

# Nevada Boulevard

2301 NEVADA BLVD., CHARLOTTE, NC 28273

## Features

A 150,000 sq. ft. cross-dock building footprint with 3,701 SF first floor office

The 15,885 sq. ft. mezzanine is not included in the total SF but provides additional flexibility for tenants

Efficient operations with 96 dock doors

Ample parking with additional improvement opportunity to add 28 trailer positions

150,000 sq. ft.  
AVAILABLE

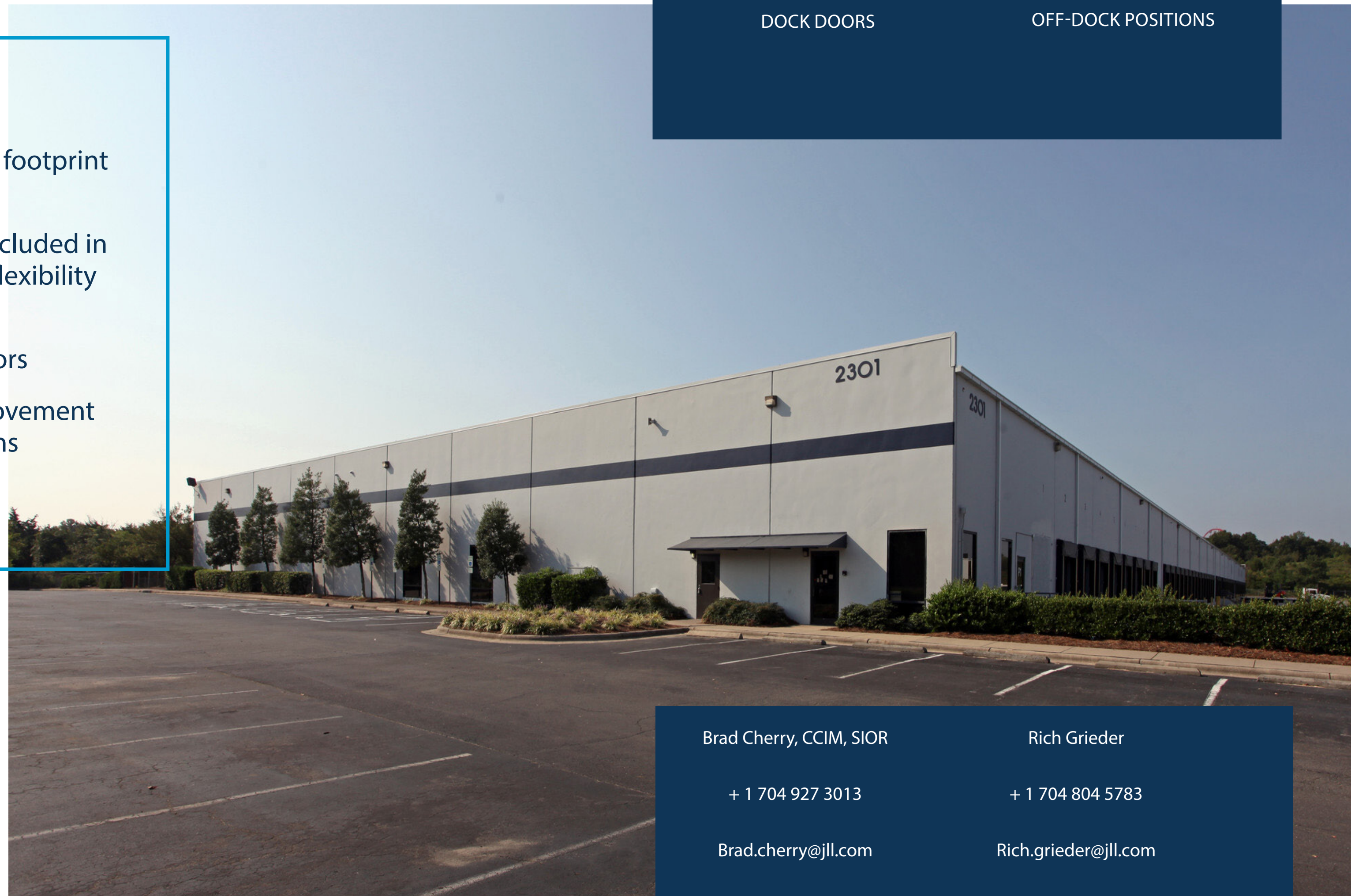
12  
KNOCKOUTS

3,701 sq. ft.  
OFFICE AREA

Up to 108  
TOTAL DOCK POSITIONS

96  
DOCK DOORS

68  
OFF-DOCK POSITIONS



Brad Cherry, CCIM, SIOR

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+ 1 704 927 3013

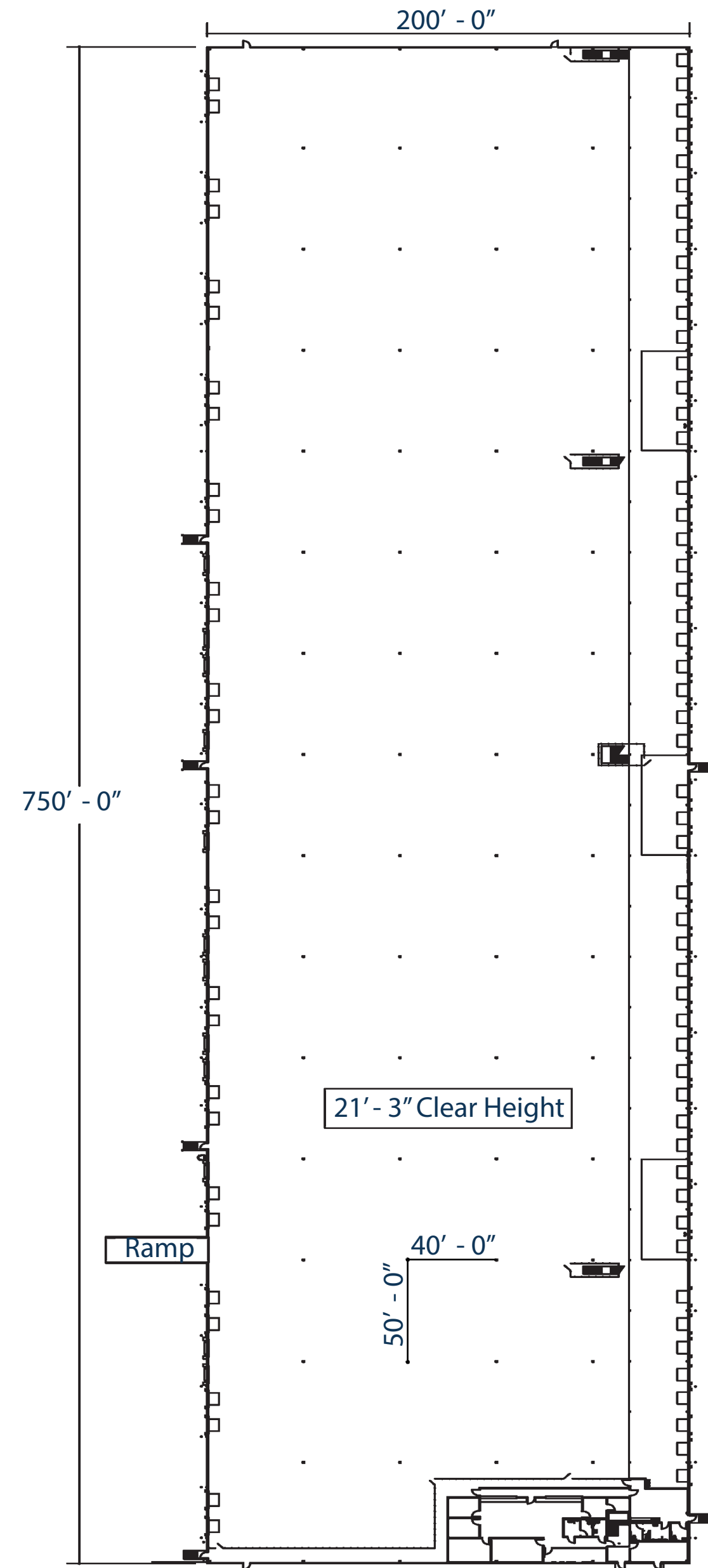
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# Building Specifications

Building Size	150,000 sq. ft.
Office Space	±3,701 sq. ft.
Mezzanine Office & Storage	15,885 sq. ft.
Clear Height	21'-3"
Dimensions	750' x 200'
Column Spacing	40' x 50'
Dock Doors	96 doors, 12 knockout panels
Configuration	Cross Dock
Acreage	12.5 AC
Auto Parking	119 spaces
Trailer Parking	68 off-dock
Sprinklers	Wet
Zoning	ML-2




 **119**  
Automobile  
Parking

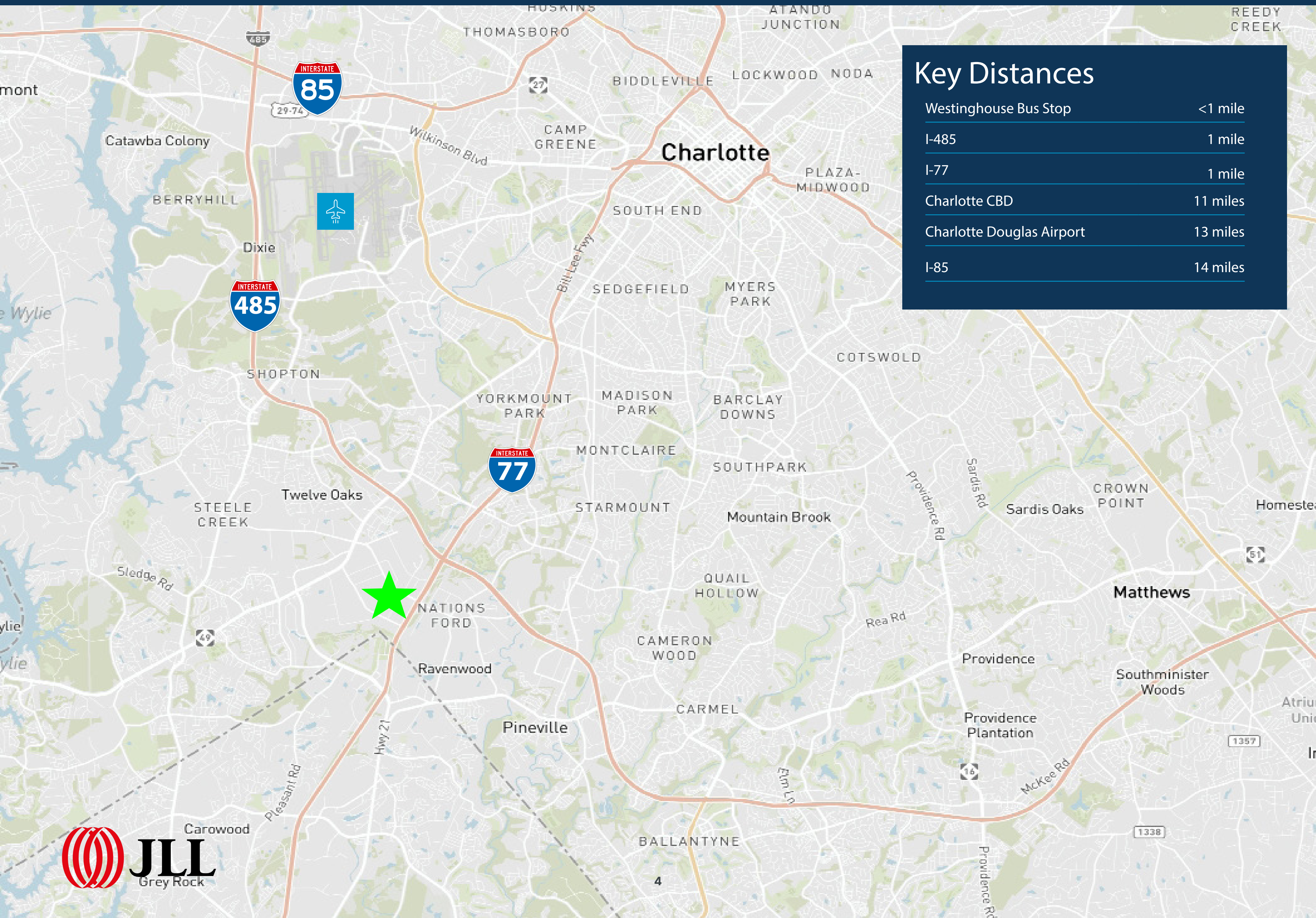
 **22'**  
Clear  
Height

 **40' x 50'**  
Column  
Spacing

 **96**  
Dock Doors/  
Column Space

 **68**  
Off-Dock  
Trailer  
Parking





### Key Distances

Westinghouse Bus Stop	<1 mile
I-485	1 mile
I-77	1 mile
Charlotte CBD	11 miles
Charlotte Douglas Airport	13 miles
I-85	14 miles