



For Lease

12730 Virkler Dr,
Charlotte, NC 28273

Class A, Infill Industrial
Facility | 86,749 SF

Contact Us:

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Accelerating success.

Property Overview

Location

ADDRESS	12730 Virkler Drive
CITY, STATE	Charlotte, NC 28273
PARCEL ID	Mecklenburg County, 20142105
ZONING	ML-1 & ML-2
SUBMARKET	Southwest

Size & Basic Features

TOTAL SF	±86,749
CLEAR HEIGHT	22' -26'
YEAR BUILT	2003
OFFICE SF	± 15,000
AUTO PARKING	87
BASIC CONSTRUCTION	Precast Concrete

Loading

DOCK HIGH	(4) 9' x 10' w/ Dock Levelers & Serco Pitbull Safety-Loc System
DRIVE-IN DOOR	(1) 12' x 14'
TRUCK COURT DEPTH	120'
CONCRETE APRON	Yes

Fire, Electrical, Lighting

FIRE PROTECTION	Wet Sprinkler - ESFR Available
WAREHOUSE LIGHTING	LED
POWER	500 kva transformer servicing the building 277/480v - 1600 amps

Roof

ROOF TYPE	60 Mil TPO - 20 year warranty
ROOF INSTALLED	December 2023
ROOF WARRANTY	19 years remaining

Financial

OPEX	\$0.92
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Key Highlights

±86,749

Square Feet

7 Acre

Site with excess
land optionally

17%

Office

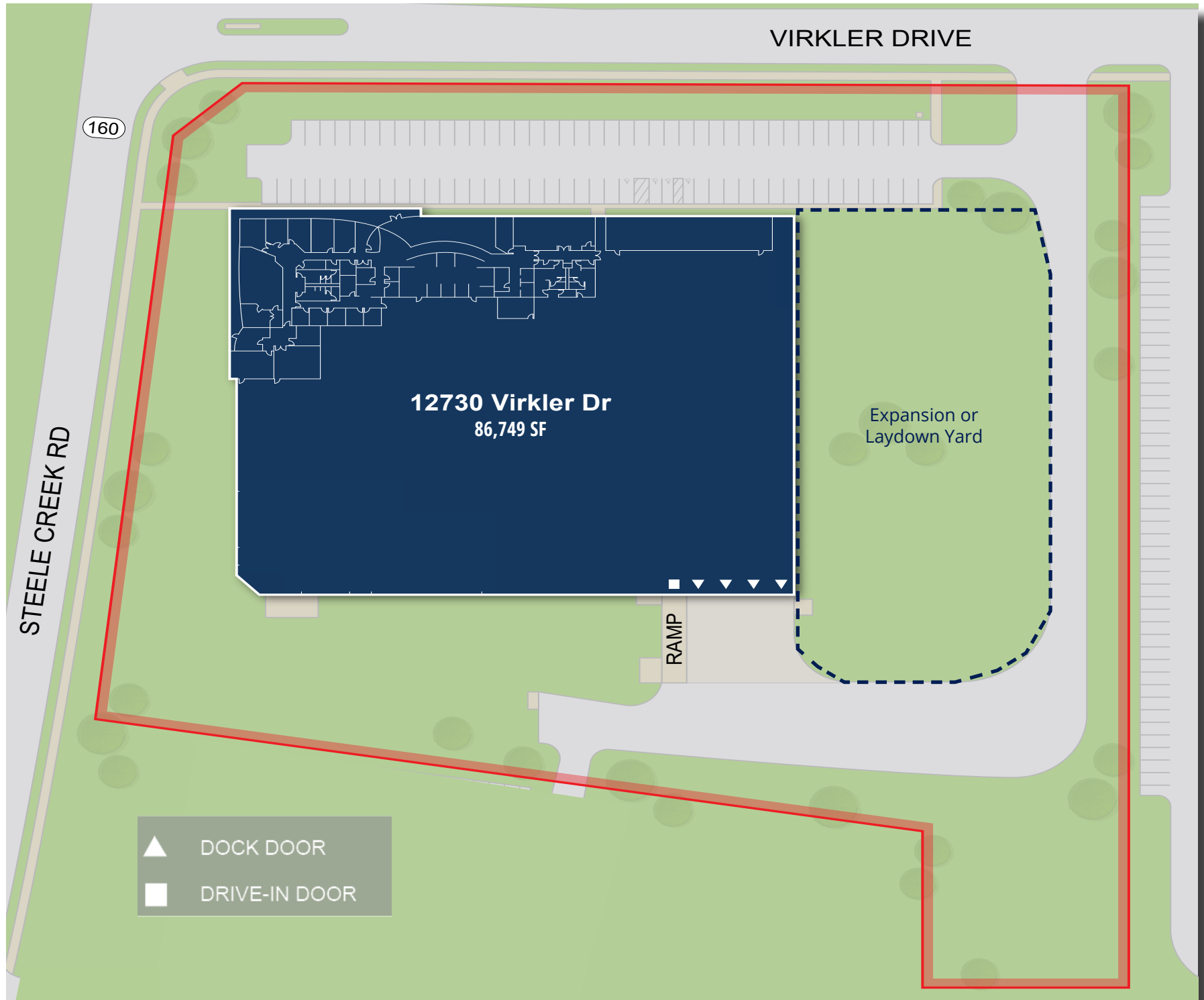
2003

Year Built

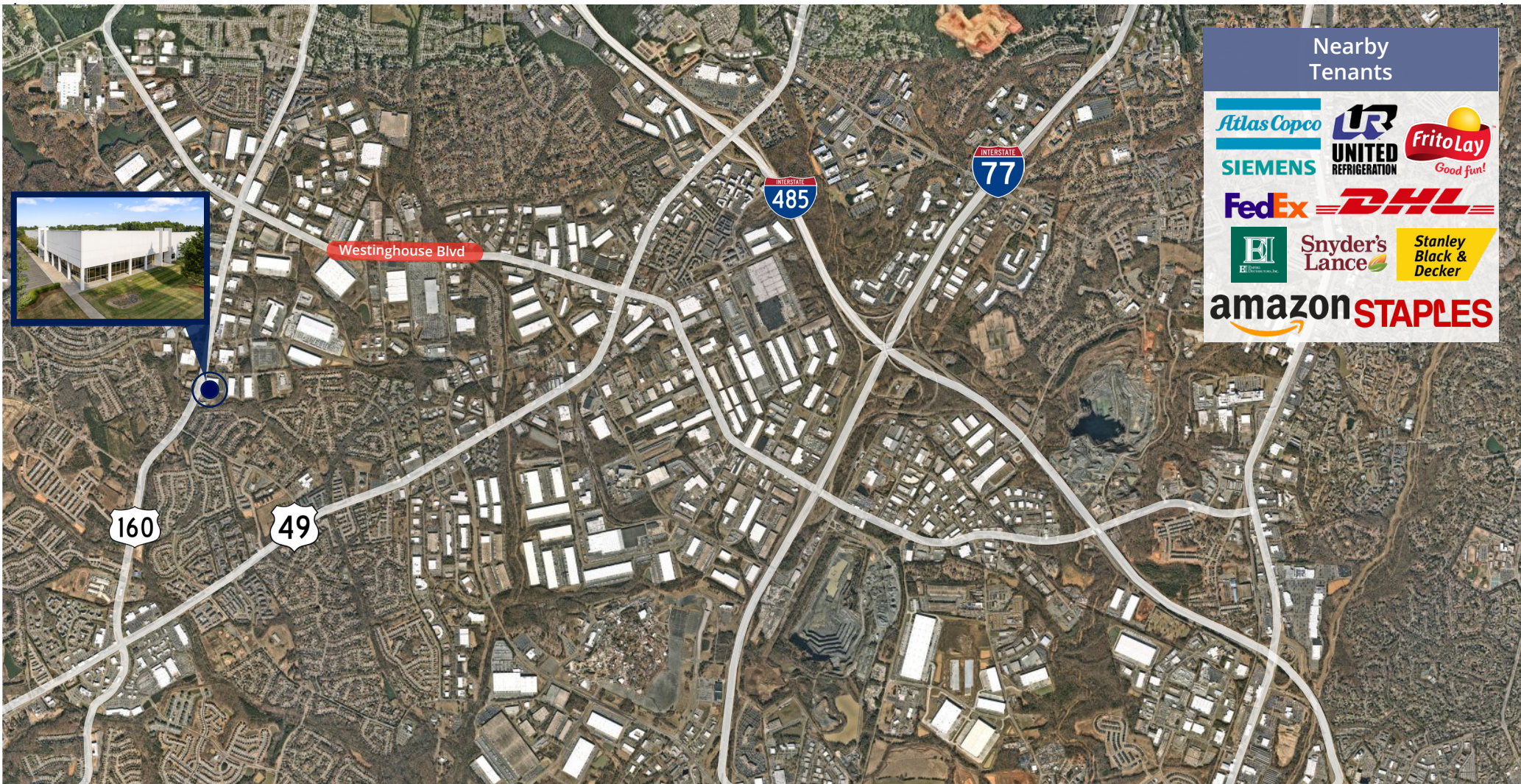
ML-1 & 2

Zoning

Site Plan



Location Map



<5 Mile from I-77



<4 Miles from I-485



9 Miles from I-85



14 Miles from Charlotte Center City



11 miles from Charlotte Douglas Int'l Airport

Property Gallery

Warehouse



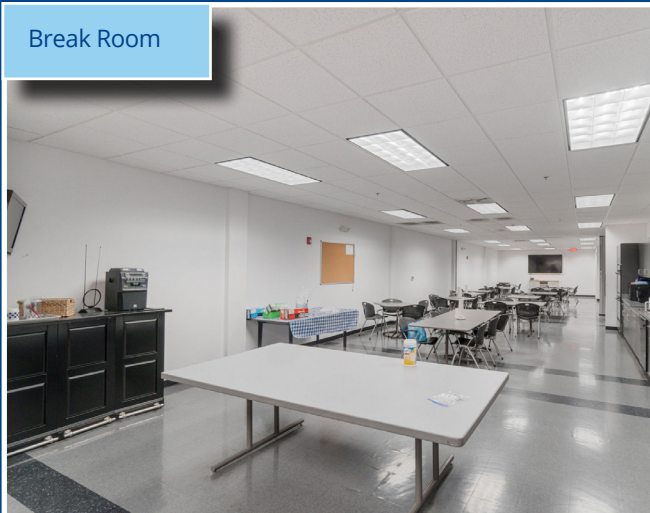
Loading Docks



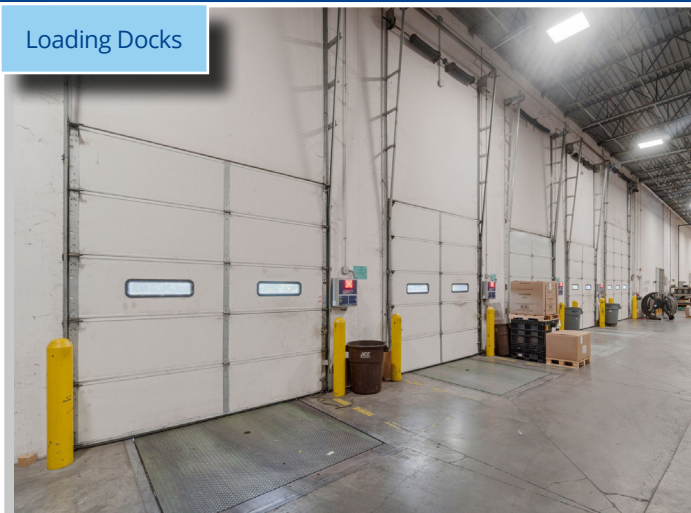
Office Area



Break Room



Loading Docks



Warehouse





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