

# 41,333 SF

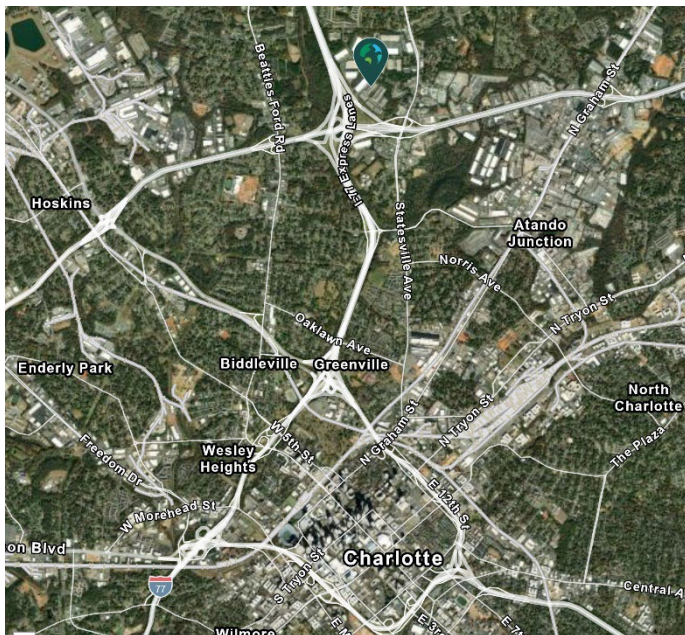
Industrial Space For Lease



## Prologis Charlotte Distribution Center



2211 Distribution Center Drive, Suite F  
Charlotte, NC 28269 USA



### LOCATION

- Immediate access to I-77 and I-85
- Minutes from Charlotte Douglas International Airport
- Strategic distribution location in North Submarket
- Close proximity to Charlotte Central Business District

### FACILITY

- 114,000 total SF
- 41,333 available SF
- 2,267 office SF
- 24' clear height
- 9 dock doors (3 with EOD leveler, 5 with pit levelers)
- 1 drive-in door
- 40' x 40' column spacing
- 175' truck court
- ESFR sprinkler system
- LED lighting
- Zoned I-1 (CD)

### ADVANTAGES AND AMENITIES

- Professionally landscaped, controlled park environment
- Prologis Clear Lease-a simplified lease that fixes operating and capital expenses for the entire lease term
- Efficient and cost-effective warehouse solutions through Prologis Essentials

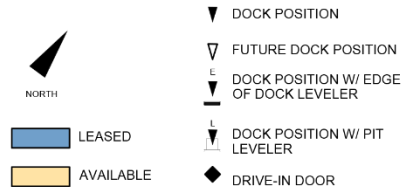
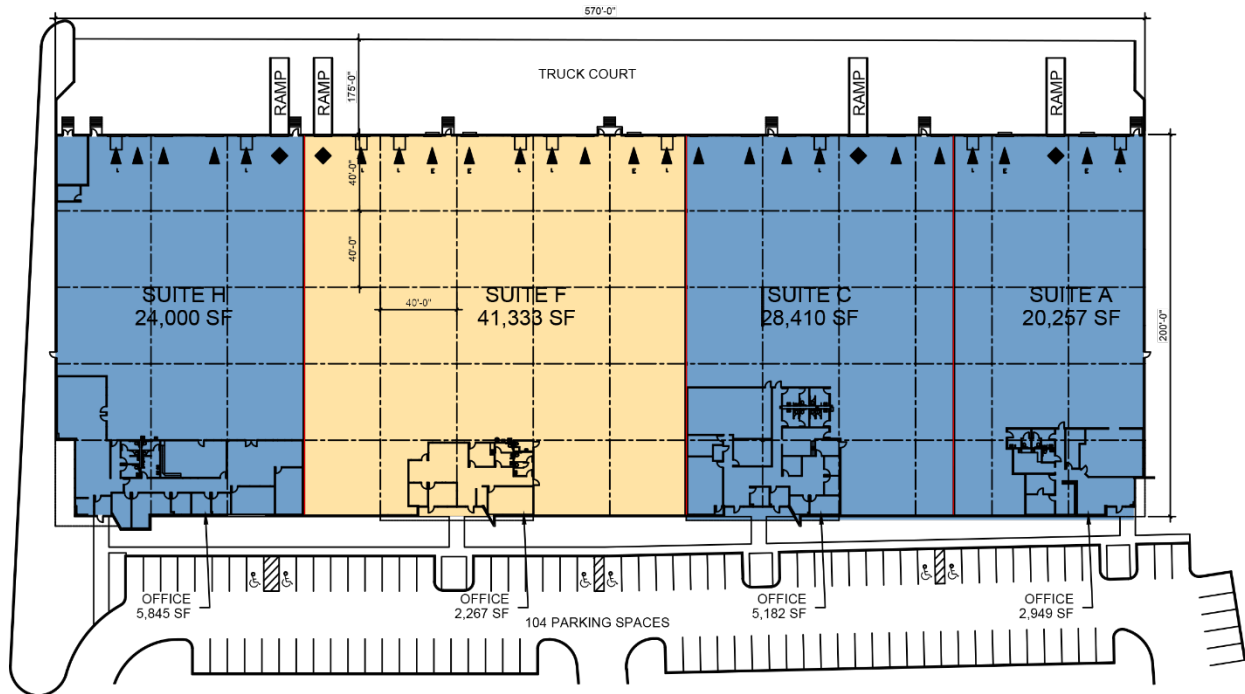
Prologis Essentials: your single-source service for efficient move-in and operations at [prologisessentials.com](https://www.prologisessentials.com)

# 41,333 SF

Industrial Space For Lease



## Prologis Charlotte Distribution Center



**JLL**  
Matthew Greer, CCIM, SIOR  
matthew.greer@jll.com  
ph +1 704 804 5762  
cell +1 704 277 5675  
650 S. Tryon Street  
Suite 600  
Charlotte, NC 28202 USA

**JLL**  
Jay Hill  
jay.hill@jll.com  
ph +1 704 804 5754  
cell +1 757 817 0333  
650 S. Tryon St  
Suite 600  
Charlotte, NC 28202 USA

**JLL**  
John Cashion, SIOR  
john.cashion@jll.com  
ph +1 704 804 5780  
cell +1 704 507 3188  
650 S. Tryon St  
Suite 600  
Charlotte, NC 28202 USA

**Prologis**  
Caitlin Ciniero  
cciniero@prologis.com  
ph +1 980 422 0807  
cell +1 443 745 6463  
1900 South Blvd  
Suite 302  
Charlotte, NC 28203 USA

**Prologis**  
Todd Summerfield  
tsummerfield@prologis.com  
ph +1 704 426 8002  
cell +1 410 441-1145  
1900 South Blvd  
Suite 302  
Charlotte, NC 28203 USA

**Prologis Essentials: your single-source service for efficient move-in and operations at [prologisessentials.com](http://prologisessentials.com)**

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.