

For Lease



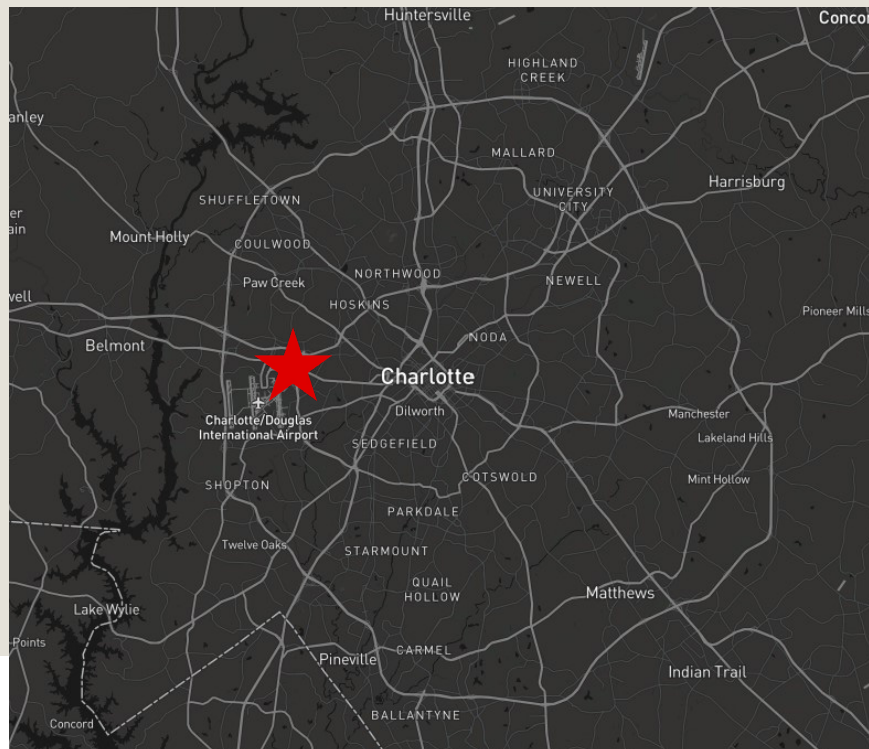
4140 Taggart Creek Road

Charlotte, NC 28052

**±10,000 s.f. stand-alone facility
with outdoor storage**

Zoned ML-2 (Outdoor storage permitted)

Available Immediately



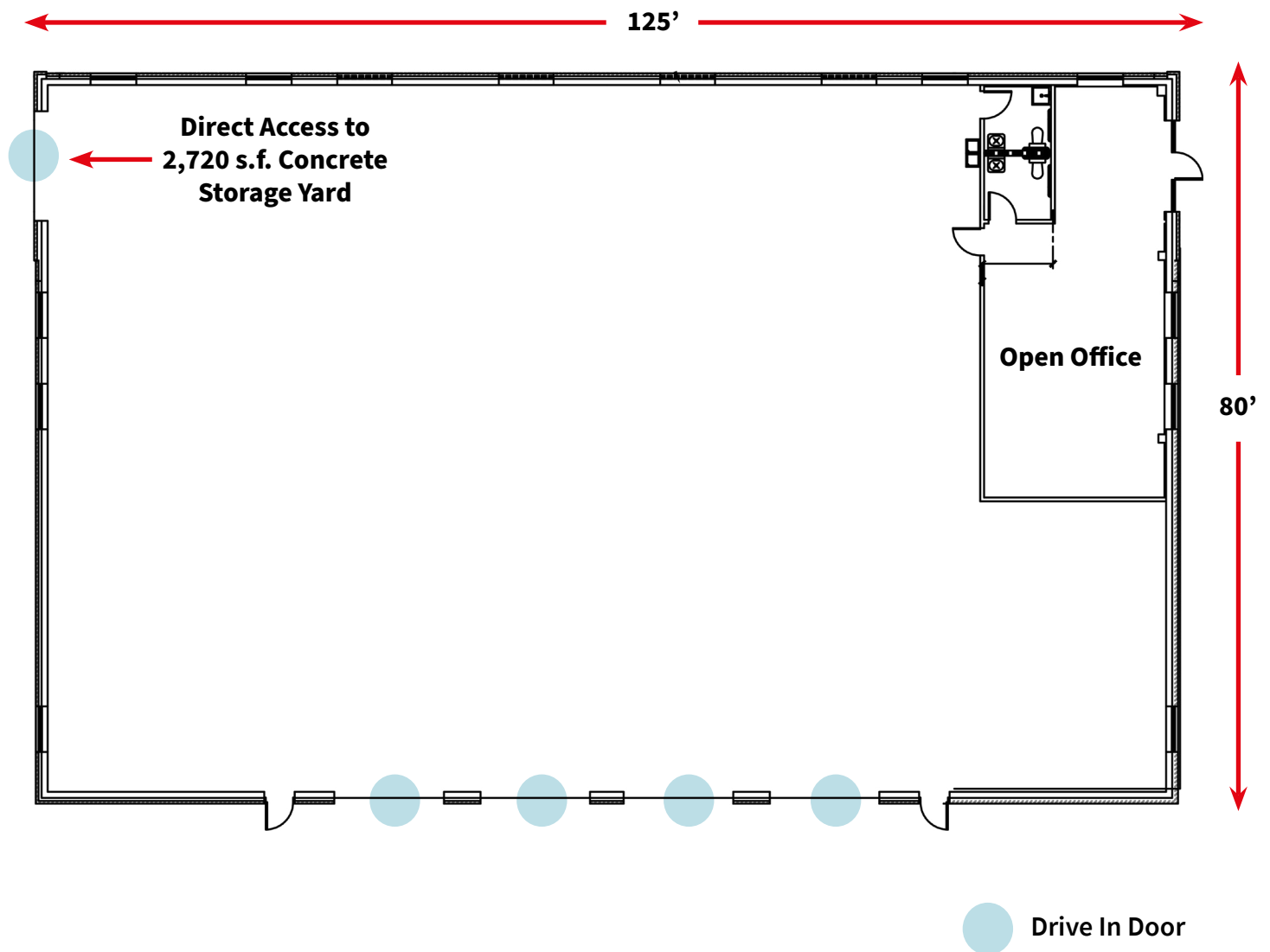
Jay Hill

Sr. Vice President
704 804 5754
jay.hill@jll.com

Brad Cherry, CCIM, SIOR

Executive Managing Director
704 927 3013
brad.cherry@jll.com





Property specifications

Available s.f.	±10,000 s.f.
Office s.f.	±1,000 s.f.
Building dimensions	125' x 80'
Clear height	20'
Construction	PEMB (clear span)
Grade level doors	5 (12' x 14')
Warehouse lighting	LED
Power	400 amps, 277/480V
Warehouse heat	Suspended gas fired

Zoning	ML-2	
Auto Parking	17 positions	
Outdoor Storage	34' x 80' (2,720 s.f. concrete storage area)	
Asking Rate	\$16.00/s.f. NNN	
Occupancy	Available Immediately	
Location	I-85	± 1.0 mile
	CLT Airport	± 1.5 miles
	I-485	± 3.0 miles
	I-77	± 5.0 miles