

CHARLOTTE AREA

	BP	Address	Available (SF)	Clear Height	DH	DI	Sprinkler	Brokers	Comments
	Airport Commerce Center	3035-I Horseshoe Lane Charlotte, NC	12,353 For Lease	24'	5	1	ESFR	Brad Cherry Rich Grieder Spencer Yorke	Available Immediately
	Airport Commerce Center	3029-A Horseshoe Lane Charlotte, NC	21,217 For Lease	30'	6	1	ESFR	Brad Cherry Rich Grieder Spencer Yorke	Available 6/1/2024
	Airport Exchange @ 85	6615 S. I-85 Service Rd. Charlotte, NC	23,000 - 145,116 For Lease	32'	TBD	TBD	ESFR	Spencer Yorke Brad Cherry Natalie Ceva	UNDER CONSTRUCTION Delivering Q4 2024
	Airport Exchange @ 85	6601 S. I-85 Service Rd. Charlotte, NC	70,000 - 189,741 For Lease	32'	TBD	TBD	ESFR	Spencer Yorke Brad Cherry Natalie Ceva	UNDER CONSTRUCTION Delivering Q4 2024
	Bailey Commerce Center	10856 Bailey Rd Building 2 Cornelius, NC	110,250 For Lease	32'	29	2	ESFR	Brad Cherry Matthew Greer	Delivering Q4 2023 Divisible to ±30,000 SF
	Charlotte Distribution Center	2211-F Distribution Center Dr Charlotte, NC	41,333 For Lease	24'	9	1	ESFR	Matthew Greer Jay Hill John Cashion	Available Immedaitely Can be combined with Suite H to form 65,333 SF
	Charlotte Distribution Center	2211-H Distribution Center Dr Charlotte, NC	http 24,000 For Lease	24'	5	1	ESFR	Matthew Greer Jay Hill John Cashion	Available 9/1/2024 Can be combined with Suite F to form 65,333 SF
	Charlotte Distribution Center	2311-B Distribution Center Dr Charlotte, NC	24,131 For Lease	25'	6	1	ESFR	Matthew Greer Jay Hill John Cashion	Available 6/1/2024

CHARLOTTE AREA

	BP	Address	Available (SF)	Clear Height	DH	DI	Sprinkler	Brokers	Comments
	Charlotte Distribution Center	2205-A Distribution Center Dr Charlotte, NC	13,000 For Lease	21'	3	1	ESFR	Matthew Greer Jay Hill John Cashion	Available 9/1/2024
	Commerce Park	11517-A Cordage Street Charlotte, NC	23,249 For Lease	20'	3	2	Wet	Brad Cherry Rich Grieder Spencer Yorke	Available 5/1/2024 End cap unit
	Crosspoint Center	2701-A Hutchison McDonald Charlotte, NC	44,000	24'	10	1	ESFR	Matthew Greer Jay Hill John Cashion	Available Immedaitely
	Crosspoint Center	2700-A Hutchison McDonald Charlotte, NC	16,000	20'	2	0	ESFR	Matthew Greer Jay Hill John Cashion	Available Immediately
	Delta Industrial Park	1500 Delta Dr Gastonia, NC	264,060 - 878,104 For Lease	40'	180	4	ESFR	Spencer Yorke Brad Cherry	New construction Available Immedately 2,820 Spec Office
	Eagleton Downs	601 Eagleton Downs Drive Pineville, NC	5,167 For Lease	24'	1	1	Wet	Brad Cherry Natalie Ceva Rich Grieder	Available 8/1/2024
	Edgewood 85 Commerce Park	Edgewood Rd Gastonia, NC	135,200 - 394,800	36'	TBD	TBD	ESFR	Spencer Yorke Brad Cherry	
	Gaston Commerce Center Building B	Shannon Bradley Rd. Gastonia, NC	60,000 - 280,819 For Lease	36'	46	2	ESFR	Matthew Greer Brad Cherry	UNDER CONSTRUCTION Delivering Q2 2024

CHARLOTTE AREA

	BP	Address	Available (SF)	Clear Height	DH	DI	Sprinkler	Brokers	Comments
	Gaston Commerce Center Building A	Shannon Bradley Rd Gastonia, NC	80,000 & 420,567 For Lease	36'	70	4	ESFR	Matthew Greer Brad Cherry	UNDER CONSTRUCTION Delivering Q2 2024
	Gateway 85 Building 4	3145 Aberdeen Blvd. Gastonia, NC	95,722 For Lease	36'	10	0	ESFR	Spencer Yorke Jay Hill John Cashion	New construction Available Immediately
	Gateway 85 Building 7	325 Lineberger Rd. Gastonia, NC	705,163 For Lease	40'	70	4	ESFR	Spencer Yorke Jay Hill John Cashion	New construction Available Immediately
	Landis Ridge	619 - 1A Old Beatty Ford Rd China Grove, NC	54,080 - 202,800 For Lease	32'	43	2	ESFR	Spencer Yorke Jay Hill Matthew Greer	UNDER CONSTRUCTION
	Landis Ridge	619 - 1B Old Beatty Ford Rd China Grove, NC	33,180 - 121,800 For Lease	32'	31	2	ESFR	Spencer Yorke Jay Hill Matthew Greer	UNDER CONSTRUCTION
	Landis Ridge	619 - 2 Old Beatty Ford Rd China Grove, NC	83,700 - 269,700 For Lease	36'	51	2	ESFR	Spencer Yorke Jay Hill Matthew Greer	UNDER CONSTRUCTION
	Legacy Park East	2021 Williams Industrial Blvd Rock Hill, SC	193,750 For Lease	30'	13	2	ESFR	Spencer Yorke Jay Hill	New construction Available immediately State of the art facility and dock equipment
	Long Creek Business Park	5808-Q Long Creek Park Drive Charlotte, NC	26,812 For Lease	24'	2	1	ESFR	Brad Cherry Natalie Ceva Rich Grieder	Available 9/1/2024

CHARLOTTE AREA

	BP	Address	Available (SF)	Clear Height	DH	DI	Sprinkler	Brokers	Comments
	NorthCross Commerce Center	12800-D Jamesburg Dr Huntersville, NC	126,768 For Lease	32'	34	2	ESFR	Natalie Ceva Matthew Greer Brad Cherry	UNDER CONSTRUCTION Available Q3 2024
	NorthCross Commerce Center	12800-C Jamesburg Dr Huntersville, NC	126,385 For Lease	24'	45	2	ESFR	Natalie Ceva Matthew Greer Brad Cherry	UNDER CONSTRUCTION Available Q3 2024
	Park 4077	136 Odessa Dr Statesville, NC	200,000 - 585,800 For Lease	40'	64	4	ESFR	Spencer Yorke Jay Hill John Cashion	Available Immediately
	Pinnacle Park	0 Woodlake Parkway Kings Mountain, NC	905,500 For Lease	32' - 40'	214	10	ESFR	Spencer Yorke Jay Hill	Available BTS
	Prologis Jamesburg	12801 Jamesburg Dr Charlotte, NC	336,333 - 486,333 For Lease	27'	39	2	ESFR	Matthew Greer Jay Hill John Cashion	Available 8/1/2024
	Revolution Park	4101 Revolution Park Dr Charlotte, NC	34,000 For Lease	18'	10	2	Wet	Brad Cherry Rich Grieder Natalie Ceva	Available Immediately
	Revolution Park	4123-C Revolution Park Dr Charlotte, NC	9,600 For Lease	18'	2	1	Wet	Brad Cherry Natalie Ceva Rich Grieder	Available Immediately
	Rusher Farms Commerce Center	721 Andrews St. - Bldg 1 Salisbury, NC	100,000 - 451,806 For Lease	36'	42	2	ESFR	Brad Cherry Matthew Greer Jay Hill	UNDER CONSTRUCTION Delivering Q4 2024

CHARLOTTE AREA

	BP	Address	Available (SF)	Clear Height	DH	DI	Sprinkler	Brokers	Comments
	Rusher Farms Commerce Center	721 Andrews St. - Bldg 2 Salisbury, NC	40,000 - 162,066 For Lease	32'	17	2	ESFR	Brad Cherry Matthew Greer Jay Hill	UNDER CONSTRUCTION Delivering Q4 2024
	Saxony Dr	100 Saxony Dr McAdenville, NC	161,367 For Lease	17'6" - 21'	4	1	Wet	Matthew Greer Jay Hill Brad Cherry	Renovations underway
	SilverLake Business Park	9410 D Ducks Ln Charlotte, NC	58,005 For Lease	24'	9	1	ESFR	Matthew Greer Brad Cherry	Available 9/1/2024
	SilverPark North III	4235 Silverpark Dr Charlotte, NC	60,932 for Lease	32'	21	2	ESFR	Matthew Greer Brad Cherry	Available immediately
	SilverPark North I	5989 Hucks Road Charlotte, NC	35,000 - 105,384 For Lease	32'	29	2	ESFR	Matthew Greer Brad Cherry	UNDER CONSTRUCTION Available Q1 2025
	Skyway Logistics Park	3720 Shopton Rd. Charlotte, NC	31,313 - 148,154 For Lease	32'	34	2	ESFR	Brad Cherry Rich Grieder Spencer Yorke	UNDER CONSTRUCTION Available Q3 2024 1.1M SF Industrial Park 7 Buildings
	Skyway Logistics Park	3630 Shopton Rd. Charlotte, NC	31,313 - 170,154 For Lease	32'	34	2	ESFR	Brad Cherry Rich Grieder Spencer Yorke	UNDER CONSTRUCTION Available Q3 2024 1.1M SF Industrial Park 7 Buildings
	SouthCreek Industrial Center	0 Porter Road Rock Hill, SC	1,912,000 For Lease	40'	To Suit	To Suit	ESFR	Spencer Yorke Jay Hill	Available BTS

CHARLOTTE AREA

	BP	Address	Available (SF)	Clear Height	DH	DI	Sprinkler	Brokers	Comments
	SouthGate77	1179 Galleria Blvd Rock Hill, SC	30,250 - 220,281 For Lease	32'	53	2	ESFR	Matthew Greer Brad Cherry Rich Grieder	Available Q2 2024
	Stand Alone	Firetower Rd Rock Hill, SC	1,000,060 For Lease	40'	TBD	TBD	ESFR	Spencer Yorke Natalie Ceva	608 auto positions 392 trailer positions
	Stand Alone	9415 Pioneer Ave Charlotte, NC	48,165 For Lease	20'	2	0	Wet	Rich Grieder Matthew Greer	Available Immediately Ability for 10,000 s.f. of outdoor storage
	Stand Alone	4444 South Blvd. Charlotte, NC	52,500 For Lease	25'	4	3	Wet	Brad Cherry Rich Grieder	Single or multi-tenant building 11,500 SF of office Available 2/1/2024
	Stand Alone	300 Dickson Rd Lowell, NC	294,323 For Lease	14'	8	0	Wet	Matthew Greer Jay Hill Brad Cherry	Heavy Power
	Stand Alone	4135 Chesapeake Dr Charlotte, NC	40,585 For Lease	19'	4	1	Wet	Spencer Yorke Brad Cherry	Available 7/1/2024
	Stand Alone	Friday Park Rd. Dallas, NC	302,022 For Lease	36'	55	2	ESFR	Spencer Yorke Jay Hill	
	Stand Alone	11835 Sam Roper Drive Charlotte, NC	12,913 For Sublease	14'	0	2	BP	Brady Cherry Khaliid Scott	For Sublease Lease EXP: 5/1/2026 Available: 1/1/2024

CHARLOTTE AREA

Image	BP	Address	Available (SF)	Clear Height	DH	DI	Sprinkler	Brokers	Comments
	Stand Alone	2100 Gaston Center Ct. Gastonia, NC	10,000 For Lease	20'	7	0	None	Brad Cherry Jay Hill	Delivering Q2 2024 Fenced and gated yard
	Stand Alone	13001 General Drive Charlotte, NC	8,571 For Lease	TBD	0	5	None	Jay Hill Rich Grider	Multiple Site Plan Options Zoned I-2
	Stand Alone	9771 Twin Lakes Pkwy Charlotte, NC	12,000 For Lease	20'	0	4	None	Jay Hill Brad Cherry	Flexible site plan options Zoned ML-2 Site 1: 0.75 AC yard Site 2: 2.50 AC yard
	Stand Alone	4401 Bishop Drive Charlotte, NC	5,600 For Lease	14'	0	4	None	Brad Cherry Jay Hill	Available 8/1/2024 500 SF covered outdoor storage Fenced and gated yard
	Stand Alone	624 Kennedy St. Charlotte, NC	8,000 For Sale	14'5"	0	2	None	Jay Hill Natalie Ceva	100% conditioned industrial building Zoned ML-2, Heav Industrial Please call broker for pricing
	TriWest Business Center	Farmington Rd. Mocksville, NC	80,000 - 298,465 For Lease	36'	49	2	ESFR	Spencer Yorke Jay Hill	New construction Available immediately
	TriWest Business Center	Farmington Rd. Mocksville, NC	100,000 - 1,244,160 For Lease	TBD	TBD	TBD	ESFR	Spencer Yorke Jay Hill	Up to 1,244,160 SF build-to-suit
	Vance Davis	11801 Vance Davis Drive Charlotte, NC	4,000 For Lease	TBD	None	None	ESFR	Brad Cherry Rich Grieder	Office space for lease with 15 trailer positions available Fully fenced

CHARLOTTE AREA

BP	Address	Available (SF)	Clear Height	DH	DI	Sprinkler	Brokers	Comments
	1338 Mount Olive Church Road Gastonia, NC	58,240 - 188,604 For Lease	32'	17	2	ESFR	Matthew Greer Brad Cherry Jay Hill	New construction Available Immediately
	1035 Mecklenburg Hwy Mooresville, NC	157,484 For Lease or Sale	26'	2	6	Wet	Matthew Greer Brad Cherry John Cashion	For Lease or Sale Fully fenced and secured lot
	7606 Whitehall Executive Drive Charlotte, NC	25,820 For Lease	24'	4	1	ESFR	Brad Cherry Natalie Ceva Rich Grieder	Available 11/1/2024
	801 Pressley Road Charlotte, NC	5,000 - 11,329 For Lease	18'	2	1	Wet	Rich Grieder Matthew Greer	Available Immediately 3 loading positions on covered platform - 1 ramp in place
	4140 Taggart Creek Rd Charlotte, NC	10,000 For Lease	20'	0	5	ESFR	Jay Hill Brad Cherry	Delivering Q2 2025

LAND

BP	Address	Available (SF)	Brokers	Comments
	Grace Church Rd. Charlotte, NC	±35 AC For sale	Rich Grierder Brad Cherry	\$1,750,000
	255 Stamey Farm Rd. Statesville, NC	350 AC For Sale	John Cashion Rich Grierder	Zoning: AG, support for industrial Potential data center location Heavy power
	859 Dr. Martin Luther King Jr. Way Gastonia, NC	3.50 AC For Lease	Rich Grierder	\$6,500/month NNN Zoned: I-U Lot is paved, graveled and gated
	1701 Westinghouse Blvd. Charlotte, NC	1.0 AC For Lease	Rich Grierder Brad Cherry	BTS trailer positions or outdoor storage lot Available November 2024
	4815 & 5326 Gibbon Rd. Charlotte, NC	±2.17 & 2.49 AC For lease	Rich Grierder Brad Cherry	Trailer parking for lease Potential for 96 trailer positions Fenced and lighted

NORTH CAROLINA





	Location	Available (SF)	Clear Height	DH	DI	Sprinkler	Brokers	Comments
	<u>150 Old Shoals Rd.</u> <u>Arden, NC</u>	56,744 SF For Sale	18' - 22'	10	0	Wet	Al Williams Matthew Greer Jay Hill	\$5,000,000 Fenced in truck court
	<u>Blue Ridge Commerce Center</u> <u>Hendersonville, NC</u>	143,000 - 680,000 For Lease	32' - 40'	To suit	To suit	ESFR	Al Williams Matthew Greer Jay Hill	Construction Underway Buildings B & C built first- 2 buildings, 143K SF each Delivering Q4 2023
	<u>South Point Commerce Center</u> <u>High Point, NC</u>	75,000 - 600,000 For Lease	30' - 36'	To suit	To suit	ESFR	Jay Hill Spencer Yorke Al Williams	Build To Suit Opportunity
	<u>1821 Highway 19</u> <u>Bryson City, NC</u>	275,000 For Sale	22' - 28'	14	3	Wet	Matthew Greer	\$7,500,000 sale price, 8,000 amps power

NORTH CAROLINA RALEIGH MSA

	Location	Available (SF)	Clear Height	DH	DI	Sprinkler	Brokers	Comments
	1125 Sugg Pkwy Greenville, NC	521,468 SF For Sale	22' - 32'	23	6	ESFR	Rich Grieder Al Williams Matthew Greer John Cashion	\$25,500,000 (\$49/SF)
	421 Milburnie Lake Dr Knightdale Gateway Raleigh, NC	26,260 - 315,892 For Lease	36'	60	2	ESFR	Al Williams Matt Winters	Delivering Q2 2024
	85 Forty North Industrial Center Efland, NC	782,060 For Lease	32'	BTS	BTS	ESFR	Al Williams Spencer Yorke Austin Jackson	Build to Suit opportunity
	Apex Gateway Building 1 Apex, NC	138,079 For Lease	32'	37	2	ESFR	Al Williams Matt Winters	Delivering Q4 2023
	Apex Gateway Building 2 Apex, NC	176,571 For Lease	32'	36	2	ESFR	Al Williams Matt Winters	Delivering Q4 2023
	Morgan Rd Crosspoint Logistics Center Benson, NC	501,120 - 1,064,880 For Lease	40'	212	4	ESFR	Al Williams Matthew Greer Lee Allen	Delivering Q2 2023 Raleigh MSA
	Triangle Innovation Point Raleigh, NC	117,133 + For Lease	26' - 34'	13	1	ESFR	Al Williams Matt Winters Brian Hall	Construction underway, up to 2 M SF available

SOUTH CAROLINA AVAILABILITIES

	Location	Available (SF)	Clear Height	DH	DI	Sprinkler	Brokers	Comments
	0 Piedmont Hwy Piedmont, SC	32,625 For Lease or Sale	32'	6	1	ESFR	Chad Stepp	Pad Ready
	00 Webber Rd Cowpens, SC	233,280 & 507,600 For Lease	BTS	BTS	BTS	BTS	Chad Stepp	Build to suit opportunity, all utilities on site
	120 Orion St Greenville, SC	297,752 For Sublease	28'4"	43	1	ESFR	Perry Major Chad Stepp	Available immediately
	160 National Ave Spartanburg, SC	103,103 For Sublease	20'6"	8	2	Wet	Natalie Ceva Perry Major Chad Stepp	LEX: 7/2025
	1627 S Highway 14 Greer, SC	80,000 For Sublease	24' - 29'	8	2	Wet	Perry Major Chad Stepp	\$6.25/SF Asking rate
	200 International Blvd Fountain Inn, SC	100,000 - 320,122 For Lease	36'	30	2	ESFR	Chad Stepp Perry Major	Delivering Q1 2023
	200 National Ave Spartanburg, SC	50,000 - 149,856 For Lease	12'5"	8	3	Wet	Perry Major	Expansion capabilities

	Location	Available (SF)	Clear Height	DH	DI	Sprinkler	Brokers	Comments
	3160 Fairforest Clevedale Rd Spartanburg, SC	1,043,466 For Lease	40'	191	4	ESFR	Chad Stepp Lee Allen	BTS
	3309 Laurens Rd Greenville, SC	54,000 For Lease	20'	4	0	ESFR	Perry Major	
	50 Datastream Plz Greenville, SC	124,836 For Lease or Sale	N/A	N/A	N/A	N/A	Perry Major John Cashion Ross Howard	4 story office building
	9855 Warren Abernathy Laydown Yard Spartanburg, SC	4.55 AC For Lease or Sale	N/A	N/A	N/A	N/A	Chad Stepp	Build to suit 2,500 - 12,000 SF, up to 104 trailer positions
	Inland Commerce Center Robinson Rd & Woods Chapel Rd Duncan, SC	50,000 - 482,220 For Lease	32'+	36+	2+	ESFR	Perry Major Chad Stepp	Proposed, build to suit options
	Jedburg Rd Summerville, SC	6 Acres For Lease	N/A	N/A	N/A	N/A	Chad Stepp Tyler Smith	Fully secured, lightly graveled yard, zoned Industrial
	545 Brookshire Road Greer, SC	50,000 - 144,101 For Sublease	32'	19	3	ESFR	Chad Stepp Perry Major	Available for sublease with flexible lease terms
	Mid85 - 510 Logistics Ln Wellford, SC	917,694 For Lease	40'	88	4	ESFR	Chad Stepp Lee Allen	Under construction

	Location	Available (SF)	Clear Height	DH	DI	Sprinkler	Brokers	Comments
	Mid85 - 520 Logistics Ln Wellford, SC	277,648 For Lease	32'	55	2	ESFR	Chad Stepp Lee Allen	Under construction
	2819 Wade Hampton Blvd Taylors, SC	13,971 For Lease	17'+	Varies	Varies	TBD	Chad Stepp Lee Allen	Cold Storage Capabilities
	2010 Nazareth Church Rd Spartanburg, SC	82,420 For Lease	32'	19	1	ESFR	Chad Stepp Perry Major	For sublease
	250 Wilson Bridge Rd Spartanburg, SC	97,894 For Lease	30'	9	1	ESFR	Chad Stepp Perry Major	