

Work Begins on Largest Spec Warehouse in the Carolinas

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CHARLOTTE, NC—Foundry Commercial, a commercial real estate firm with offices across the Southeast and Texas, has begun work on Phase II of the largest speculative industrial warehouse under construction in the Carolinas.

Foundry serves as the developer/owner, leasing agent, project and property manager for the entire 1.1-million-square-foot WestPark 85 project in Charlotte, North Carolina, in partnership with Principal Real Estate Investors. WestPark 85 is at 2206 Beltway Blvd.

Phase II will add a 565,000-square-foot cross-dock facility and is expandable by an additional 100,000 square feet. The facility is expected to be complete later this year. The building will have a 36-foot clear height cross-dock with 7-inch floors, at least 560 auto parking spaces, more than 200 trailer parking positions and energy-efficient LED lighting.

Phase I, which is already complete, is a 258,372-square-foot facility (Building A) and a 202,148-square-foot facility (Building B).

Foundry Commercial also announced that two tenants have signed leases for space in the Phase 1 buildings.

The first lease in Building A was executed by Maintenance Supply Headquarters, a



wholesale distributor of multi-family maintenance supplies, for a nearly 100,000-square foot space. Greg Copps of Colliers represented Maintenance Supply Headquarters in the transaction.

Transbotics, a robotics engineering company that provides automated material handling solutions, executed the first lease in Building B for a 56,556-square-foot space. Chris Skibinski, Henry Lobb and Tom Tropeano at Avison Young represented Transbotics in the transaction.

Fermin Deoca and Warren Snowdon represented Foundry Commercial in both transactions.