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500 Rhyne Road
Charlotte, NC

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Site Plan



Spec Office Plans 3,858 SF



AXIAL RAPID COMMERCE

Developed By:



Construction
Complete

Ready for Tenant Upfit



Location Overview



Property Features

Available For Lease	449,069 SF
Spec Office	3,858 SF
Clear Height	36'
Zoning	I-1 (CD)
Dock High Doors	85 Doors w/ (8) 7'x 8' 35k lb. Mechanical Pit Levelers
Drive In Doors	2 (Expandable to 6)
Auto Parking Spaces	330 (Expandable to 466)
Trailer Parking Spaces	106
Column Spacing	52' x 52' 52' x 60' Speed Bay
Building Dimensions	Approx: 320' x 1400'
Lighting	25 FC @ 36" AFF w/ Motion Sensors
Sprinkler	ESFR
Truck Court Depth	185' Total - 60' Concrete Apron, 70' Drive Aisle, 55' Trailer Storage
Site Size	Approx: 39.50 AC
Floor	7" Concrete Slab
Electrical	277/480V 3,200 Amps Expandable
Heating	Gas Fired Units providing freeze protection



AXIAL RAPID COMMERCE

Developed By:



Midpoint of
the East Coast
between Miami
and New York

Located along
the I-85 corridor
between Charlotte
and Atlanta

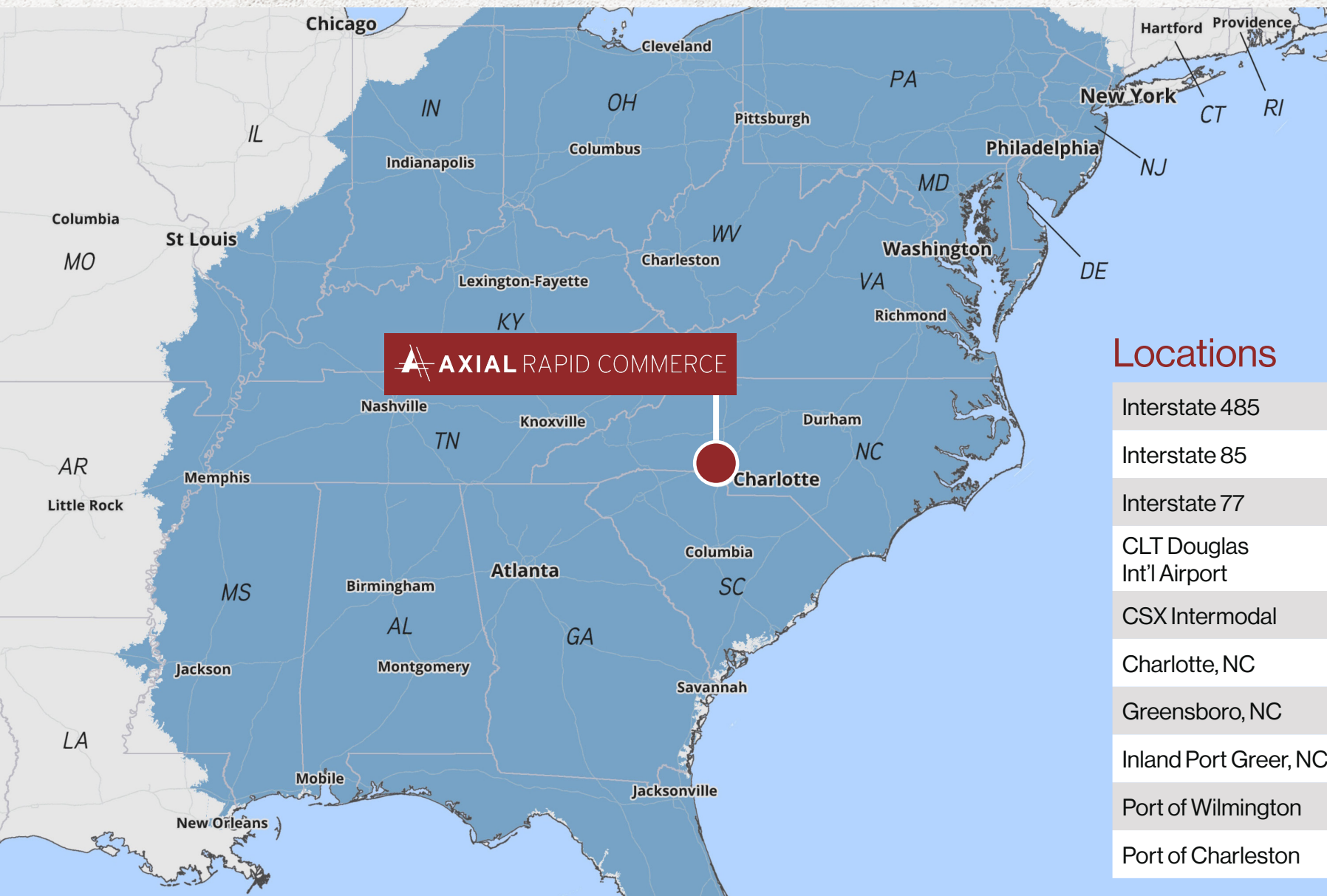
Over 145,000
manufacturing workers
announced in CLT since
2020

Charlotte corporate
headquarters grew
19% over the past 5
years

North Carolina ranks
No. 1 in America's
Top States for
Business by CNBC

Charlotte
International Airport
ranked #5 busiest
airport in the world

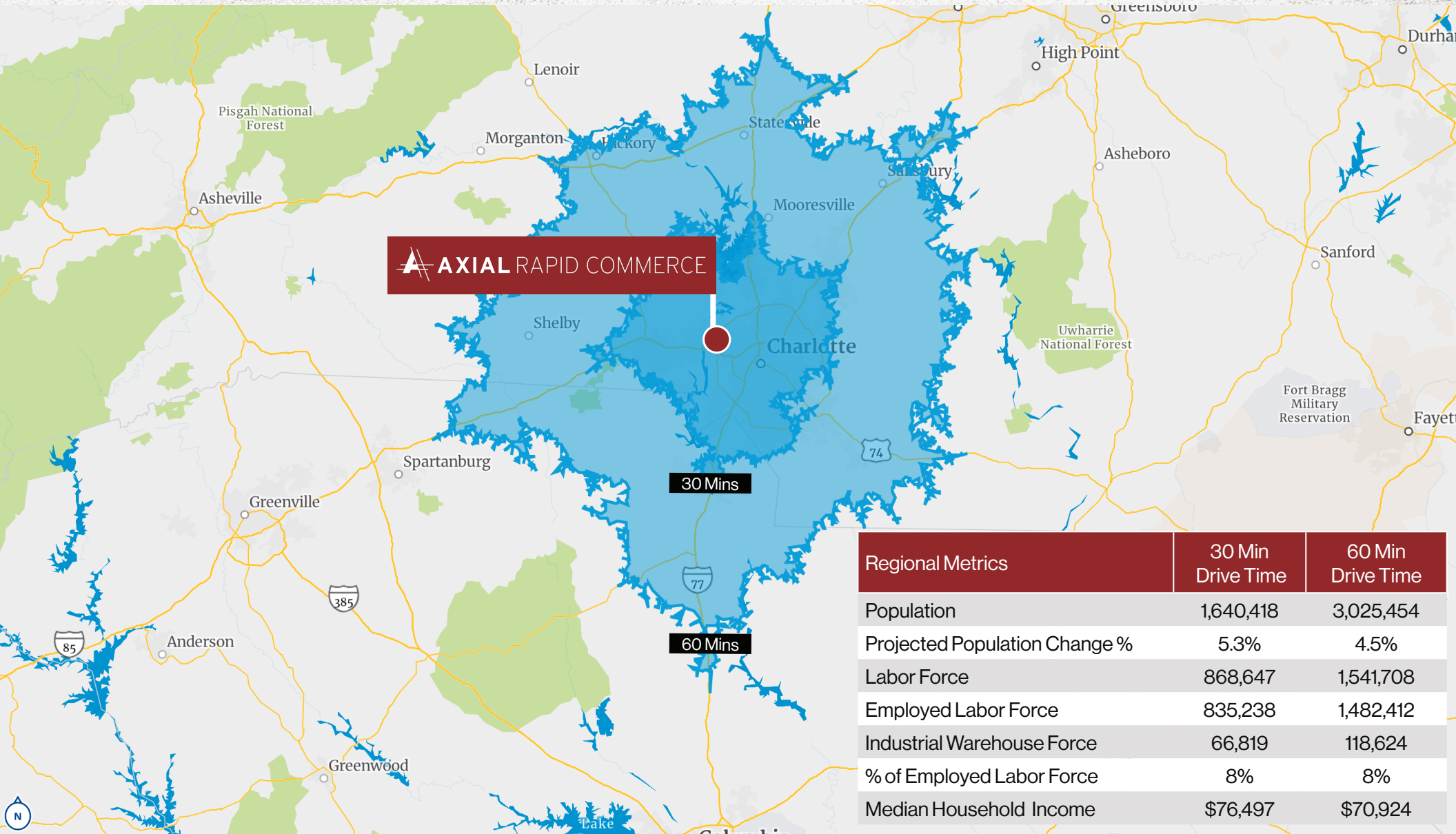
One-Day Drive Time



Locations

Interstate 485	0.5 mi	1 min
Interstate 85	2.5 mi	5 min
Interstate 77	9.5 mi	10 min
CLT Douglas Int'l Airport	5.5 mi	10 min
CSX Intermodal	5.0 mi	10 min
Charlotte, NC	12.5 mi	15 min
Greensboro, NC	95 mi	85 min
Inland Port Greer, NC	80 mi	85 min
Port of Wilmington	215 mi	205 min
Port of Charleston	215 mi	190 min

Labor Force Profile



Regional Metrics	30 Min Drive Time	60 Min Drive Time
Population	1,640,418	3,025,454
Projected Population Change %	5.3%	4.5%
Labor Force	868,647	1,541,708
Employed Labor Force	835,238	1,482,412
Industrial Warehouse Force	66,819	118,624
% of Employed Labor Force	8%	8%
Median Household Income	\$76,497	\$70,924



FOR MORE INFO CONTACT:

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