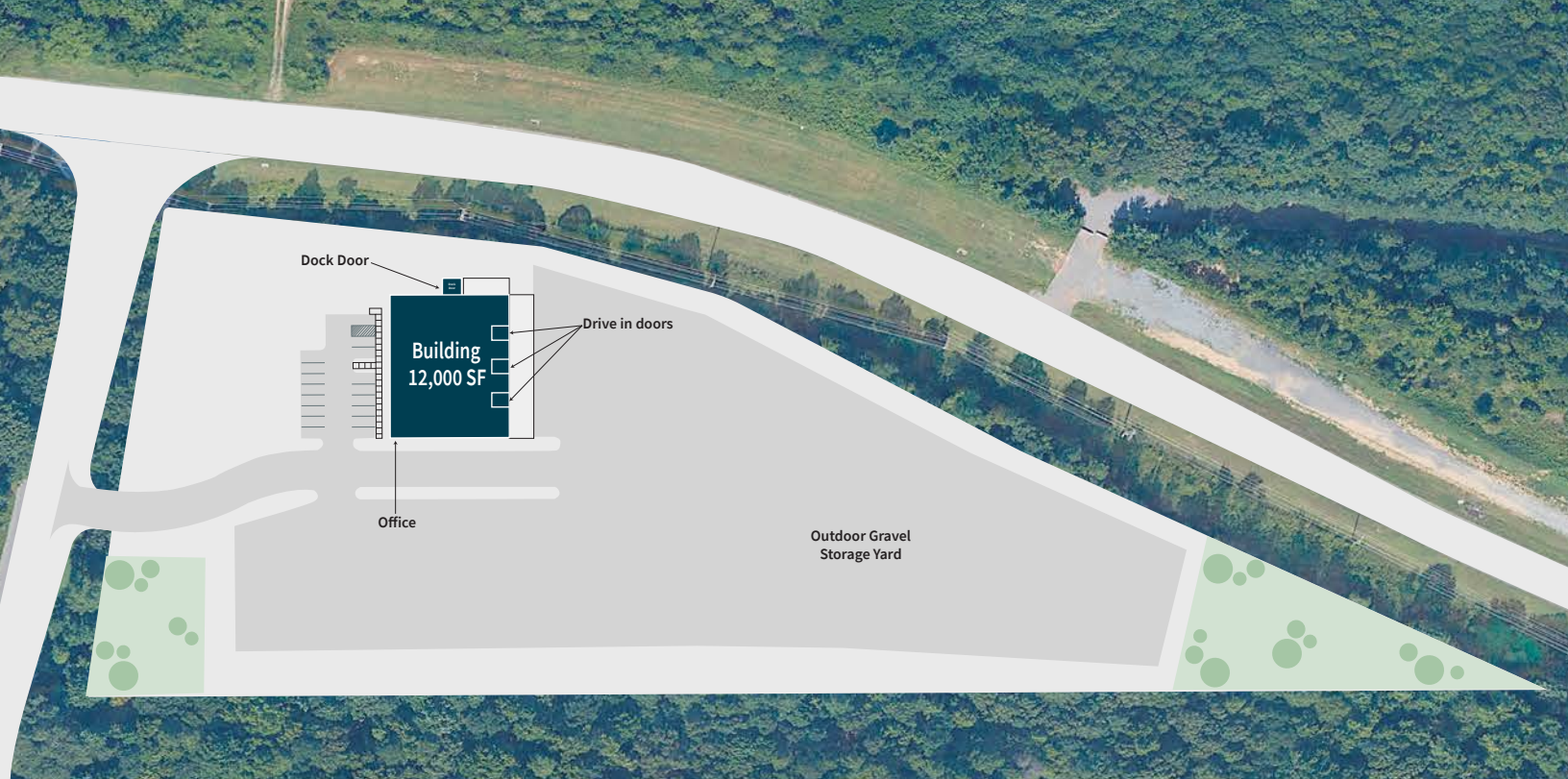


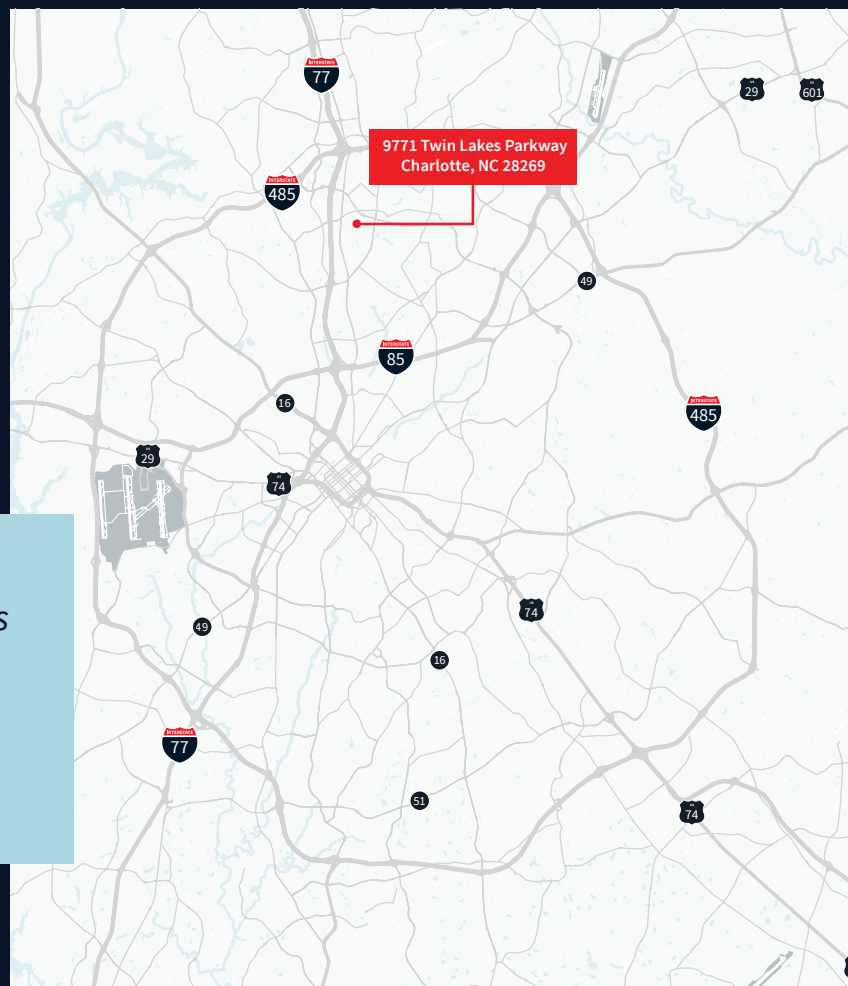
For lease

*9771 Twin Lakes Pkwy
Charlotte, NC 28269*

±12,000 s.f. stand-alone facility on 4.2 usable acres

Zoned ML-2, Heavy Industrial

Delivering Q1 2026

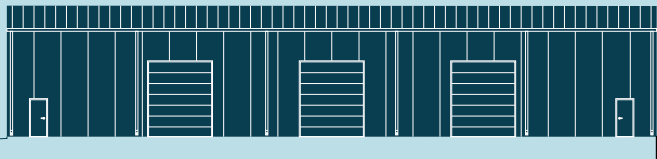


Siteplan

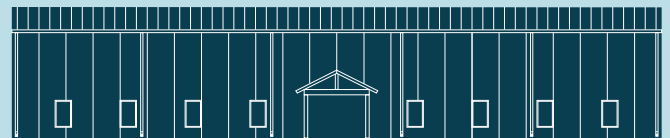


Property specifications

Available s.f.	12,000 SF	
Acreage	4.2 acres	
Office s.f.	1,681 SF	
Clear height	20'	
Loading	3 DI (12' x 14') 1 DH	
Warehouse lighting	LED	
Power	400 amp, 480/277v 3 ph	
Warehouse Heat	Suspended gas fired	
Zoning	ML-2, Heavy Industrial	
Location	I-485	± 3 miles
	CLT Airport	± 3 miles
	I-77	± 4 miles
	I-85	± 8 miles



Rear Elevation



Front Elevation

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