

12801 JAMESBURG DRIVE, HUNTERSVILLE, NORTH CAROLINA 28078

Prologis Jamesburg





Available space ranging from 150,000 - 335,812 SF



Close proximity to I-485, I-77 and I-85



25 miles to Norfolk Southern Intermodal



17 miles to Charlotte City Center



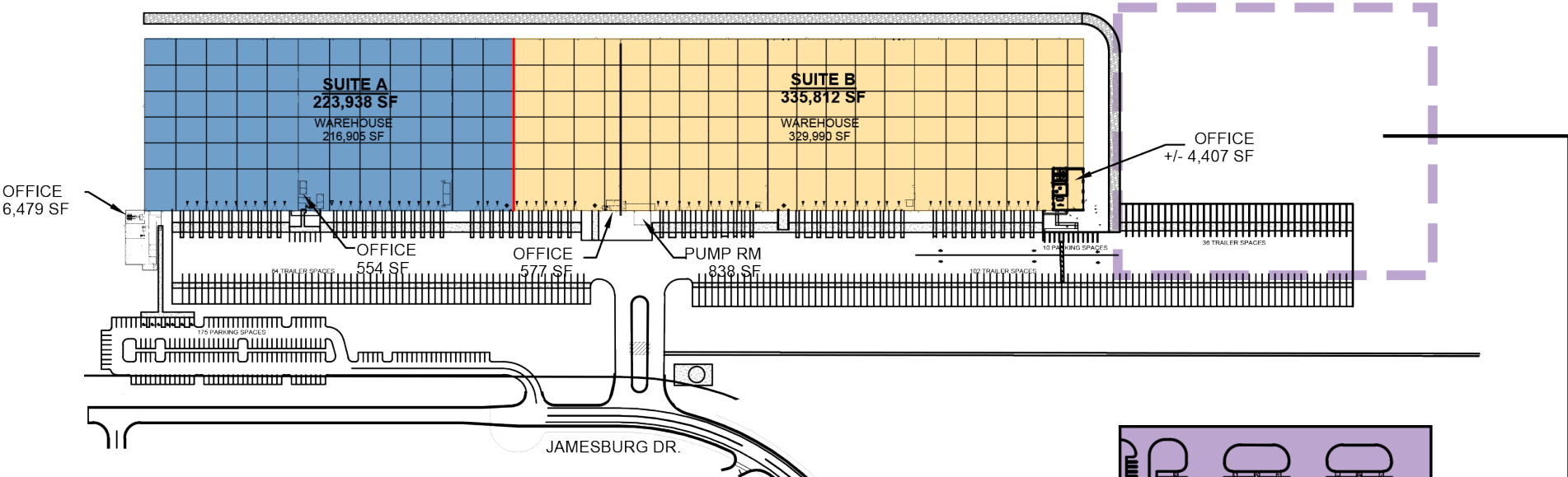
22 miles to CLT Douglas Int'l Airport

Building Specifications

12801 JAMESBURG DRIVE, SUITE B			
Total Square Footage	559,750 SF	Drive-In Doors (16' x 16')	1
Available Square Footage	150,000 - 335,812 SF	Column Spacing	48' x 56'
Office Square Footage	4,407 SF <i>(new office build out)</i>	Trailer Parking Spaces	138 (expandable to 222)
Clear Height	27'	Truck Court Depth	140'
Dock Doors (9' x 10')	39	ESFR Sprinkler System	✓
Pit Levelers	100% of Dock Doors	Motion Sensored LED Lighting	✓
Drive-In Doors (10' x 14')	1	Power	2,500 amp 266/480v



Site Plan



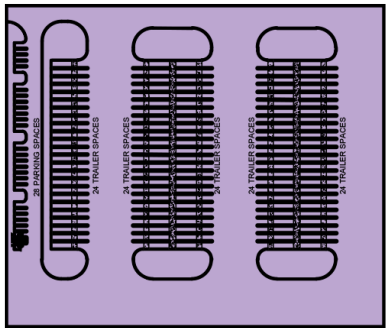
JAMESBURG DR.



NORTH

- LEASED
- AVAILABLE
- PROPOSED EXPANSION

- DOCK POSITION
- FUTURE DOCK POSITION
- DOCK POSITION W/ EDGE OF DOCK LEVELER
- DOCK POSITION W/ PIT LEVELER
- DRIVE-IN DOOR





Matthew Greer

+1 704 804 5762 office
+1 704 277 5675 cell
matthew.greer@jll.com

Jay Hill

+1 704 804 5754 office
+1 757 817 0333 cell
jay.hill@jll.com

John Cashion

+1 704 704 804 5780 office
+1 704 507 3188 cell
john.cashion@jll.com

JLL

650 South Tryon Street
Suite 600
Charlotte, NC 28202



Caitlin Ciniero

+1 980 422 0807 office
+1 443 745 6463 cell
cciniero@prologis.com

Todd Summerfield

+1 704 426 8002 office
+1 410 441 1145 cell
tsummerfield@prologis.com

Prologis - Charlotte

1900 South Boulevard
Suite 302
Charlotte, NC 28203
www.prologis.com

Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 1.2 billion square feet owned and under management in 19 countries on four continents.

Data as of December 31, 2023, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.

