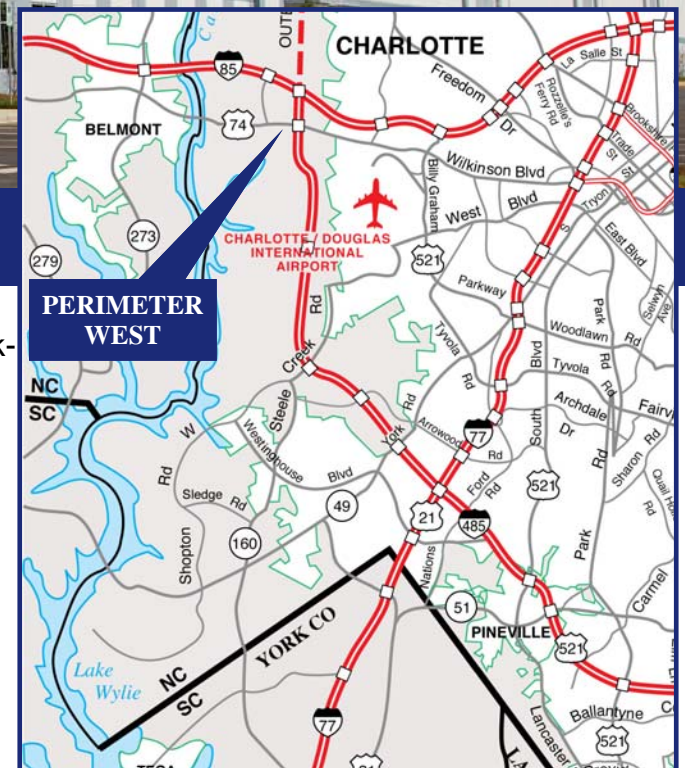




PERIMETER WEST

50,000 SF REMAINING FOR LEASE

- ▶ ±50,000 SF available
- ▶ Double row car parking
- ▶ Immediate access to I-485
- ▶ One mile from I-85
- ▶ 30' clear height
- ▶ 40'x 50' typical bay size
- ▶ 11 dock doors, 4 with levelers, 5 knock-out panels
- ▶ ESFR sprinkler system
- ▶ 200' building depth
- ▶ Up to 442,000 SF to be developed
- ▶ Zoned I-1 CD

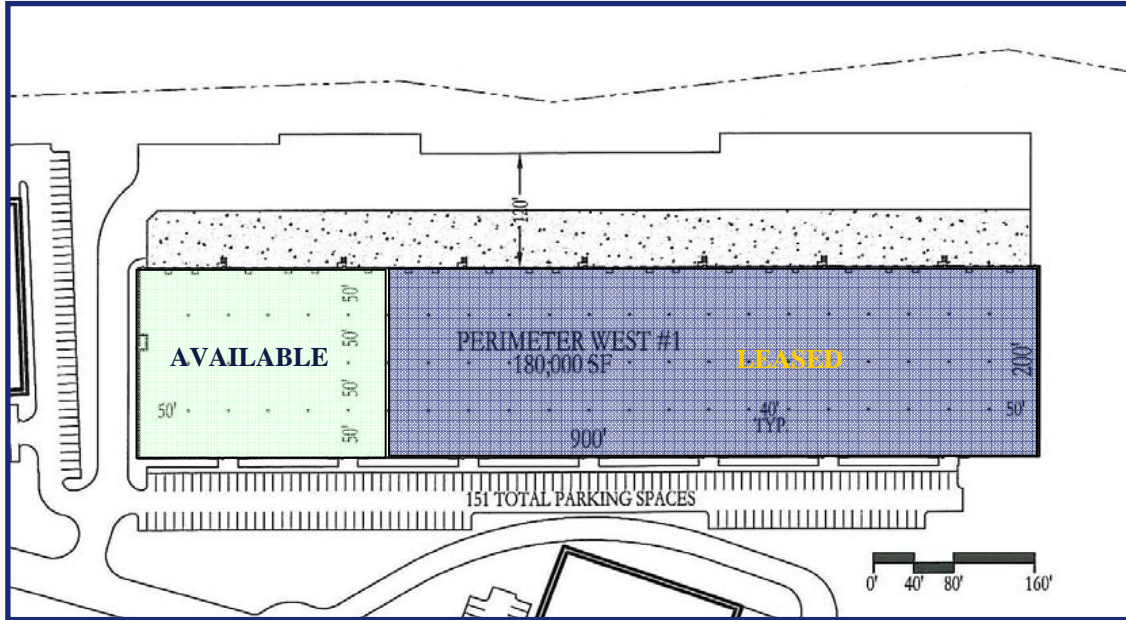


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4045 PERIMETER WEST DRIVE

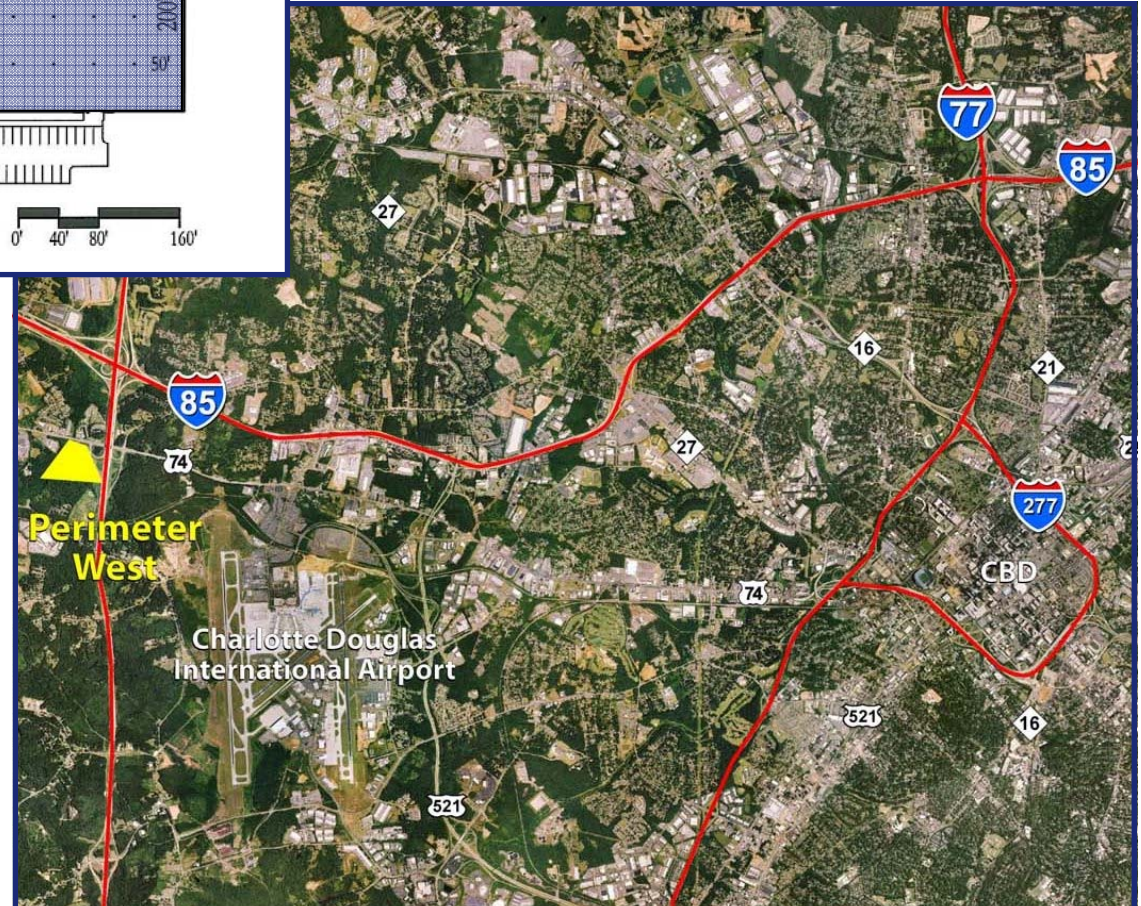
SITE PLAN



OWNED & MANAGED BY:

LORD BALTIMORE
PROPERTIES

AERIAL PHOTOGRAPH



The information contained herein has either been given to us by the owner of the property or has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. This property is subject to prior sale, lease, price change or withdrawal without notice. Note: Broker participation is welcomed. Compensation is offered to buyer/tenant.

CLARUS
PROPERTIES, INC

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