AXIAL RAPID COMMERCE

Developed By:

CRESCENT COMMUNITIES | FORTIUS REAL ESTATE DEVELOPMENT AND INVESTMENTS

500 Rhyne Road
Charlotte, NC

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Colliers

Site Plan

106 Trailer Parking Spaces
70'
60'
52'
85 Loading Docks
50'
52'
WAREHOUSE
449,069 SF
36' CLEAR HEIGHT
1400'
320'
52'
50'
47 Parking Spaces
Office
283 Parking Spaces

Spec Office Plans

3,858 SF

Location Overview

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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	338
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

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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 aiport in the world

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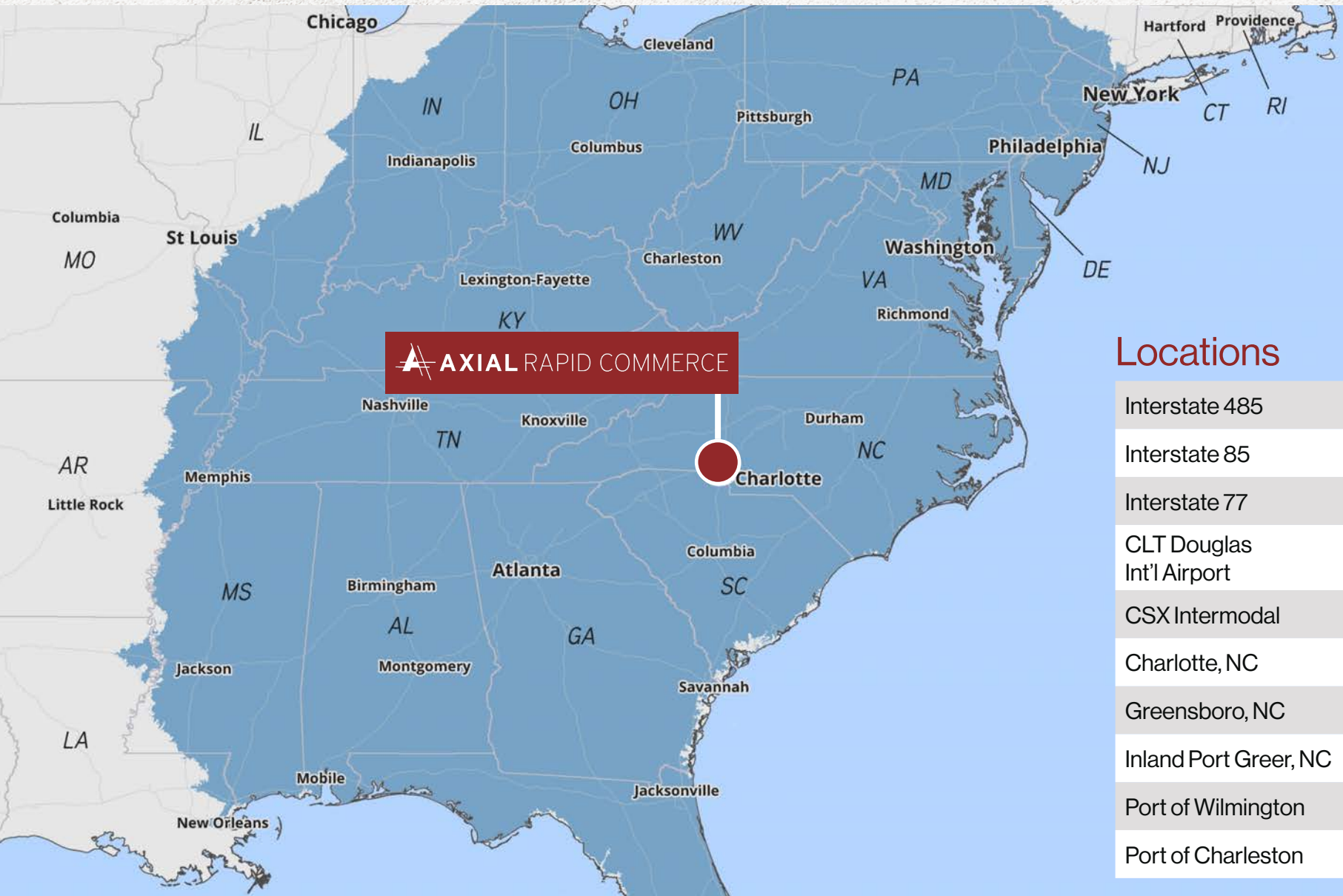
One-Day Drive Time



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

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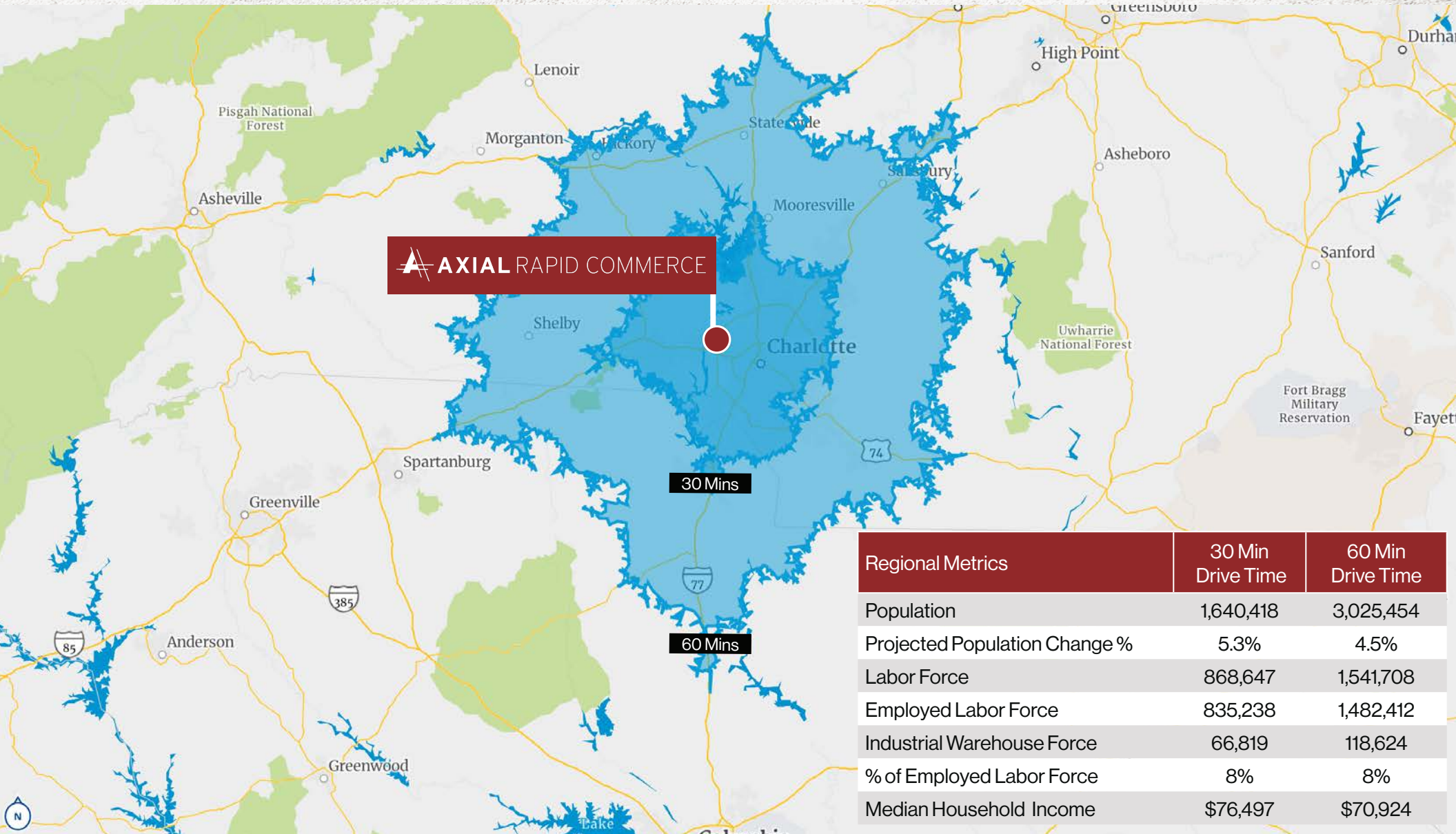
Labor Force Profile



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

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www.axialindustrial.com

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