

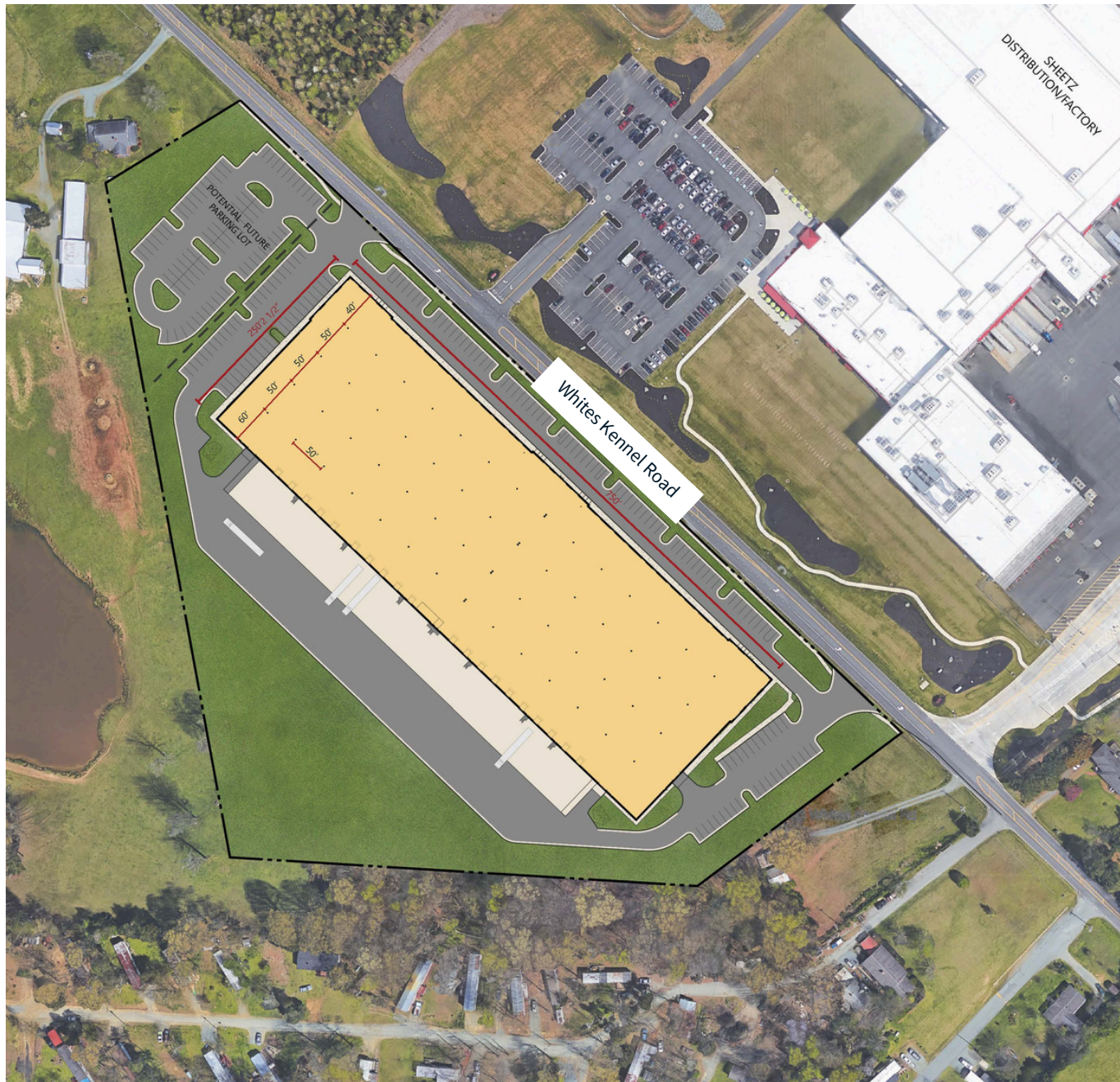


CENTRAL CAROLINA LOGISTICS CENTER

1736 Whites Kennel Road
Burlington, NC 27215



Site layout



1736 Whites Kennel Road, Burlington, NC

187,500 SF of Class A Industrial Space



187,500 SF



13.05 acre site



Construction start slated for November 2024



32'6" clear height

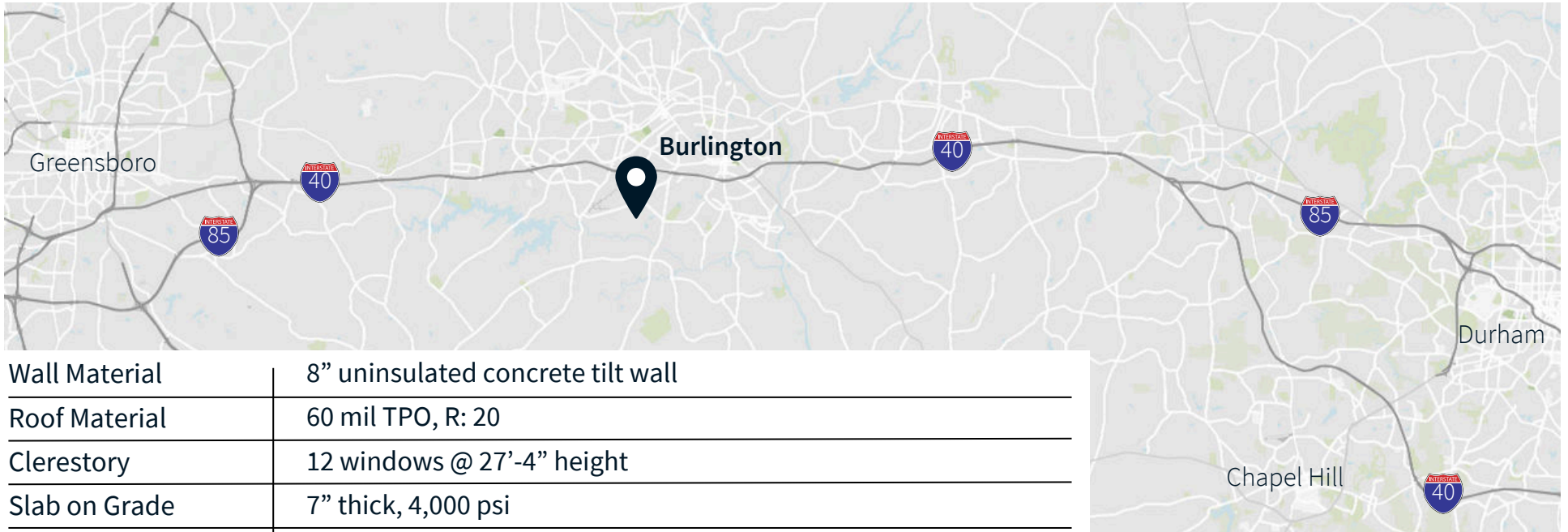


Three (3) drive in doors and twenty (20) dock doors



Located within an Opportunity Zone

Site specs



| | |
|-------------------|---|
| Wall Material | 8" uninsulated concrete tilt wall |
| Roof Material | 60 mil TPO, R: 20 |
| Clerestory | 12 windows @ 27'-4" height |
| Slab on Grade | 7" thick, 4,000 psi |
| Site Concrete | 8" thick on 4" aggregate |
| Site Asphalt | 7" thick on 6" aggregate (truck) and 4" thick on 6" aggregate (car) |
| Column Spacing | 50' typical with 60' speed bay |
| Dock Package | Doors with leveler capability |
| Car Parking | 145 spaces |
| Truck Parking | 36 spaces |
| Truck Apron | 60' from side of building |
| Power | 2,000 amps/277 - 480 volts |
| Interior Lighting | LED |
| Water & Sewer | City of Burlington |
| Fire Sprinkler | ESFR |
| HVAC | 50/50 Makeup Air Units (2) w/ heat |

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