

AVAILABLE



7300 Reames Road | Charlotte, NC

+115,295 SF For Lease

NorthPark Business Park Available Immediately



For more information, contact:

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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.

+115,295 SF For Lease

Month 1 Business Park Available Immediately



Property Overview

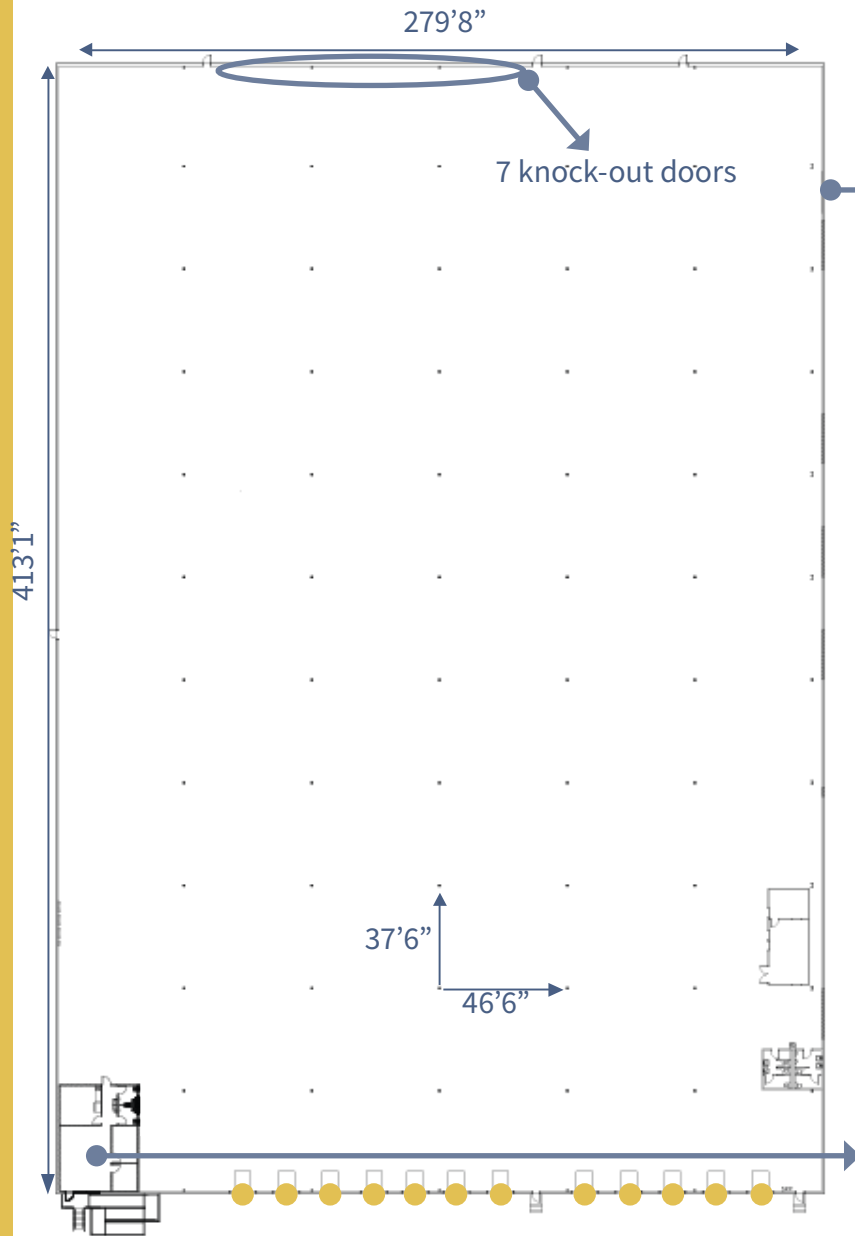
PROPERTY HIGHLIGHTS

- 12 dock high doors (with pit levelers and seals)
- Ability to add 7 additional dock doors to make it cross dock
- 1,324 SF of new office
- T-5 motion-sensored warehouse lighting
- ESFR sprinklers
- 24' clear height
- Excellent interstate access
- Surplus trailer storage

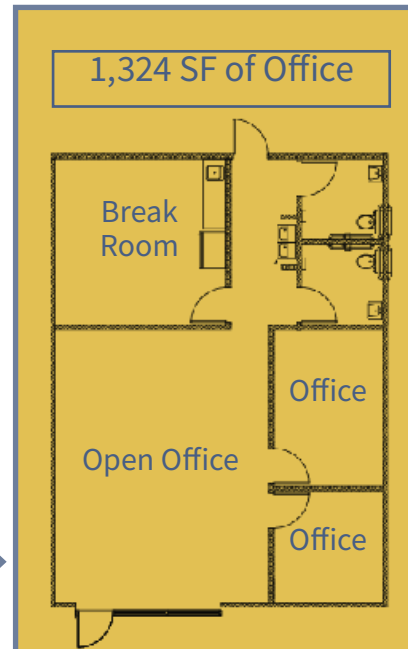


7300 REAMES ROAD | CHARLOTTE, NC

+115,295 SF For Lease



**AVAILABLE
Immediately**



PROPERTY FEATURES



Available Space	±115,295 SF
Office Space	±1,324 SF Existing
Clear Height	24'
Sprinklers	ESFR
Loading	12 DH (pit levelers and seals) Ability to add 7 additional doors
Column Spacing	46'6" x 37'6"
Lighting	T-5 motion-sensored
Floors	6", 4,000 PSI on 6 mil. poly capor barrier over 2" crushed stone
Walls	4" utility brick over 6" precast concrete panel
Roof	45 mil. EPDM
Year Built	1986
Available	Immediately
OPEX	\$1.44/SF
Rate	\$6.85/SF

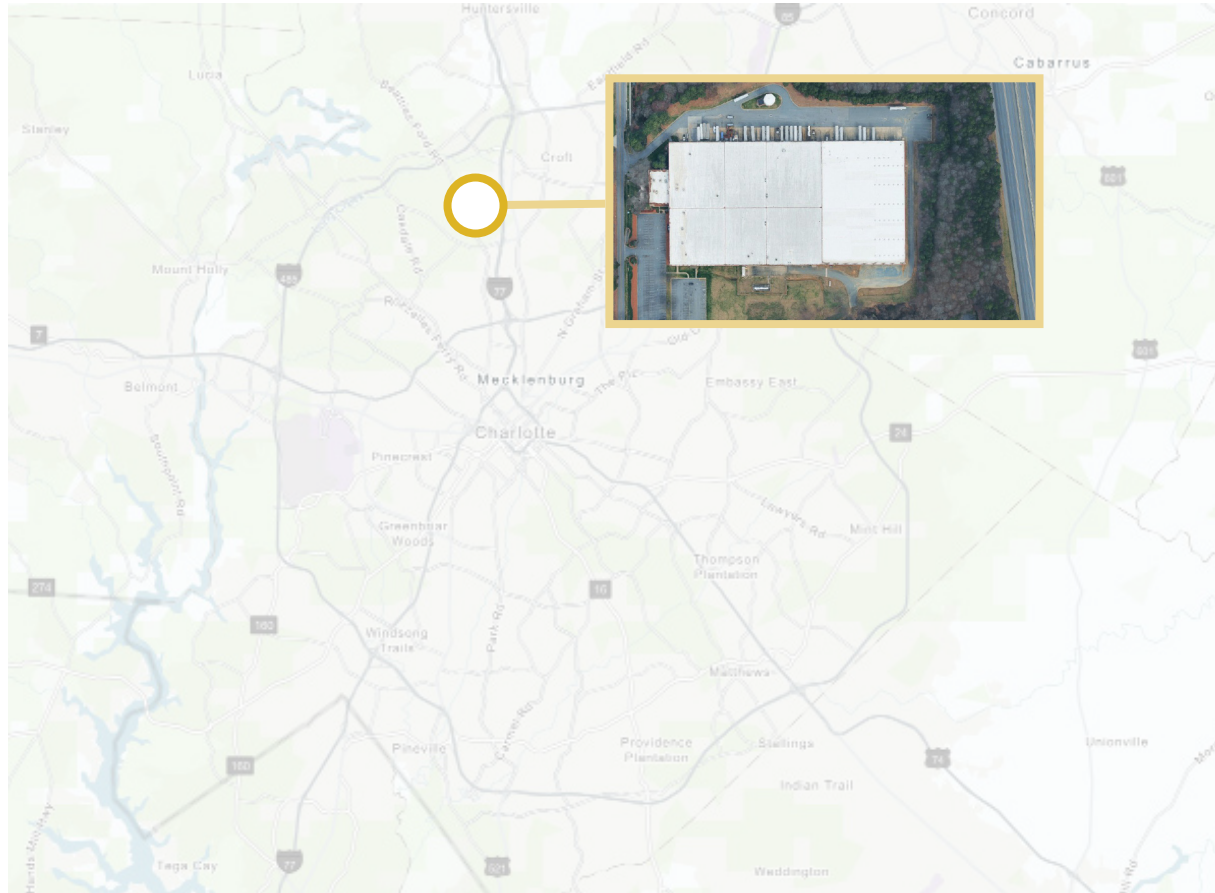
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LOCATION HIGHLIGHTS

- 1.5 miles to I-77
- 4 miles to I-485 and I-85
- 8 miles to Charlotte CBD
- 12 miles to Charlotte Douglas International Airport

1.5 miles

to interstate 77

8 miles

to Charlotte, NC

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