



±11,520 SF  
INDUSTRIAL SPACE  
AVAILABLE FOR LEASE

**3800-C WOODPARK BLVD, CHARLOTTE, NC 28206**



# BUILDING SPECS

Woodland Business Park is located just north of Charlotte near the intersection of I-85 and I-77. With close proximity to Charlotte Douglas International Airport (9 miles) and Uptown Charlotte (4 miles), the park offers convenient access to many major thoroughfares to service the full Charlotte Metro.

|                       |                 |
|-----------------------|-----------------|
| Total building sf     | ±69,256 SF      |
| Available sf          | ±11,520 SF      |
| Estimated office area | ±1,584 SF       |
| Year built            | 1981            |
| Zoning                | ML-2            |
| Sprinkler             | Wet             |
| Clear height          | 20'             |
| Column spacing        | 36' x 40'       |
| Dock high doors       | Two (2)         |
| Construction          | Masonry         |
| Roof type             | TPO             |
| Roof age              | 2020            |
| Fire protection       | Ordinary hazard |
| Available             | Immediately     |

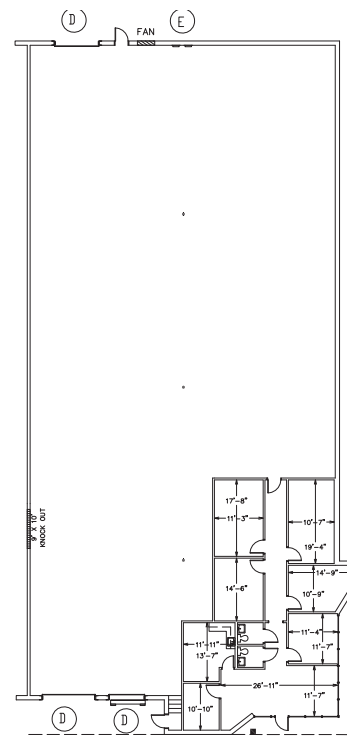
**±11,520 SF**

Available Space

**±1,584 SF**

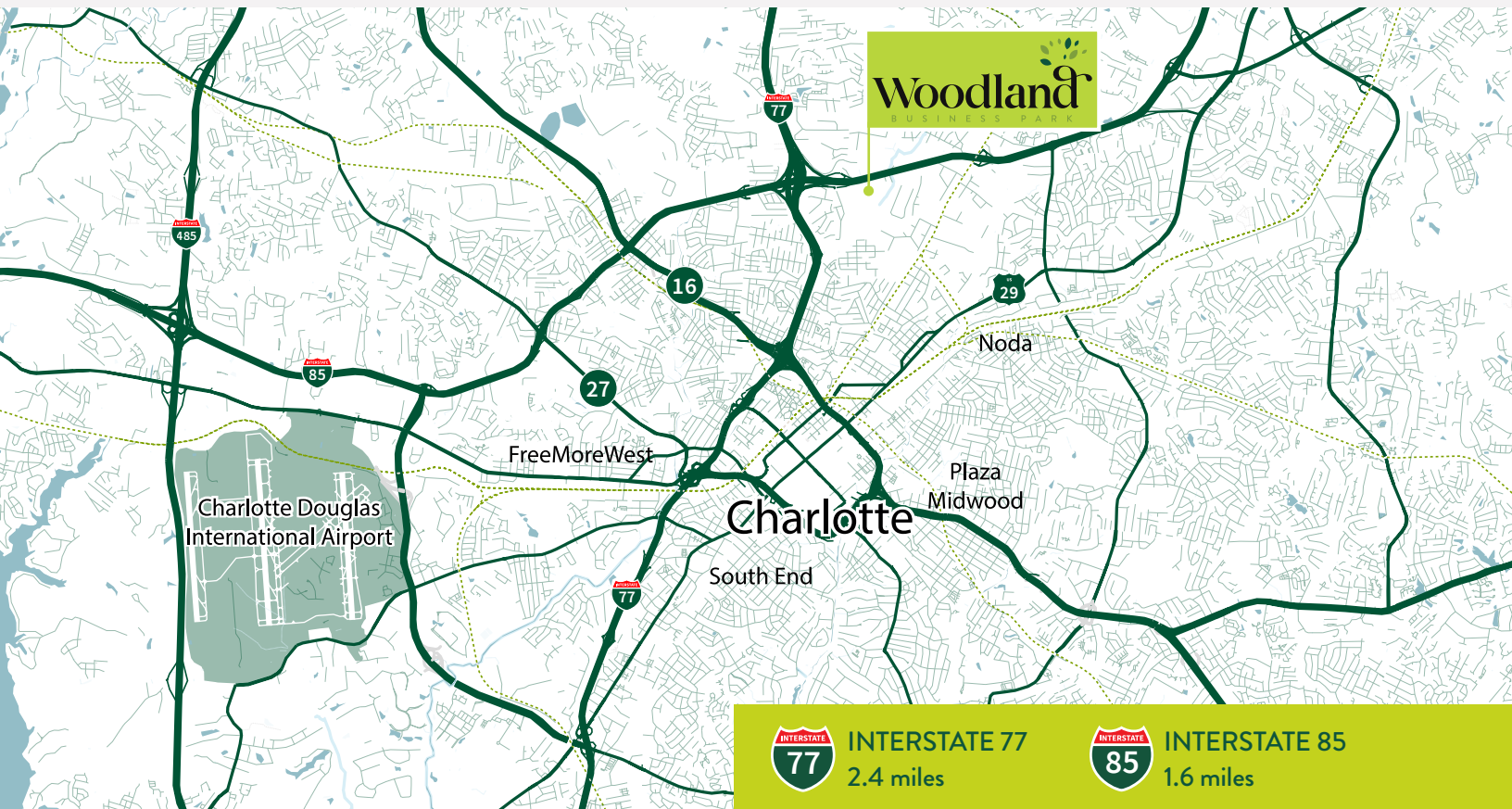
Office Space

**Two Dock High Doors**



# PARK OVERVIEW

GID owns and manages 10 buildings in Woodland Business Park, totaling 847,000 square feet. The high-quality ownership and management of the park, combined with its size, creates an environment for tenants to focus on their core business and provides opportunity for future expansion. Located within close proximity to the I-85 / I-77 interchange, the Park offers quick and convenient access to highly efficient interstate systems.





**3800-C WOODPARK BLVD,  
CHARLOTTE, NC 28206**



**BRAD CHERRY**  
Executive Managing  
Director  
+1 704 927 3013  
[brad.cherry@jll.com](mailto:brad.cherry@jll.com)

**RICH GRIEDER**  
Managing  
Director  
+1 407 619 0730  
[rich.grieder@jll.com](mailto:rich.grieder@jll.com)

**KATE GLENN**  
Associate  
+1 864 552 0318  
[kate.glenn@jll.com](mailto:kate.glenn@jll.com)

[jll.com](http://jll.com)

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.

