

WEST 85 PARK

CHARLOTTE, NORTH CAROLINA

2205 BELTWAY BLVD | 45,015 TOTAL SF



WESTPARK 85

2205 BELTWAY BOULEVARD

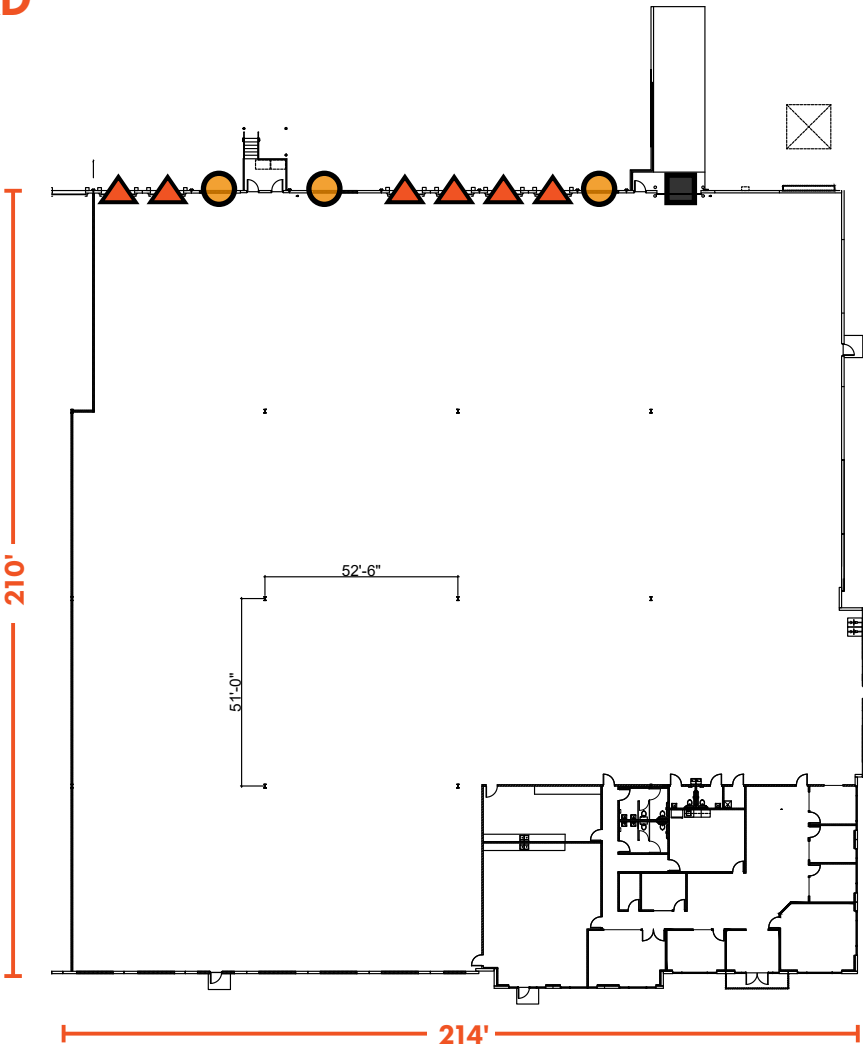
FLOOR PLAN AND SPECS

45,015 SF
TOTAL

39,578 SF
WAREHOUSE

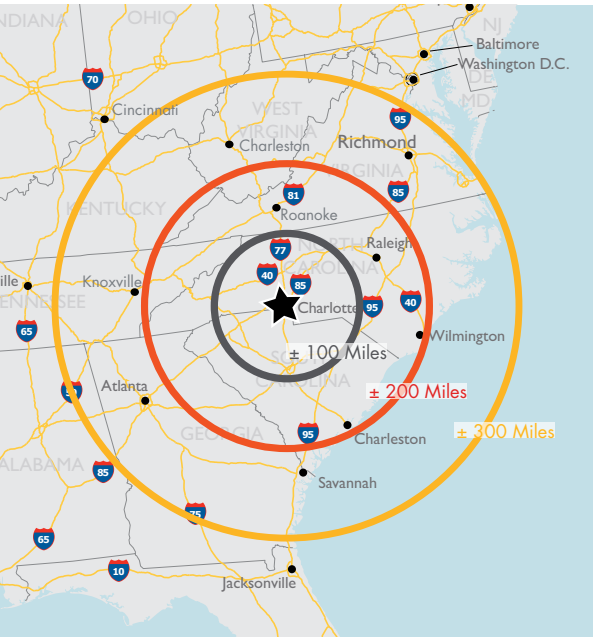
5,437 SF
HIGH END OFFICE

- DOCK HIGH DOOR
- DRIVE-IN DOOR
- KNOCKOUT



WESTPARK 85

WESTPARK 85 sits on 107 acres in Charlotte's Airport/West submarket near the intersection of I-85 and I-485. The ingress and egress from Performance Road provides user with access to I-85 in less than a mile which will significantly cut down on drive times.



DRIVE TIMES FROM WESTPARK 85

DESTINATION	TIME	DISTANCE
I-85	1 minute	0.5 miles
I-485	2 minutes	1.8 miles
I-77	11 minutes	8.3 miles
NORFOLK SOUTHERN INTERMODAL	8 minutes	5.9 miles
UPTOWN CHARLOTTE	13 minutes	10.7 miles
RALEIGH, NORTH CAROLINA	2 hours, 32 minutes	165 miles
ATLANTA, GEORGIA	3 hours, 21 minutes	225 miles

SPACE FEATURES

45,015 SF Total Available

- 39,578 SF Warehouse
- 5,437 SF High End Office
- Endcap Space
- 32' Clear Height
- 52'6" x 51' Column Spacing
- 60' Staging Bay
- ESFR Sprinkler
- LED Lighting
- 130' Truck Court Depth
- 6 (9' x 10') Dock High Doors
- 1 (12' x 14') Drive-In Doors
- 3 Knockouts
- Fully Conditioned Warehouse
- 480V Electric

DEMOGRAPHICS

2023	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
ESTIMATED POPULATION	1,525	29,138	89,021
PROJECTED POPULATION	1,632	30,949	94,407
ESTIMATED HOUSEHOLDS	650	11,363	34,311
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$83,130	\$74,732	\$75,341
TOTAL EMPLOYEES	1,589	9,446	43,652

LOCATION



UPTOWN CHARLOTTE

NORFOLK SOUTHERN
INTERMODAL

ATD
AMERICAN TIRE DISTRIBUTORS

TRANE

pitney bowes

LOWE'S

EMPIRE AUTO PARTS

TRANSBOTICS
a SCOTT company

COLQUIMICA
ADHESIVES

amazon.com

Love's
Travel Stops

Barrday
ADVANCED MATERIAL SOLUTIONS

GraybaR

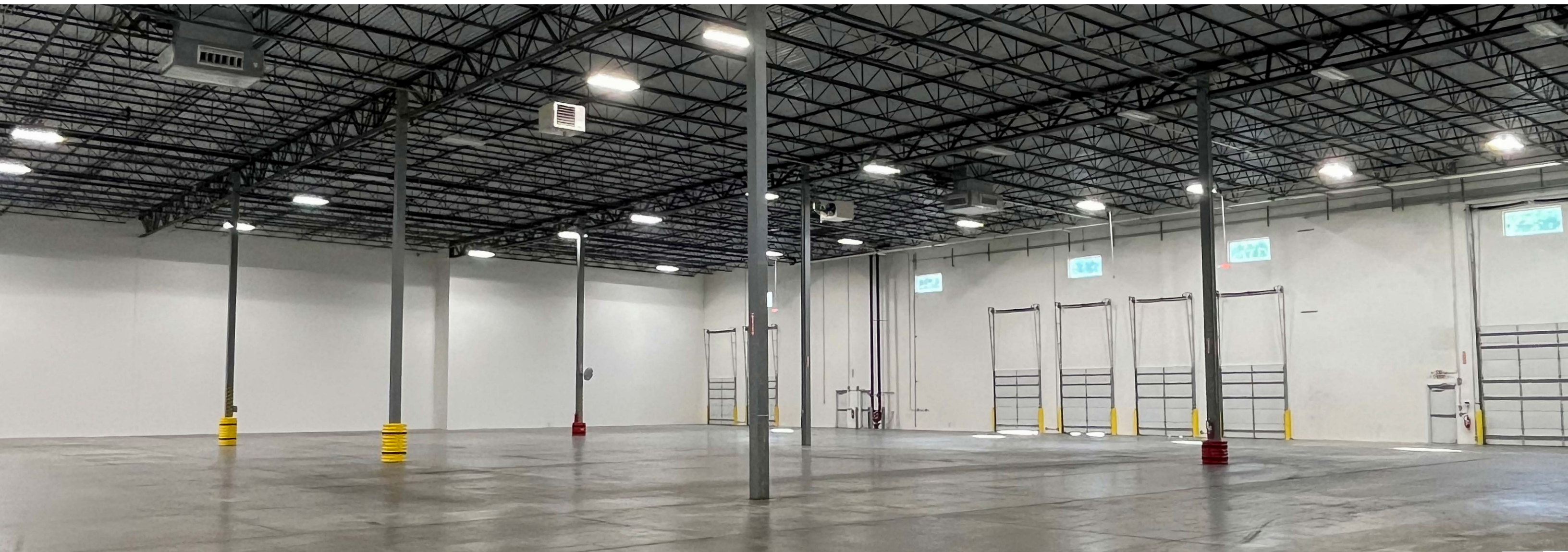
CTDI

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UNITED STATES
POSTAL SERVICE

LASERSHIP
LAST MILE SOLUTIONS

AVAILABLE SPACE



WEST 85 PARK



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