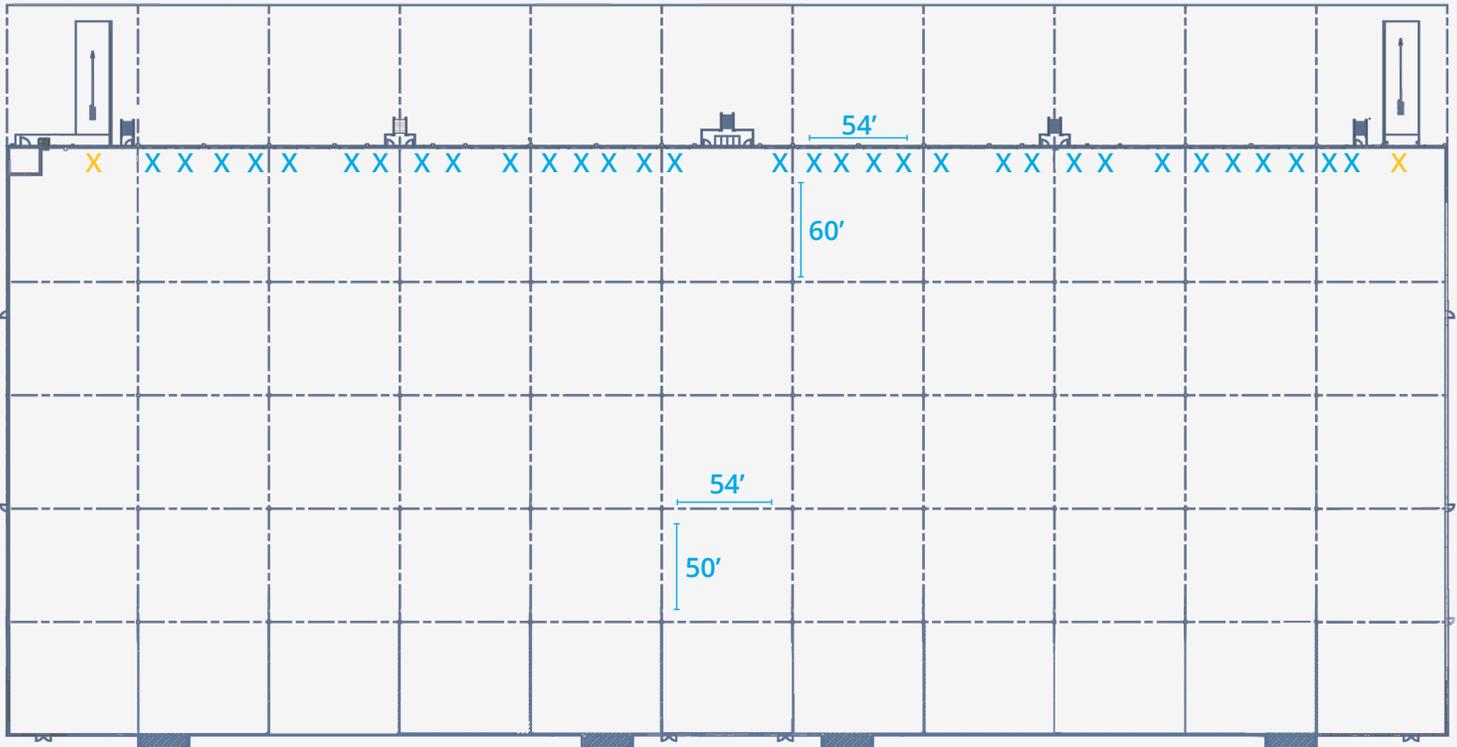
**Justin Smith, SIOR**  
Sr. Vice President  
+1 704 409 2379  
justin.smith@colliers.com

# AIRPORT 85 BUSINESS CENTER

## SITE PLAN

X Dock High Door

X Drive In Door



## BUILDING FEATURES

Total Building Size	154,920 SF
Acreage	13.22 Acres
Zoning	I-1 (CD)
Building Dimensions	260' x 594'
Office Size	To Suit
Clear Height	32'
Dock High Doors	32
Drive In Doors	2
Sprinkler System	ESFR

Lighting	LED
Column Spacing	50' x 54'
Truck Court	130'
Speed Bay	60'
Floor	6" Concrete Slab
Trailer Parking	20
Auto Parking	118
Lease Rate	Call for Pricing Details

**Rob Speir, SIOR**  
Senior Director  
+1 704 409 2370  
rob.speir@colliers.com

**Grant Miller, SIOR**  
Senior Director  
+1 704 409 2364  
grant.miller@colliers.com

**Justin Smith, SIOR**  
Sr. Vice President  
+1 704 409 2379  
justin.smith@colliers.com



# AIRPORT 85 BUSINESS CENTER

Collett  
INDUSTRIAL



**Rob Speir, SIOR**  
Senior Director  
+1 704 409 2370  
rob.speir@colliers.com

**Grant Miller, SIOR**  
Senior Director  
+1 704 409 2364  
grant.miller@colliers.com

**Justin Smith, SIOR**  
Sr. Vice President  
+1 704 409 2379  
justin.smith@colliers.com



# AIRPORT 85

Collett  
INDUSTRIAL

# BUSINESS CENTER



## REGIONAL DISTANCES

CLT Airport  
**1.7**  
Miles

CLT Intermodal  
**6.7**  
Miles

Raleigh, NC  
**155**  
Miles

Charleston, SC  
**212**  
Miles

Atlanta, GA  
**238**  
Miles

### Industrial Snapshot (5 miles)

Amazon	1.7 miles	Trane Supply	3.7 miles	Graybar	3.9 miles
FedEx Freight	1.9 miles	SEKO Logistics	6.6 miles	Colquimica	4.2 miles
UPS Freight	4.3 miles	MAT Holdings, Inc.	6.6 miles	Empire Auto Parts	4.1 miles

### Key Infrastructure

Interstate 85	0.8 miles	Interstate 485	2.5 miles	Interstate 77	6.9 miles
Inland Port Greer	86.2 miles	Port of Charleston	212 miles	Port of Savannah	255 miles