



±14,400 SF
INDUSTRIAL SPACE
AVAILABLE FOR LEASE

3800-G WOODPARK BLVD, CHARLOTTE, NC 28206



G|I|D

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	±14,400 SF
Estimated office area	±1,369 SF
Year built	1981
Zoning	ML-2
Sprinkler	Wet
Clear height	20'
Column spacing	36' x 40'
Dock high doors	Two (2)
Drive-in doors	One (1)
Construction	Masonry
Roof type	TPO
Roof age	2020
Fire protection	Ordinary hazard
Available	Immediately
Additional Features	Ample parking +/- 15 spaces, 1 Big Ass Fan, 1 pit leveler, and one large 12' x 14' oversized door

±14,400 SF

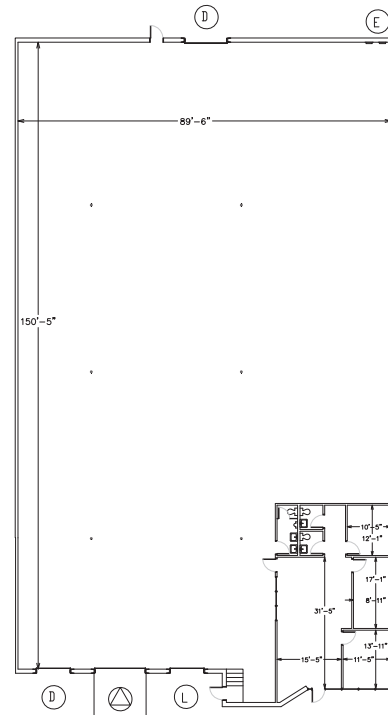
Available Space

±1,275 SF

Office Space

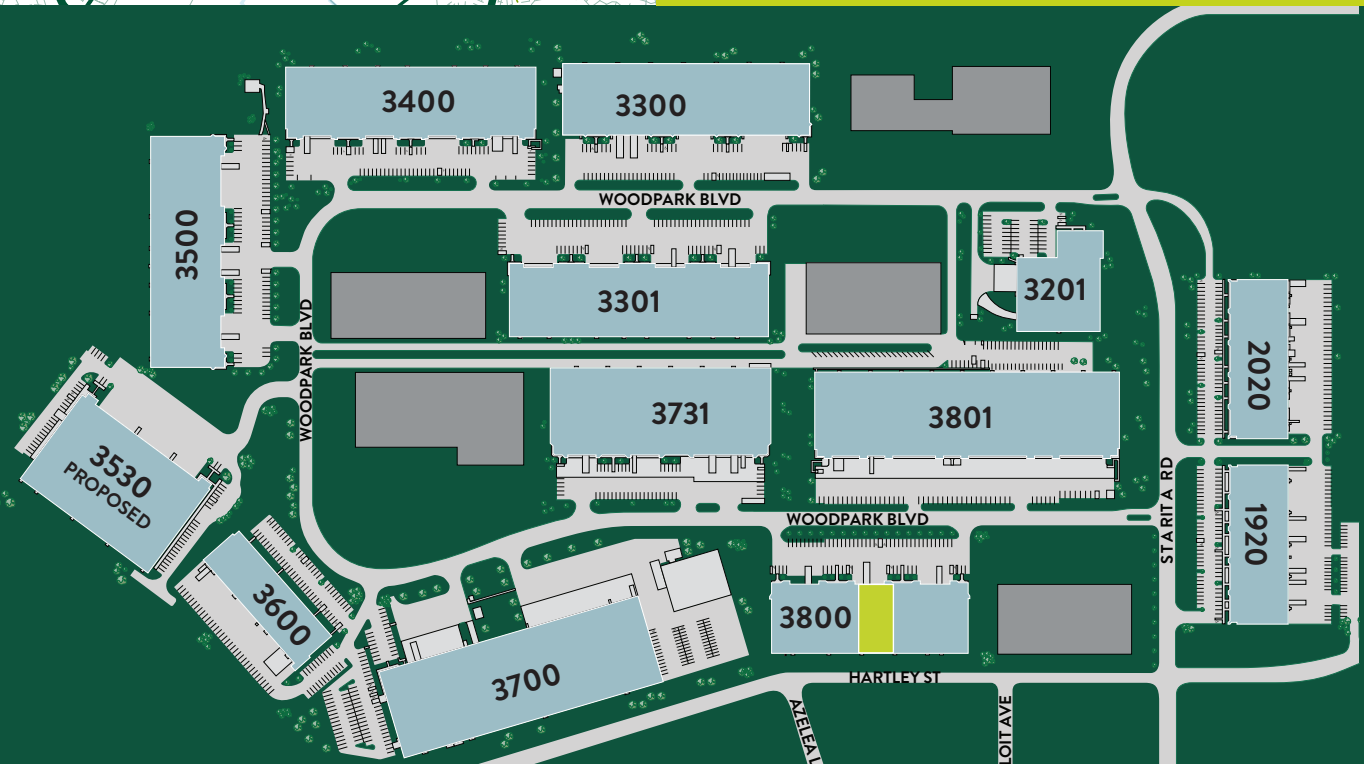
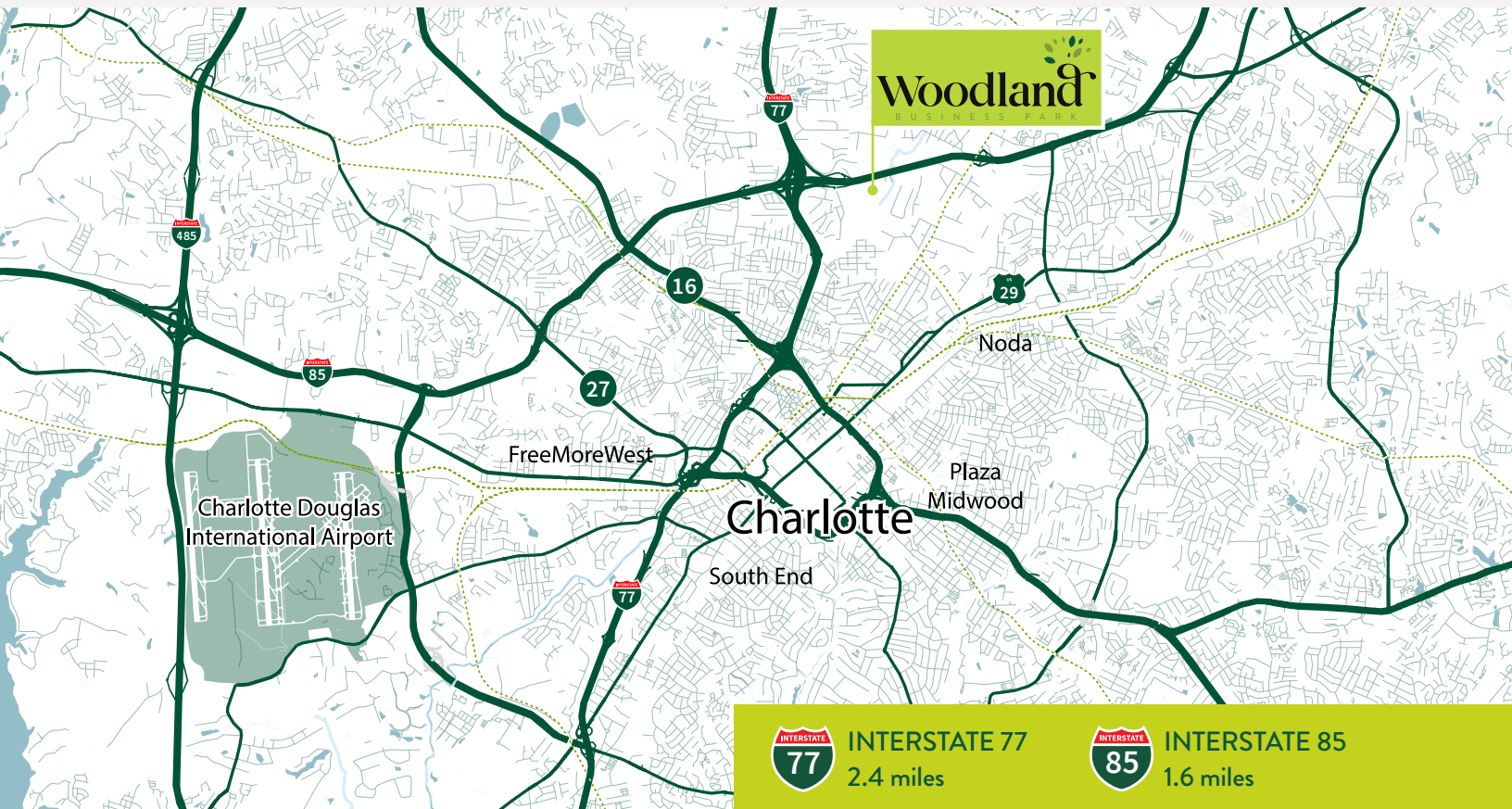
Two Dock High Doors

One Drive-in Door



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.





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CHARLOTTE, NC 28206**



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