



±11,551 SF  
INDUSTRIAL SPACE  
AVAILABLE FOR LEASE

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**3800-I 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          | ±11,551 sf                  |
| Estimated office area | ±2,030 sf                   |
| Year built            | 1981                        |
| Zoning                | ML-2                        |
| Sprinkler             | Wet                         |
| Clear height          | 20'                         |
| Column spacing        | 36' x 40'                   |
| Dock high doors       | One (1)                     |
| Drive-in doors        | One (1)                     |
| Construction          | Masonry                     |
| Roof type             | TPO                         |
| Roof age              | 2020                        |
| Fire protection       | Ordinary hazard             |
| Available             | Immediately                 |
| Additional features   | Warehouse sink and bathroom |

**±11,551 SF**

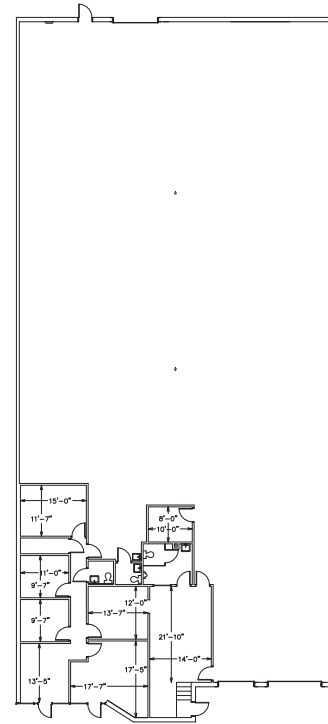
Available Space

**±2,030 SF**

Office Space

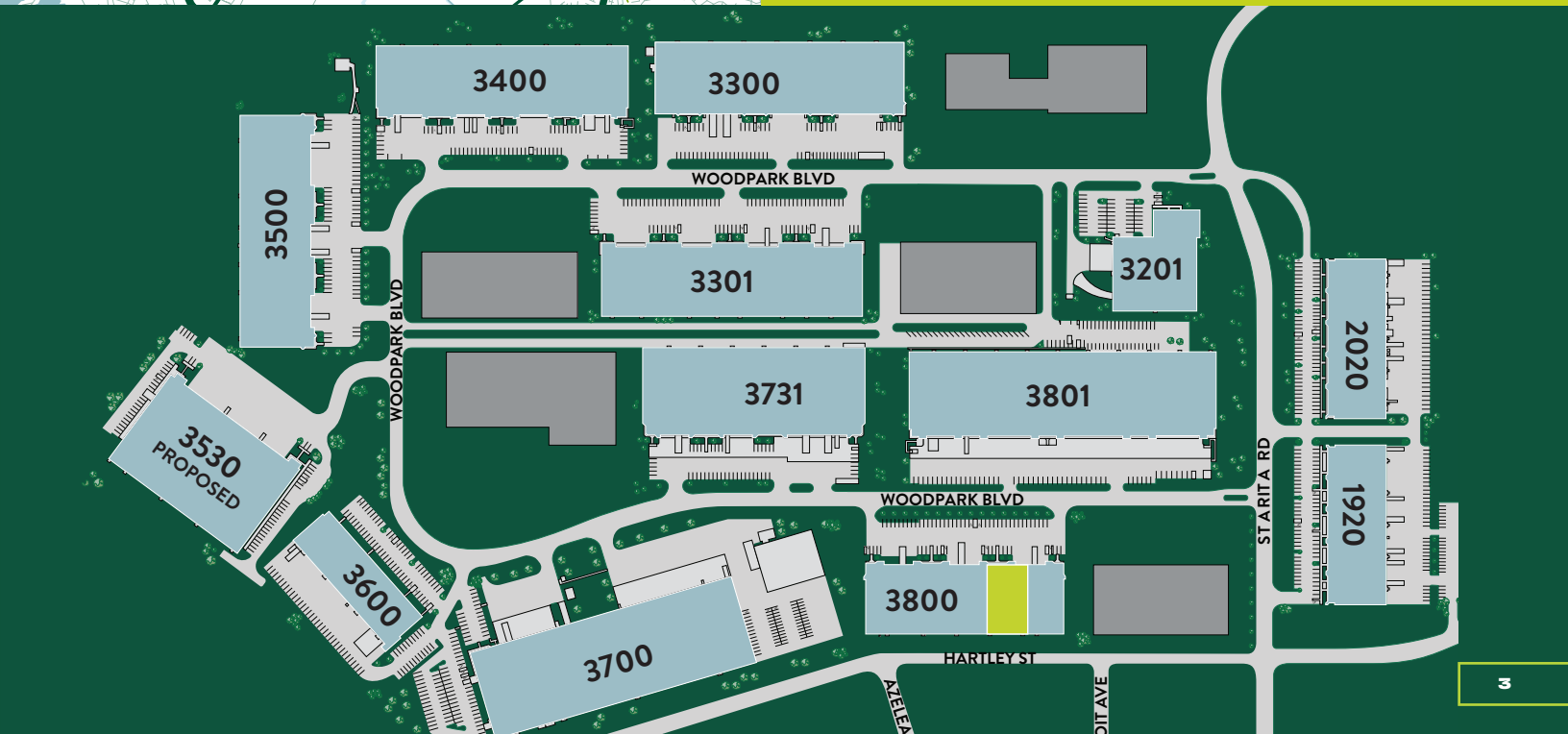
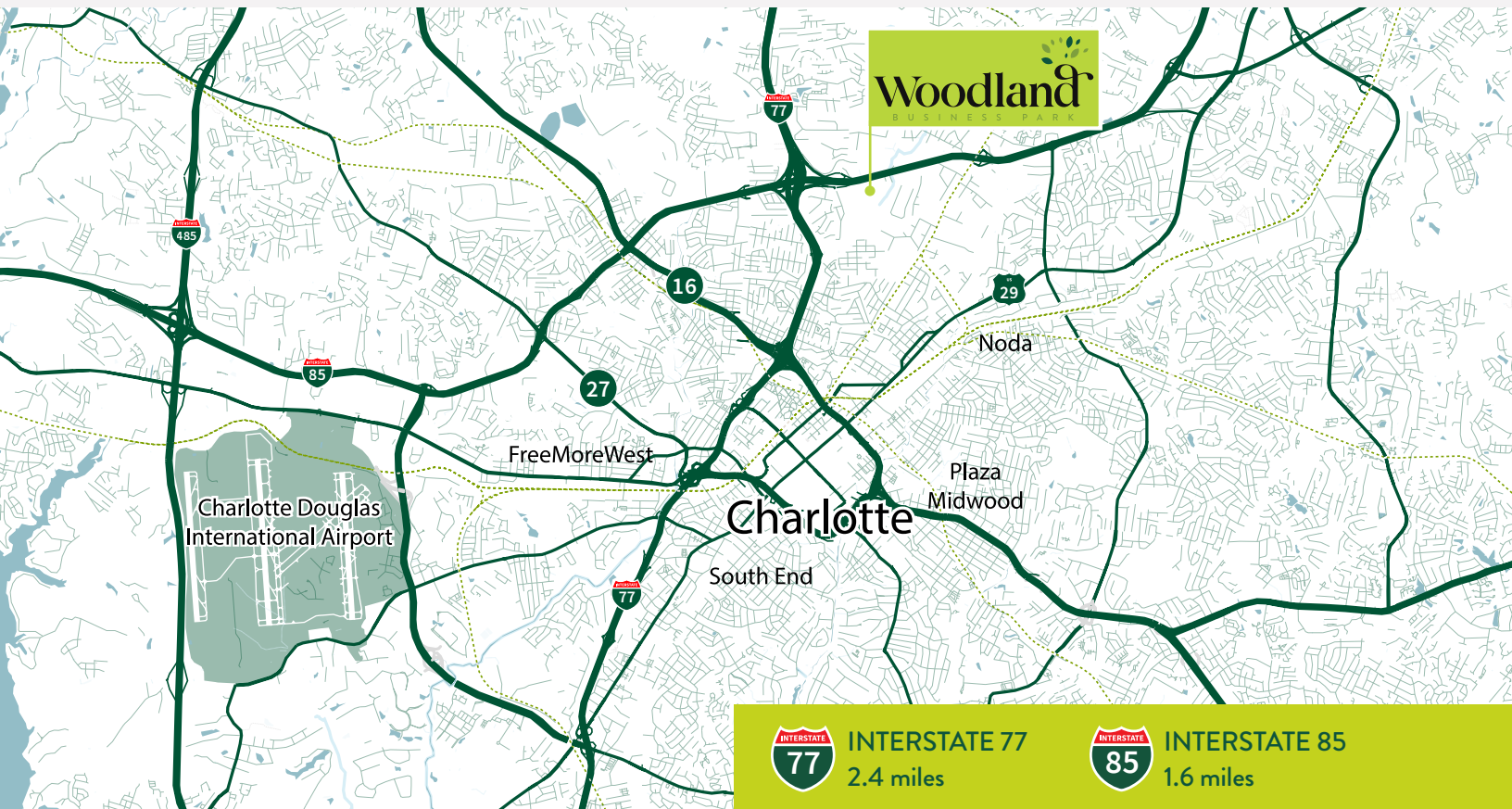
**One Dock High Door**

**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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