



RUNWAY

LOGISTICS

22,000 - 294,570 SF

AVAILABLE FOR LEASE



±900,000 SF | 7 BUILDINGS | CLASS A INDUSTRIAL

FOUNDRY
COMMERCIAL

DETAILS



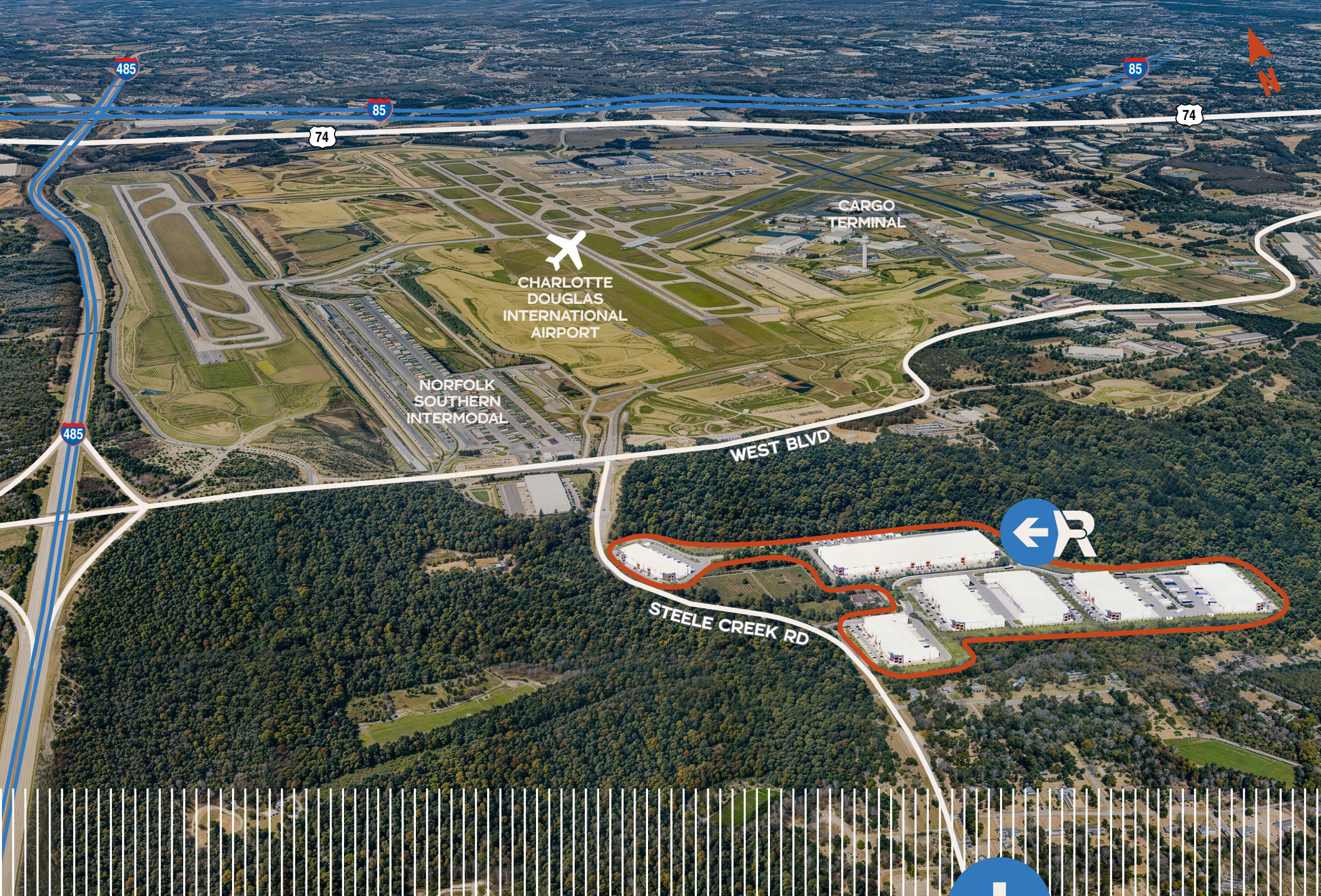
CLASS A
MASTER PLANNED
INDUSTRIAL PARK

7
BUILDINGS

± 900K SF
INDUSTRIAL

<1 MILE
FROM I-485

ML-2
ZONING



LOCATION

RIVER DISTRICT

1,400 acre master planned community with plans for:

2,300 single-family homes
2,350 multifamily units
8M SF office
500K SF retail & dining
1,000 hotel rooms



CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT

CARGO
TERMINAL

NORFOLK
SOUTHERN
INTERMODAL

US CUSTOMS
& BORDER
PROTECTION

UPTOWN
CHARLOTTE

→ ACCESS

I-485	3 minutes
I-85	8 minutes
I-77	8 minutes
UPTOWN	15 minutes

LOCATION



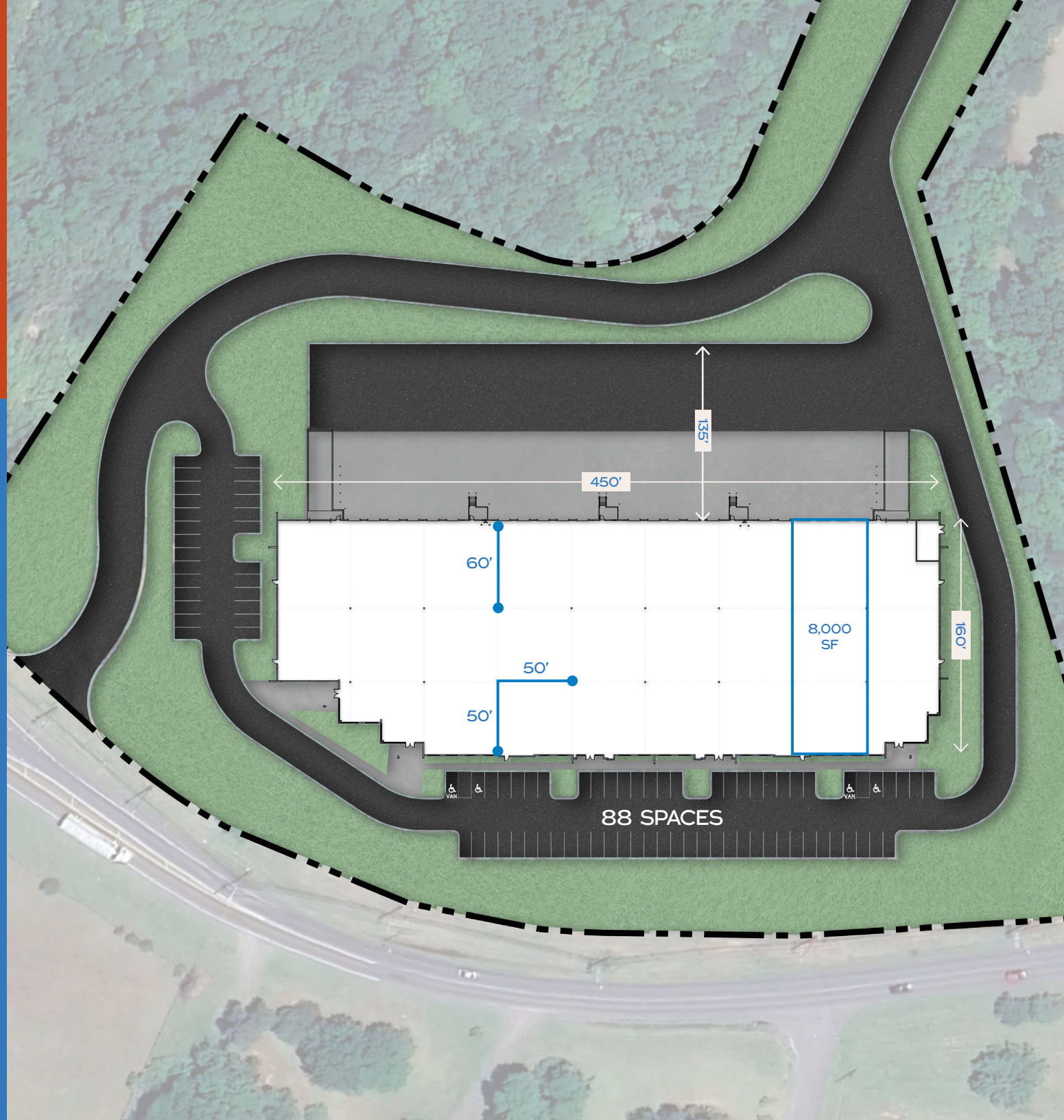
BUILDING 1

8028 Eagle Rare Avenue



SPECS

SF AVAILABLE: 69,467 SF
CLEAR HEIGHT: 32'
STAGING BAY: 60'
CAR PARKS: 88
TRUCK COURT DEPTH: 135'
DOCK HIGHS: 22 (9' X 10')
DRIVE INS: 2 (14' X 16')
SLAB: 6", 4,000 PSI
SPRINKLER: ESFR
POWER: 4,000 AMPS





BUILDING 2

9010 Col Taylor Drive



SPECS

SF AVAILABLE: 83,604 SF
CLEAR HEIGHT: 32'
STAGING BAY: 60'
CAR PARKS: 82
TRUCK COURT DEPTH: 135'
DOCK HIGHS: 18 (9' X 10')
DRIVE INS: 2 (14' X 16')
SLAB: 6", 4,000 PSI
SPRINKLER: ESFR
POWER: 4,000 AMPS





BUILDING 3

9050 Col Taylor Drive



SPECS

SF AVAILABLE: 120,570 SF

CLEAR HEIGHT: 32'

STAGING BAY: 60'

CAR PARKS: 101

TRUCK COURT DEPTH: 195'
(SHARED)

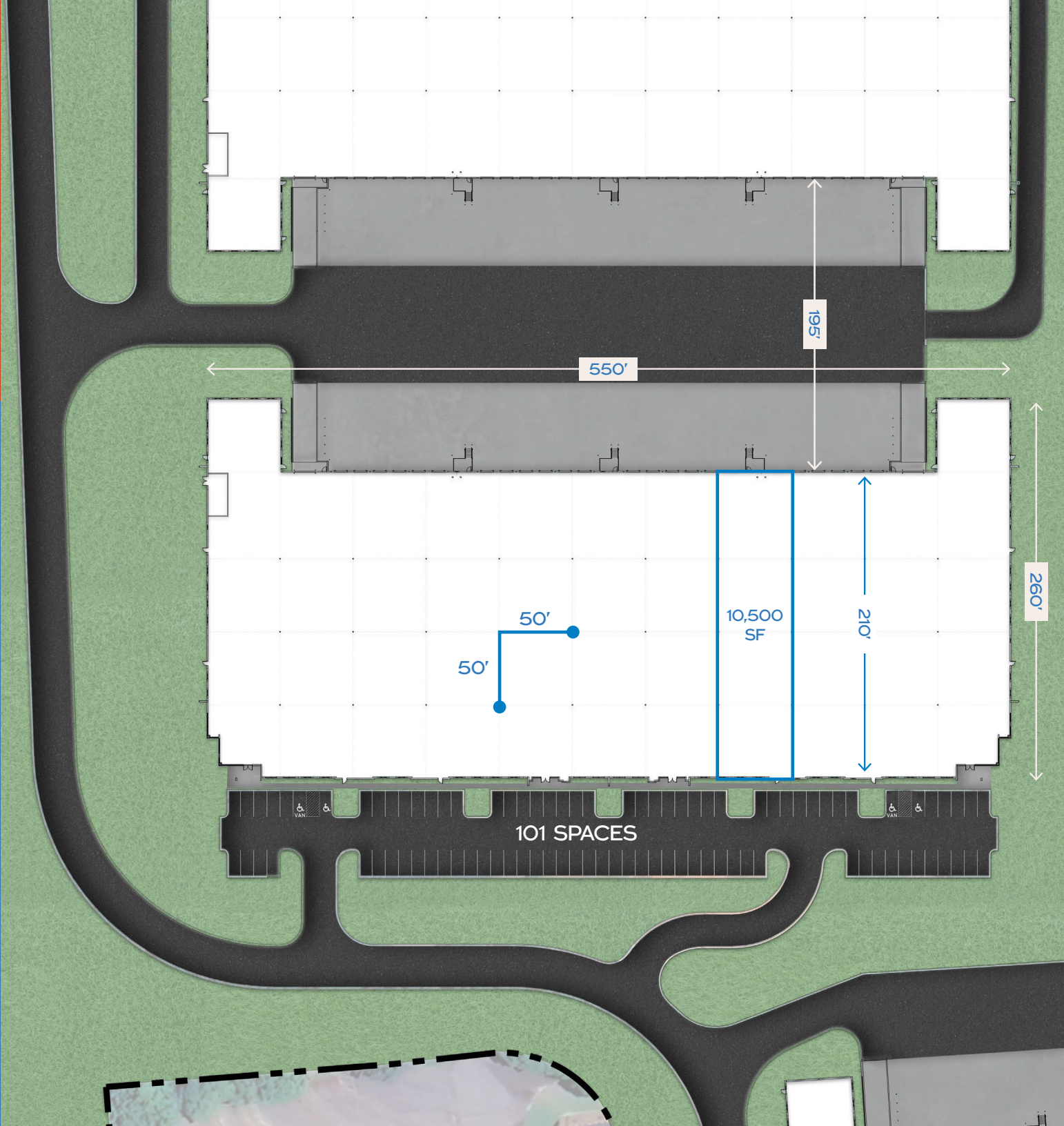
DOCK HIGHS: 24 (9' X 10')

DRIVE INS: 2 (14' X 16')

SLAB: 6", 4,000 PSI

SPRINKLER: ESFR

POWER: 4,000 AMPS





BUILDING 4

9100 Col Taylor Drive



SPECS

SF AVAILABLE: 120,570 SF

CLEAR HEIGHT: 32'

STAGING BAY: 60'

CAR PARKS: 101

TRUCK COURT DEPTH: 195'
(SHARED)

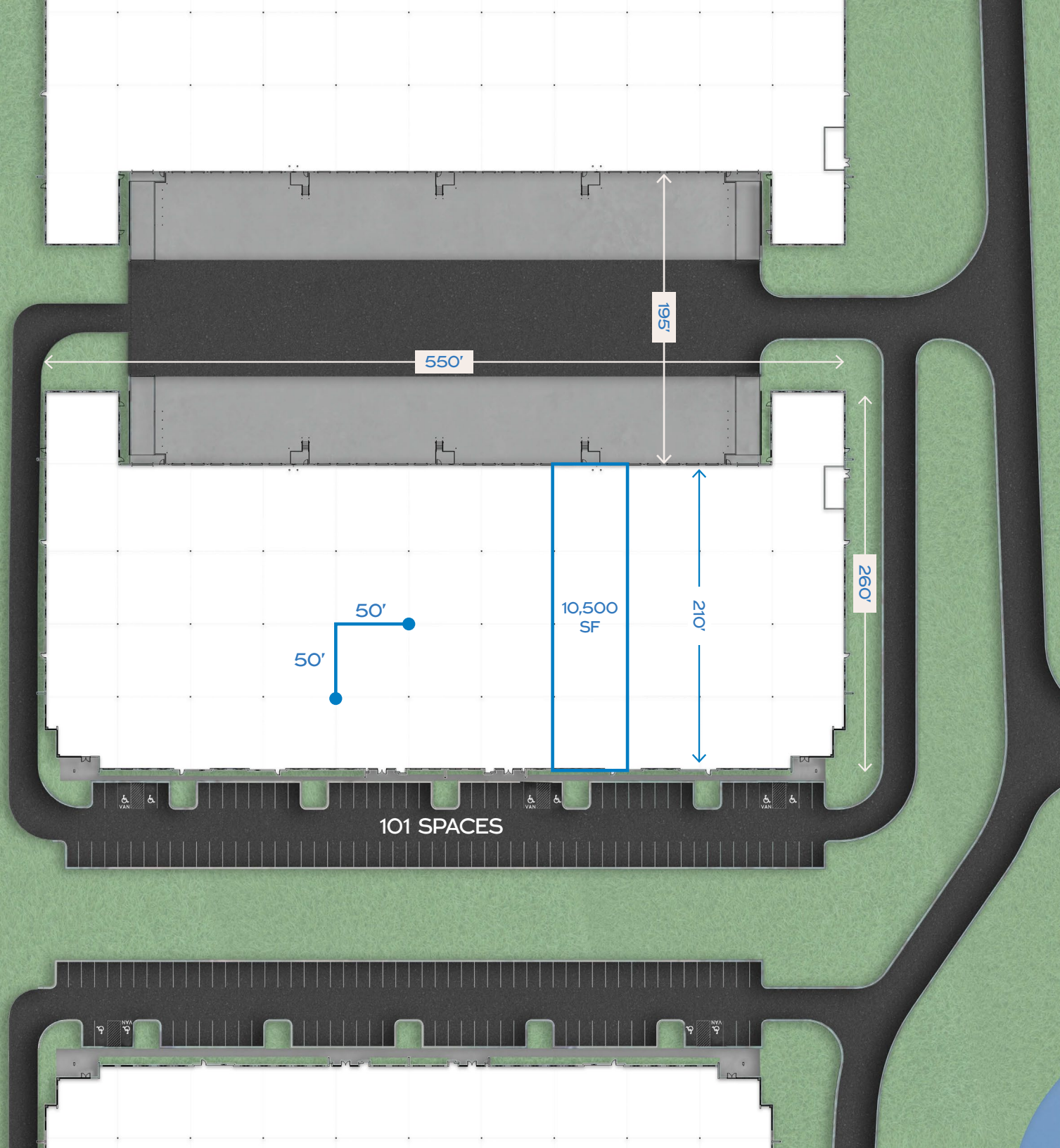
DOCK HIGHS: 24 (9' X 10')

DRIVE INS: 2 (14' X 16')

SLAB: 6", 4,000 PSI

SPRINKLER: ESFR

POWER: 4,000 AMPS





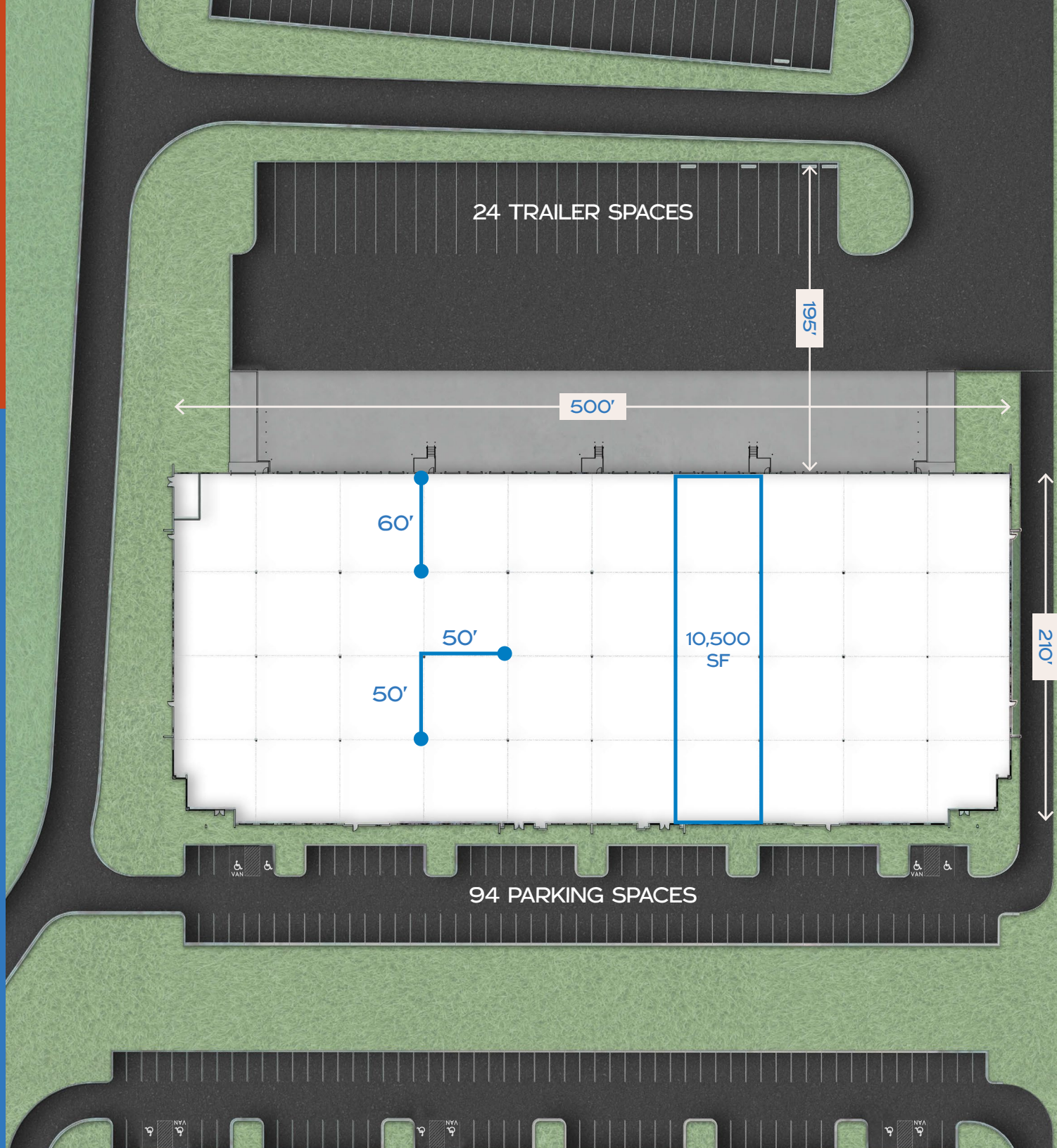
BUILDING 5

9130 Col Taylor Drive



SPECS

SF AVAILABLE: 104,774 SF
CLEAR HEIGHT: 32'
STAGING BAY: 60'
CAR PARKS: 94
TRAILER PARKS: 24
TRUCK COURT DEPTH: 195'
DOCK HIGHS: 24 (9' X 10')
DRIVE INS: 2 (14' X 16')
SLAB: 6", 4,000 PSI
SPRINKLER: ESFR
POWER: 4,000 AMPS





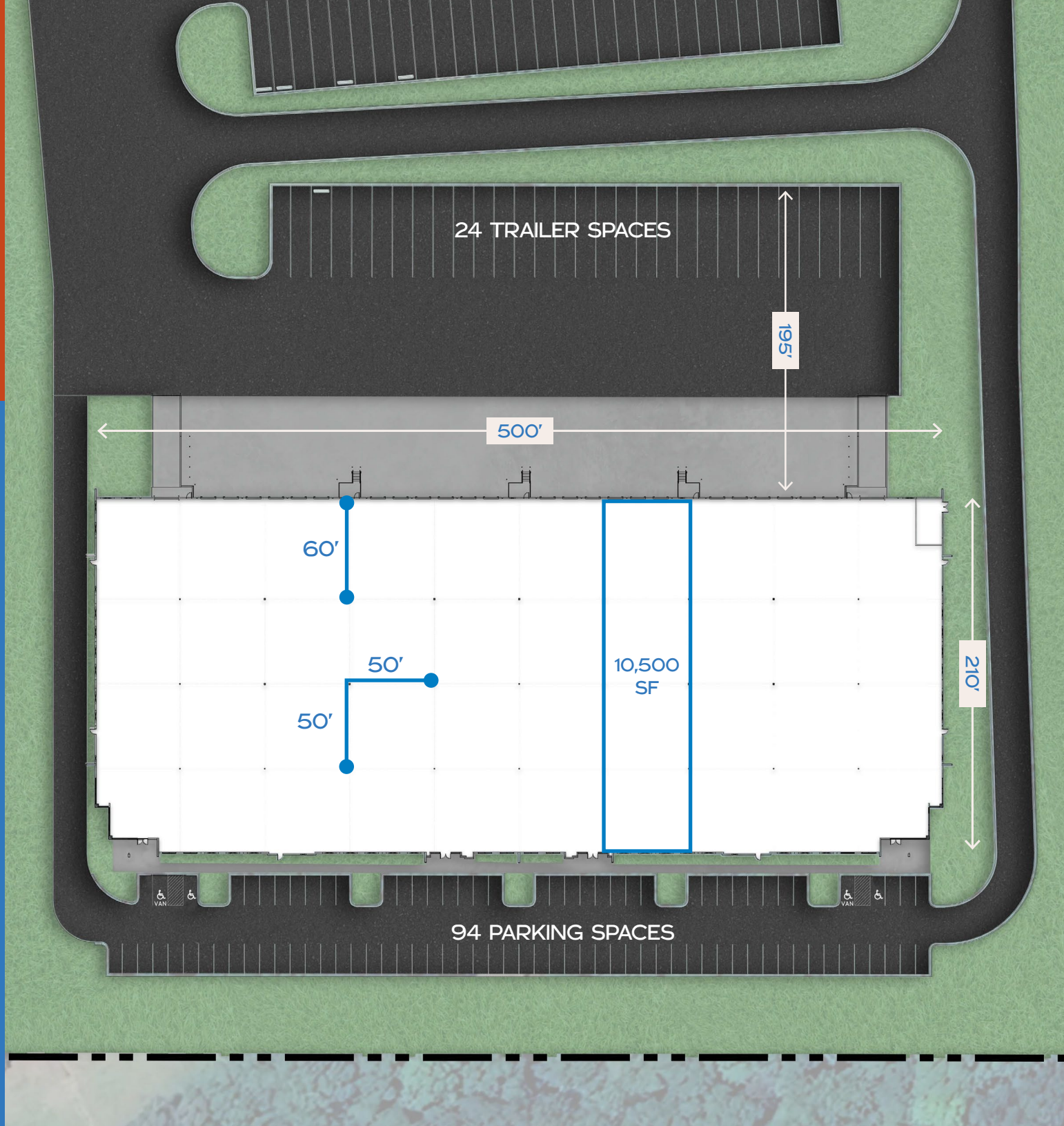
BUILDING 6

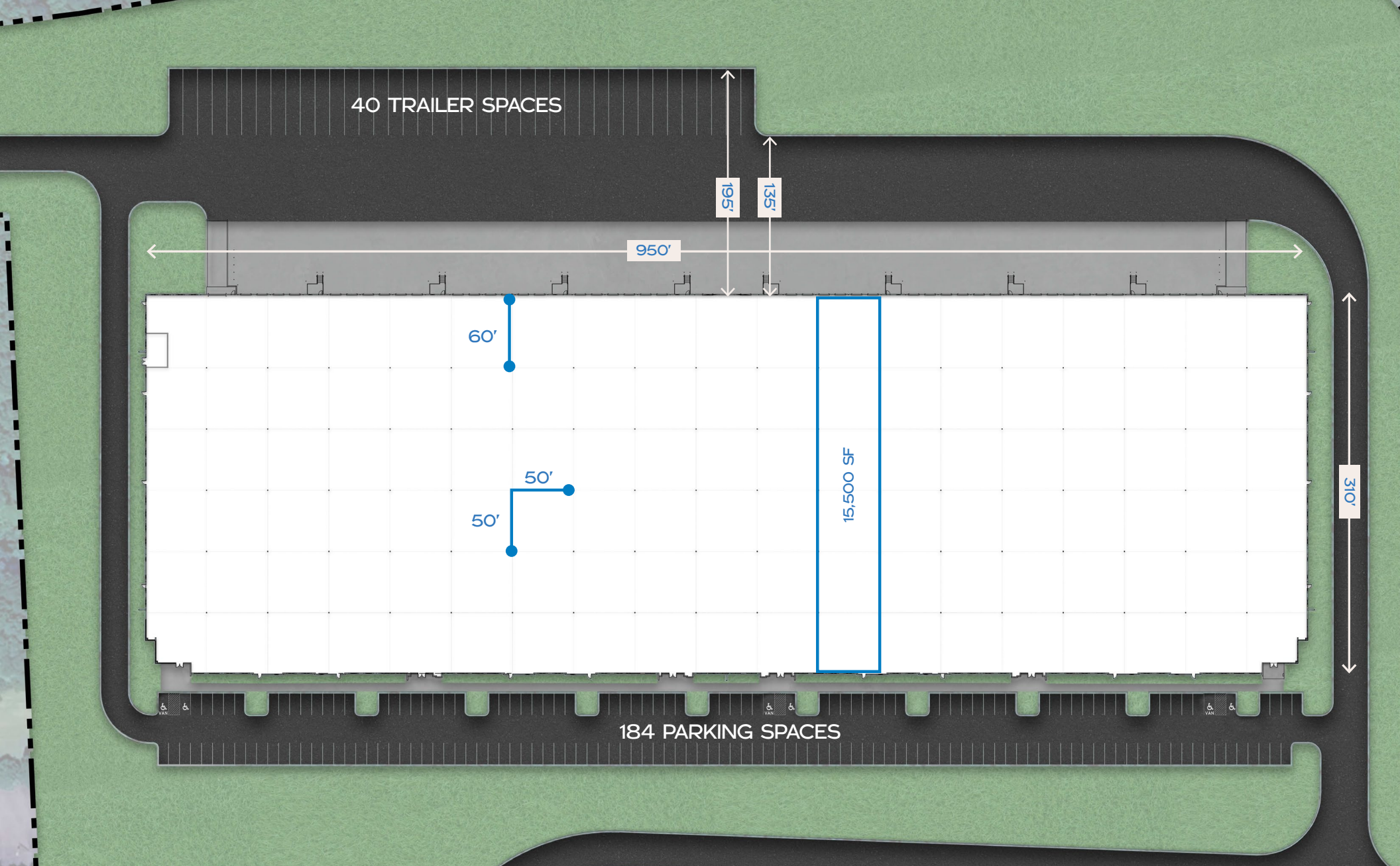
9220 Col Taylor Drive



SPECS

SF AVAILABLE: 104,774 SF
CLEAR HEIGHT: 32'
STAGING BAY: 60'
CAR PARKS: 94
TRAILER PARKS: 24
TRUCK COURT DEPTH: 195'
DOCK HIGHS: 24 (9' X 10')
DRIVE INS: 2 (14' X 16')
SLAB: 6", 4,000 PSI
SPRINKLER: ESFR
POWER: 4,000 AMPS





BUILDING 7

9020 Col Taylor Drive



SPECS

SF AVAILABLE: 294,570 SF
CLEAR HEIGHT: 36'
STAGING BAY: 60'
CAR PARKS: 184

TRAILER PARKS: 40
TRUCK COURT DEPTH:
135'-195'
DOCK HIGHS: 46 (9' X 10')

DRIVE INS: 2 (14' X 16')
SLAB: 7", 4,000 PSI
SPRINKLER: ESFR
POWER: 4,000 AMPS

LOCATION & ACCESS



RAIL

1	Norfolk Southern Intermodal	0.8 miles
2	CSX Intermodal	9 miles
3	North Carolina Inland Port	9 miles
4	SC Inland Port Greer	85 miles
5	SC Inland Port Dillon	128 miles



SEAPORTS

1	Charleston, SC	207 miles
2	Wilmington, NC	209 miles
3	Savannah, GA	249 miles
4	Morehead City, NC	302 miles
5	Norfolk, VA	334 miles
6	Jacksonville, FL	380 miles





CONTACTS

DAVID HANNA

704.607.9675

David.Hanna@foundrycommercial.com

CASEY MULHERN

704.705.1182

Casey.Mulhern@foundrycommercial.com

WARREN SNOWDON, SIOR

704.965.1178

Warren.Snowdon@foundrycommercial.com

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