



FOR LEASE

Available Immediately

**NEW CONSTRUCTION, CLASS A FACILITIES
3720 - 3630 SHOPTON RD. CHARLOTTE, NC**

- 31,313 - 170,154 SF available within 7 buildings
- 1.1M SF Industrial Park
- Close proximity to I-77 and I-485 interchange

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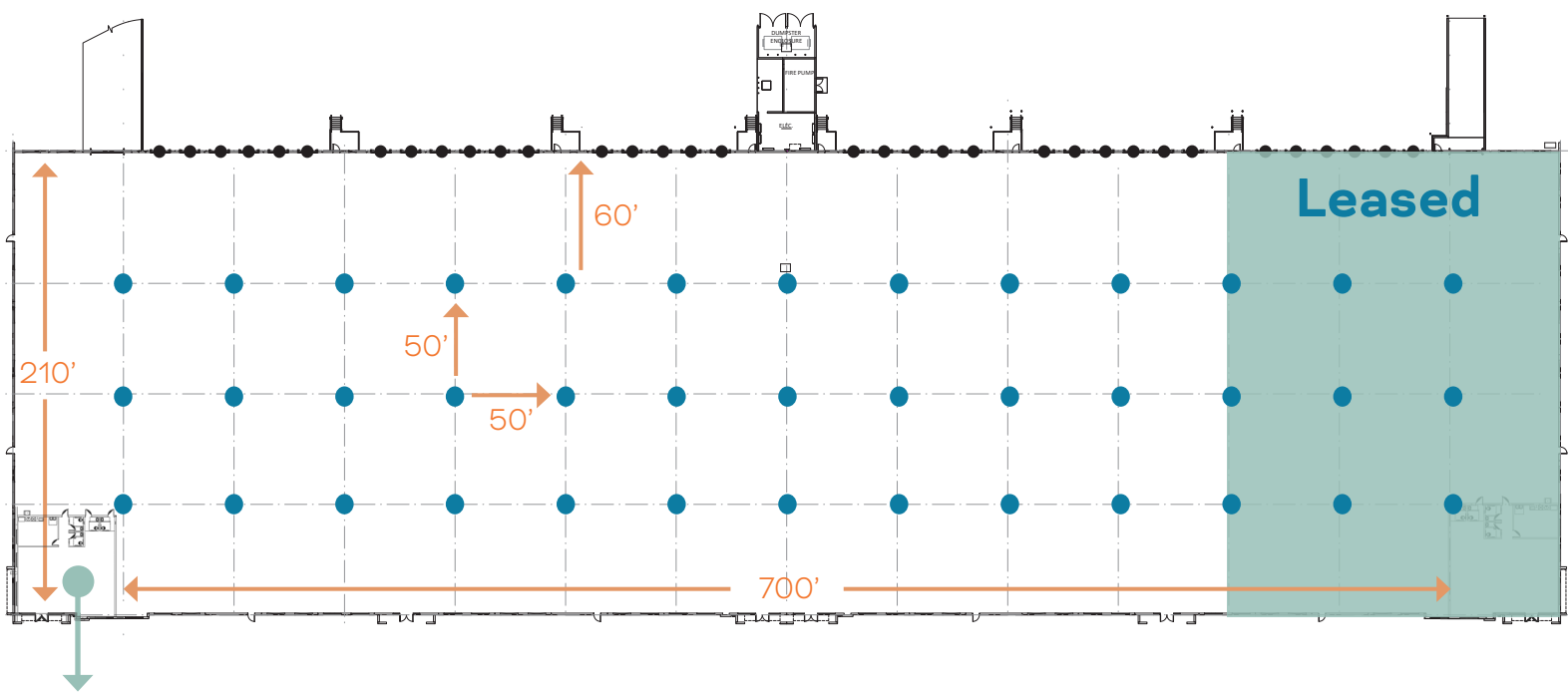
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BUILDING 1

Floor Plan



Building Features

Size (SF):	148,154
Available (SF):	116,482
Construction:	Tilt-wall
Zoning:	I-1 CD
Fire Protection:	ESFR
Signage:	Building & monument
Parking:	172 auto
Truck Court Depth:	130'
Warehouse Slab:	6" non-reinforced

Warehouse Features Available Space

Clear Height:	32'
Column Spacing:	50' x 50'
Speed Bay:	60'
Depth:	210'
Loading:	Rear
Dock Doors:	28
Drive-in Doors:	1
Power:	1,400 Amps 480V
Lighting:	LED (motion sensed)

Office Features

Size (SF):	2,500 SF (50' x 50')
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Utilities

Sewer/Water:	Char-Meck
Power:	Duke
Gas:	PNG

Breakroom

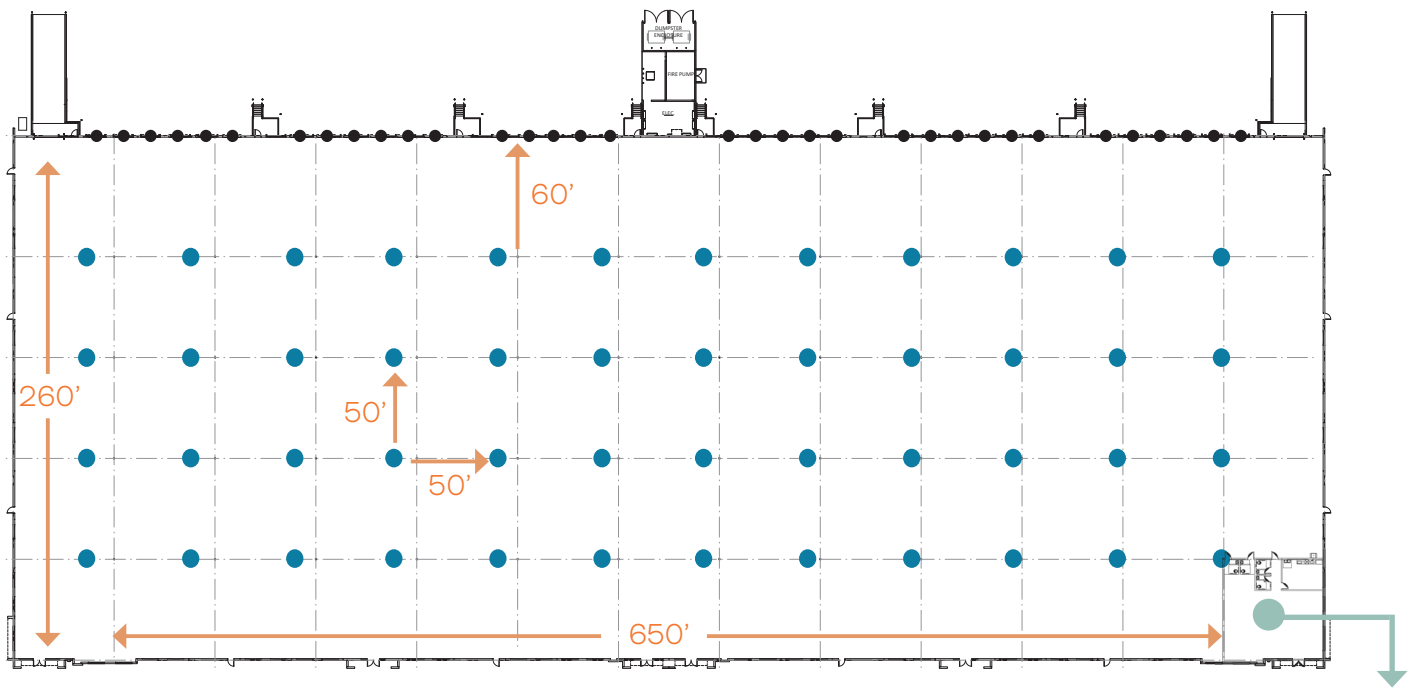
Restroom

Open Office

Leased

BUILDING 2

Floor Plan



Building Features

Size (SF):	170,154
Available (SF):	170,154
Construction:	Tilt-wall
Zoning:	I-1 CD
Fire Protection:	ESFR
Signage:	Building & monument
Parking:	155 auto
Truck Court Depth:	120'
Warehouse Slab:	6" non-reinforced

Utilities

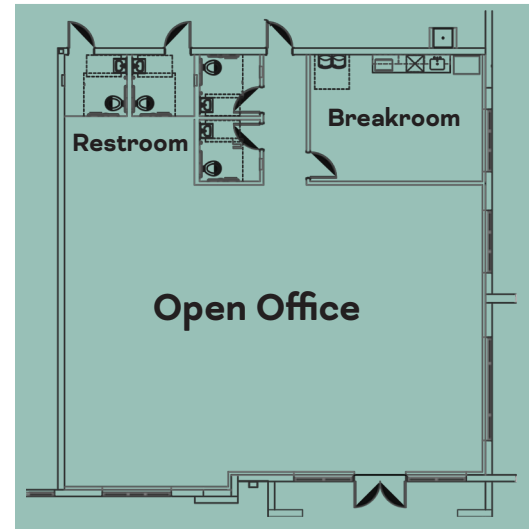
Sewer/Water:	Char-Meck
Power:	Duke
Gas:	PNG

Warehouse Features

Size (SF):	170,154
Clear Height:	32'
Column Spacing:	50' x 50'
Speed Bay:	60'
Depth:	260'
Loading:	Rear
Dock Doors:	34
Drive-in Doors:	2
Power:	2,000 Amps 480V
Lighting:	LED - motion sensed

Office Features

Size (SF):	2,500 SF (50' x 50')
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MASTER SITE PLAN

7 Buildings, 1.1M SF Industrial Park

Building	Size	Dimensions
1	148,154 SF	210' x 700'
2	170,154 SF	260' x 650'
3*	162,000 SF	250' x 650'
4*	189,000 SF	210' x 900'
5*	147,000 SF	210' x 700'
6*	130,000 SF	200 x 650'
7*	168,000 SF	210' x 800'

*proposed

LOCATION

