

Beltway Business Park



Land for Sale
Build to Suit for Purchase/Lease

CONTACT:

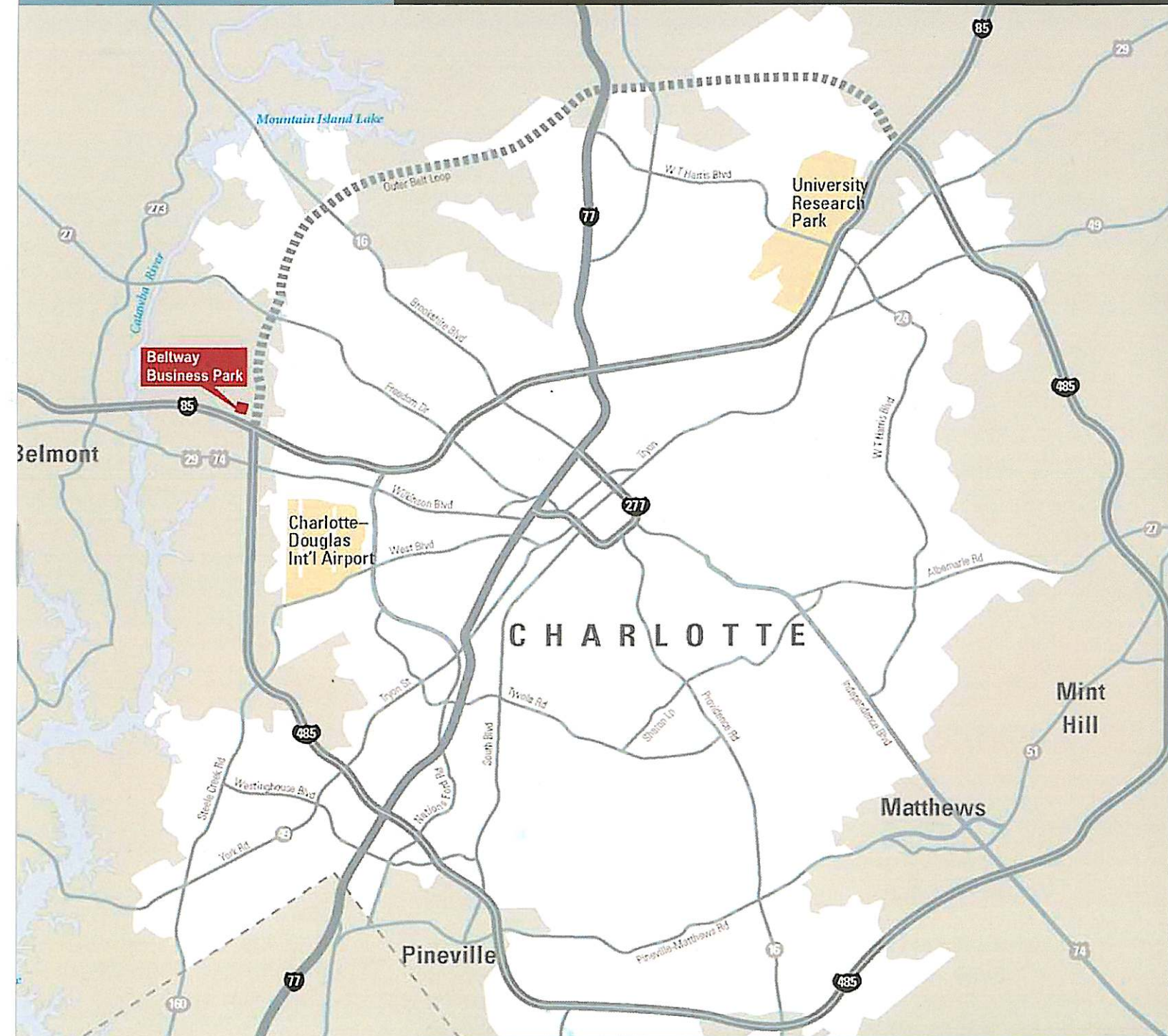
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Beltway Business Park Charlotte, North Carolina

- 2.4 miles to I-485
- 0.5 miles to I-85
- 120,000 – 750,000 SF of Bulk Warehouse Space for Lease



DEVELOPED BY:

VerusPartners

MARKETED BY

CLARUS
PROPERTIES, INC.

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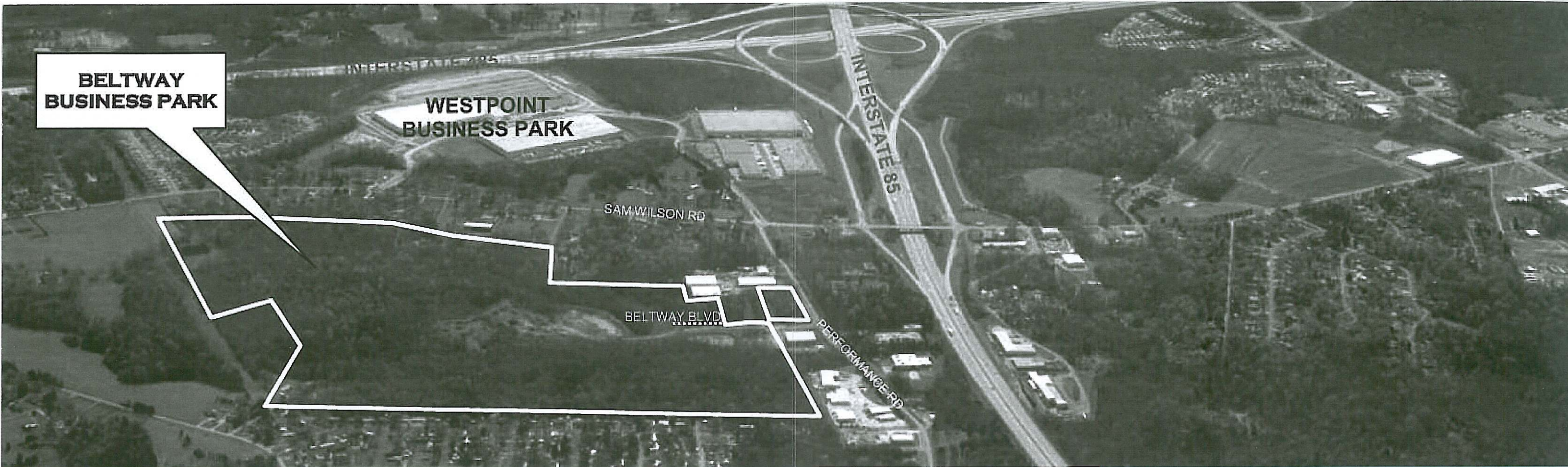
WWW.VERPAR.COM

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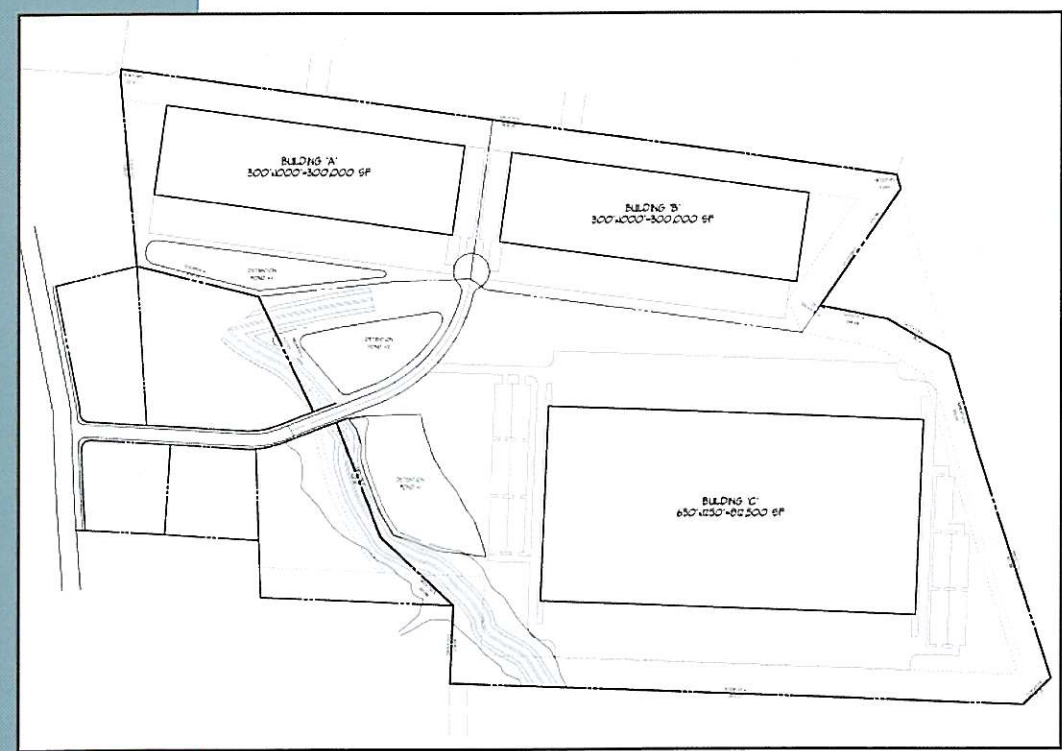
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**BELTWAY
BUSINESS PARK**



Beltway Business Park



Concept Development Plan

Premium Location:

- Immediately adjacent to I-85 & I-485 Charlotte's Outer Belt
- 4.7 miles to Charlotte Douglas International Airport
- 9.3 miles to the I-77 & I-85 Interchange
- 11 miles to the Central Business District

Bulk Warehouse Space for Lease

- 20,000 – 750,000 SF Available
- Tilt-wall Construction
- Front Load or Cross Dock Facility
- 30' Ceiling Height
- Trailer Parking Available

Land for Sale

- Lots Available for Sale from ±1-12 Acres
- All Utilities
- Zoned I-1 (CD)
- Build to Suit for Purchase/Lease