



CLT
LOGISTICS
CENTER

THE
MERITEX[®]
COMPANY
ESTD 1916

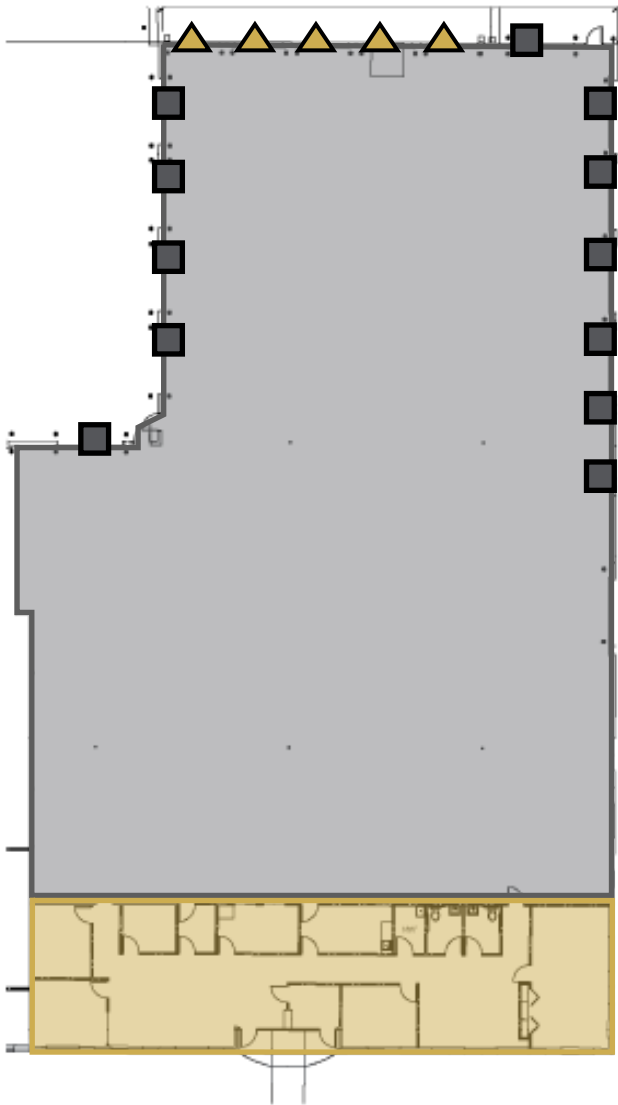
CLT LOGISTICS CENTER

3140 INTERNATIONAL AIRPORT DR
SUITE 100

CHARLOTTE, NORTH CAROLINA

18,338 SF AVAILABLE FOR LEASE

3140 YORKMONT RD
SUITE 100



- ▲ DOCK HIGH DOOR
- DRIVE-IN DOOR

15,424 SF WAREHOUSE
2,914 SF OFFICE

18,338 SF Total

SPACE FEATURES

18,338 SF Total Available

- 15,424 SF Warehouse
- 2,914 SF Office
- 4 (9' x 10') Dock High Doors with Edge of Dock Leveler
- 1 (9' x 10') Dock High Door with Pit Leveler
- 7 (12' x 14') Grade Level Drive-In Doors
- 4 (12' x 14') Automatic Grade Level Drive-In Doors
- 1 (12' x 14') Ramped Drive-In Door
- 400 Amp Power Service
- Wet Sprinkler System
- 18' Clear Height
- H1 Zoning



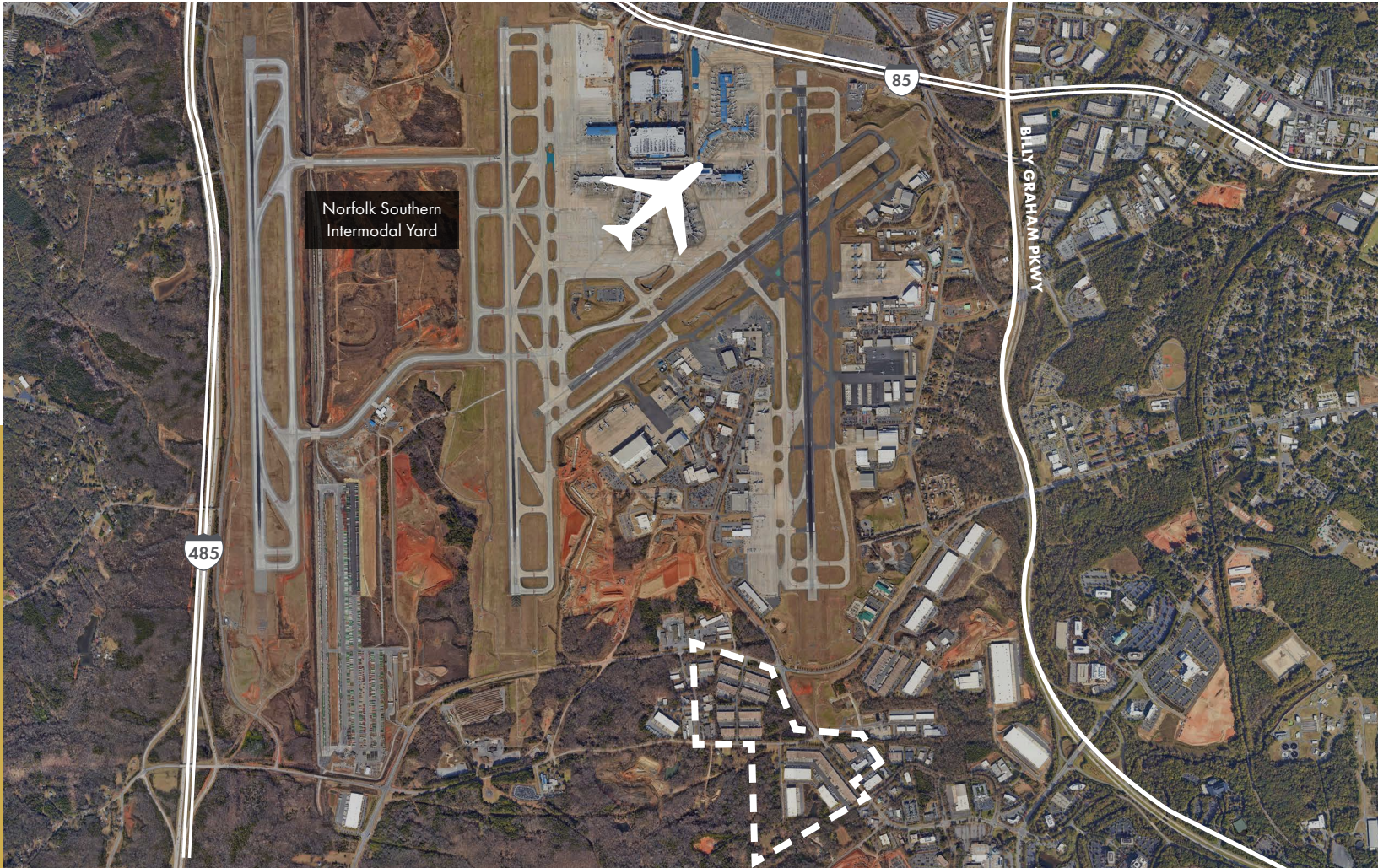
CLT LOGISTICS CENTER

CLT LOGISTICS IS A 797,342 SQUARE FOOT LIGHT INDUSTRIAL PARK WITH 14 CLASS A BUILDINGS. IT IS LOCATED JUST SOUTH OF CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT WITH EASY ACCESS TO I-77, I-85 AND I-485. THE BUILDINGS FEATURE SUPPRESSION SYSTEMS, DOCK HIGH LOADING, DRIVE-IN DOORS, AND GENEROUS PARKING.

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OWNERSHIP - THE MERITEX COMPANY

Meritex is a 107-year-old, family-owned company with a focus on light industrial properties, committed to providing exceptional spaces and service, allowing businesses to focus on their work at hand. Meritex strategically expands within key markets, ensuring that their properties and growth rate are in sync with their tenants' needs and ambitions. And once you're in a Meritex building, you can be assured that an expert local team is on hand when you need them.





SUITE NO.	TENANT	SF
3401	INTERNATIONAL AIRPORT DRIVE	43,345
3400	INTERNATIONAL AIRPORT DRIVE	42,088
3301	INTERNATIONAL AIRPORT DRIVE	40,920
3300	INTERNATIONAL AIRPORT DRIVE	46,977
3201	INTERNATIONAL AIRPORT DRIVE	31,725
3200	INTERNATIONAL AIRPORT DRIVE	41,146
3101	INTERNATIONAL AIRPORT DRIVE	28,138
3100	INTERNATIONAL AIRPORT DRIVE	50,356
3140	YORKMONT RD	43,341
3100	YORKMONT RD	22,111
3101	YORKMONT RD	192,874

FOR MORE INFORMATION, PLEASE CONTACT:

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