



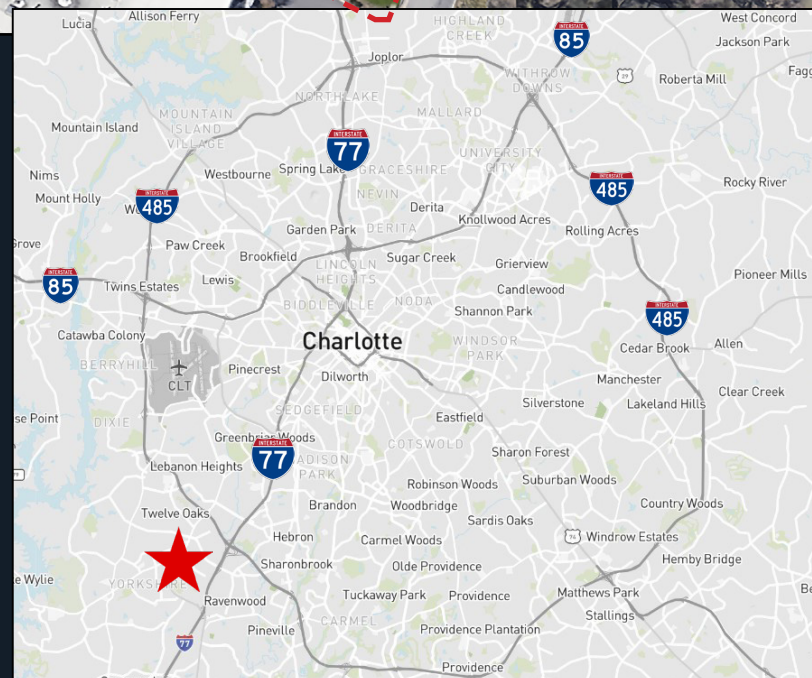
# FOR LEASE

13001 General Drive  
Charlotte, NC 28273

**8,571 SF Service Building with 5 Drive-In Bays**  
**8.0 AC Zoned ML-2, Heavy Industrial**  
**Ability to Subdivide**

**Rich Grieder**  
Senior Vice President  
rich.grieder@jll.com

**Jay Hill**  
Vice President  
jay.hill@jll.com





# Property Specifications



Address	13001 General Drive   Charlotte, NC Charlotte, NC
Available SF	± 8,571 SF
Acreage	± 8.0 AC of secured trailer or lay-down yard
Office SF	± 2,000 SF
Clear Height	19'
Zoning	I-2
Auto Positions	31
Drive In Doors	5 (12' w x 18' h)
Building Dimensions	121'4" x 70'6"
Make-Ready	Re-lay ABC stone Improved lighting

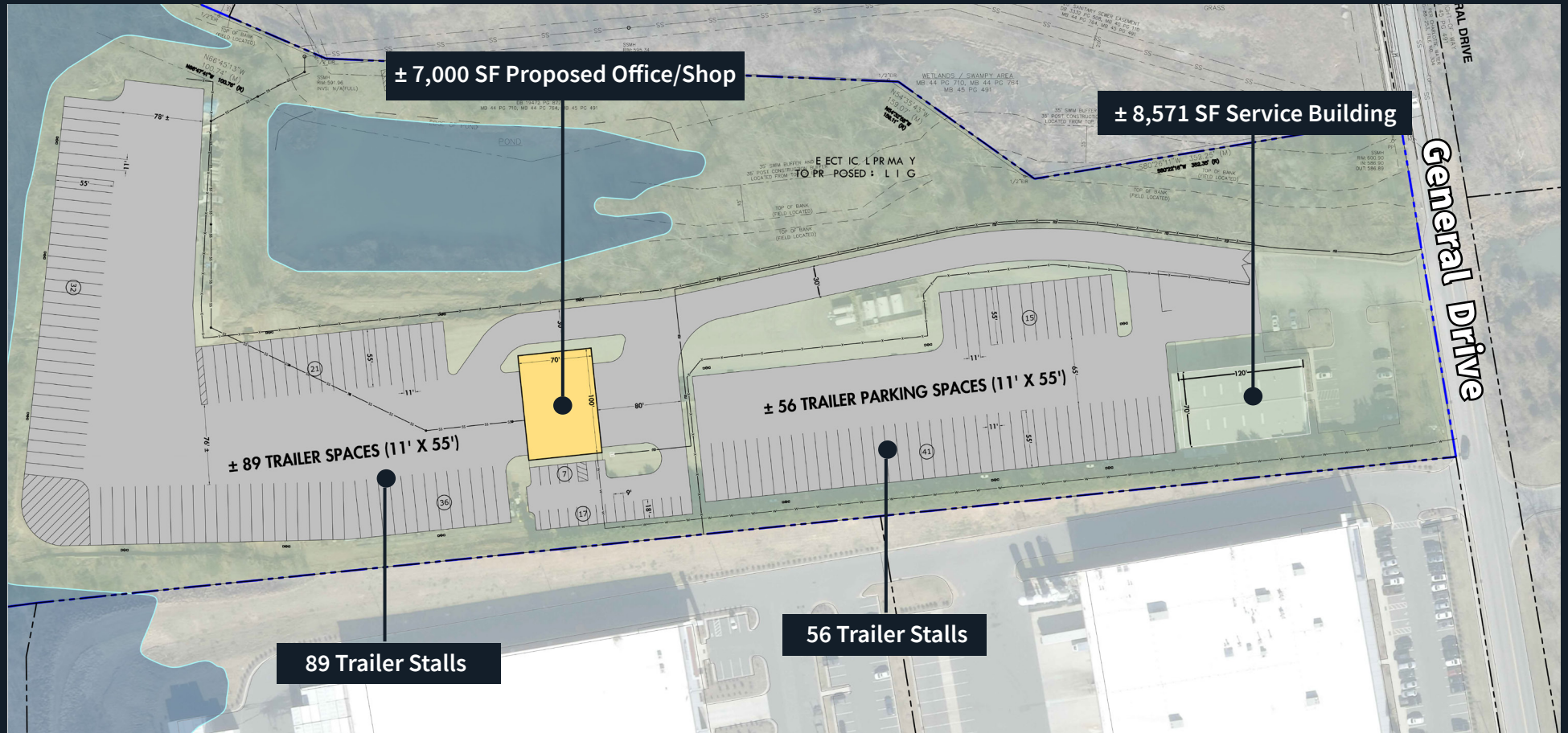


## Proposed Site Plan 1





# Proposed Site Plan 2



## Distances

Interstate 485



Interstate 77



CLT Airport



Interstate 85



Rich Grieder  
704 804 5783  
rich.grieder@jll.com

Jay Hill  
704 804 5754  
jay.hill@jll.com