

# For Lease

4235 Silverpark Dr  
Charlotte, NC

## SilverPark North III

60,932 s.f. rear-load warehouse

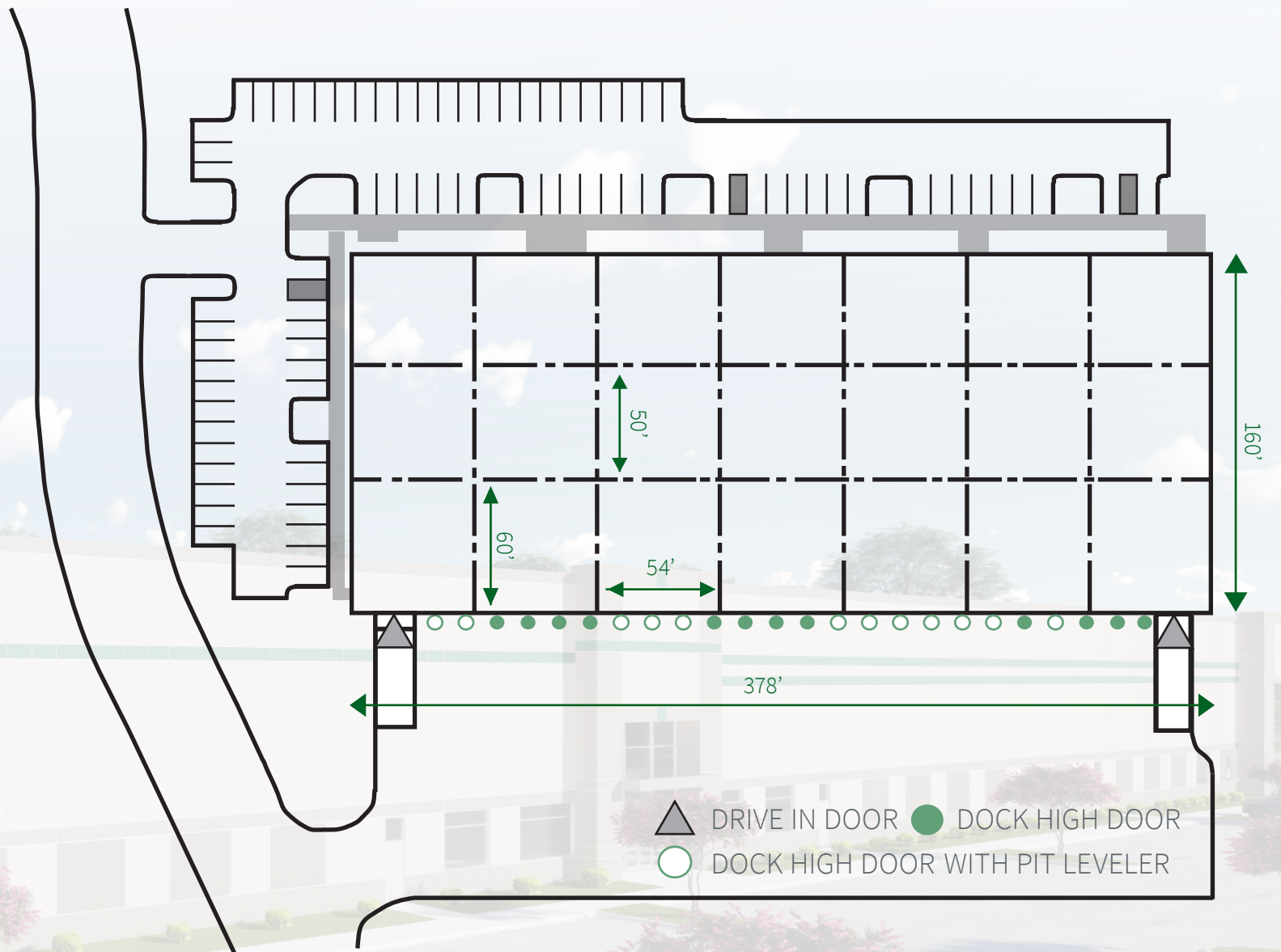
Less than 1 mile to I-485 and less than 2 miles to I-77



Existing **photos**



# Building specifications



|                |                                                      |                 |                                                            |
|----------------|------------------------------------------------------|-----------------|------------------------------------------------------------|
| Total building | 60,932 SF (378' x 160')                              | Column spacing  | 54 x 50, with 60' speed bay                                |
| Available      | 60,932 SF                                            | Dock high doors | 21 (9' x 10') insulated<br>12 pit levelers<br>view windows |
| Floor          | 6" concrete slab (4000 psi)                          | Drive-in doors  | 2 (12' x 20') insulated                                    |
| Clear height   | 32'                                                  | Sprinkler       | ESFR                                                       |
| Zoning         | ML-2                                                 | Power           | 400 Amp, 277/480V                                          |
| Utilities      | Duke Power, PNG, City of Charlotte (water and sewer) | Car Parking     | ±80 spaces                                                 |



## LOCATION

±1 MILE TO I-485

±2 MILES TO I-77

±5 MILES TO I-85

±15 MILES TO CHARLOTTE CBD

±20 MILES TO CLT INT'L AIRPORT

Old Statesville Rd

W.T. HARRIS BLVD

SilverPark North Site