

# NORTHPARK BUSINESS PARK



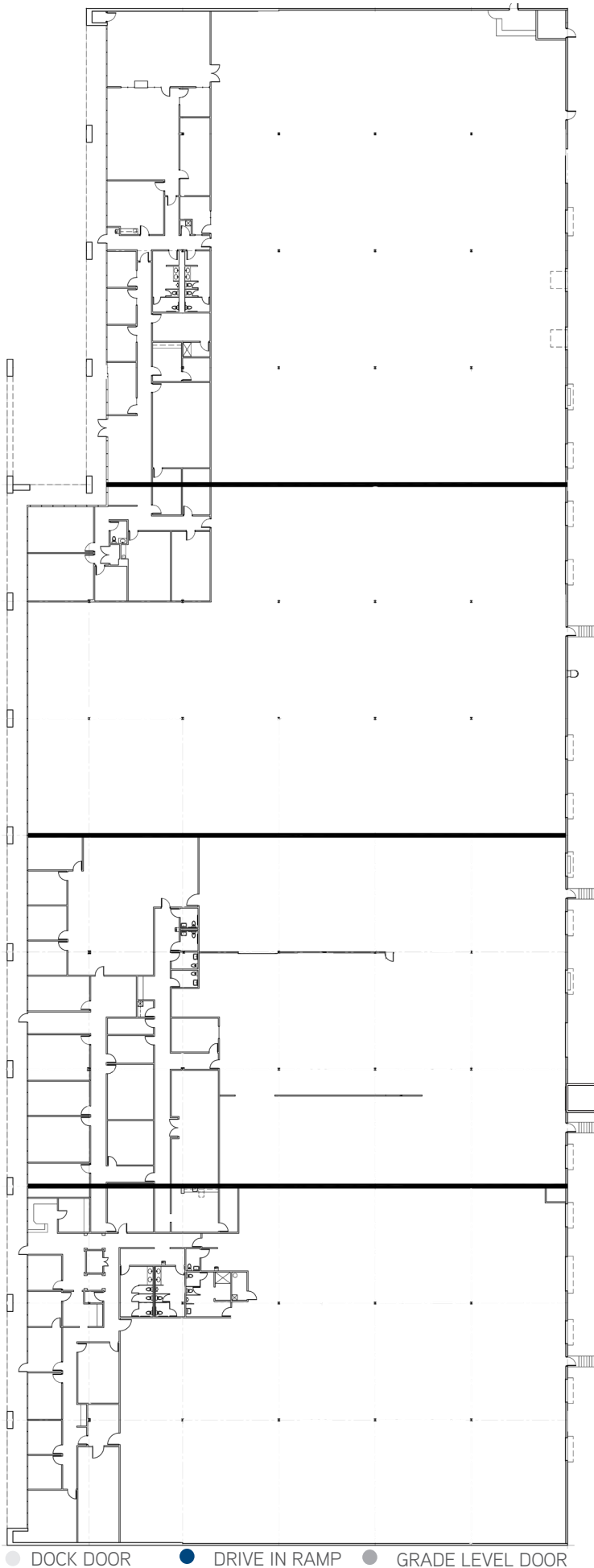
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MULTI-TENANT INDUSTRIAL WAREHOUSE  
**FOR LEASE | 102,046 SF**



# PROPERTY DETAILS



AVAILABLE SF:	24,354 SF - 102,046 SF
TOTAL BUILDING SF	102,046 SF
OFFICE SF:	76,226 SF
WAREHOUSE SF:	25,820 SF
YEAR BUILT:	1994
LOT SIZE:	10.55 ACRES
CLEAR HEIGHT:	24'
COLUMN SPACING:	40' X 40'
LOADING:	(18) DOCK HIGH DOORS (5) W/LEVELERS (1) DRIVE IN RAMP (1) GRADE LEVEL DOOR
BAY DEPTH:	160' - 200'
TRUCK COURT:	AMPLE WITH ABILITY TO EXPAND
SPRINKLER:	ESFR
FLOORS:	5" CONCRETE SLAB 400LB PSI
PARKING:	SURFACE PARKING 120 SPACES
ZONING:	I-1 CD
OPERATING EXPENSES:	\$1.40 PSF
LEASE RATE:	\$6.50 - \$6.95 PSF NNN



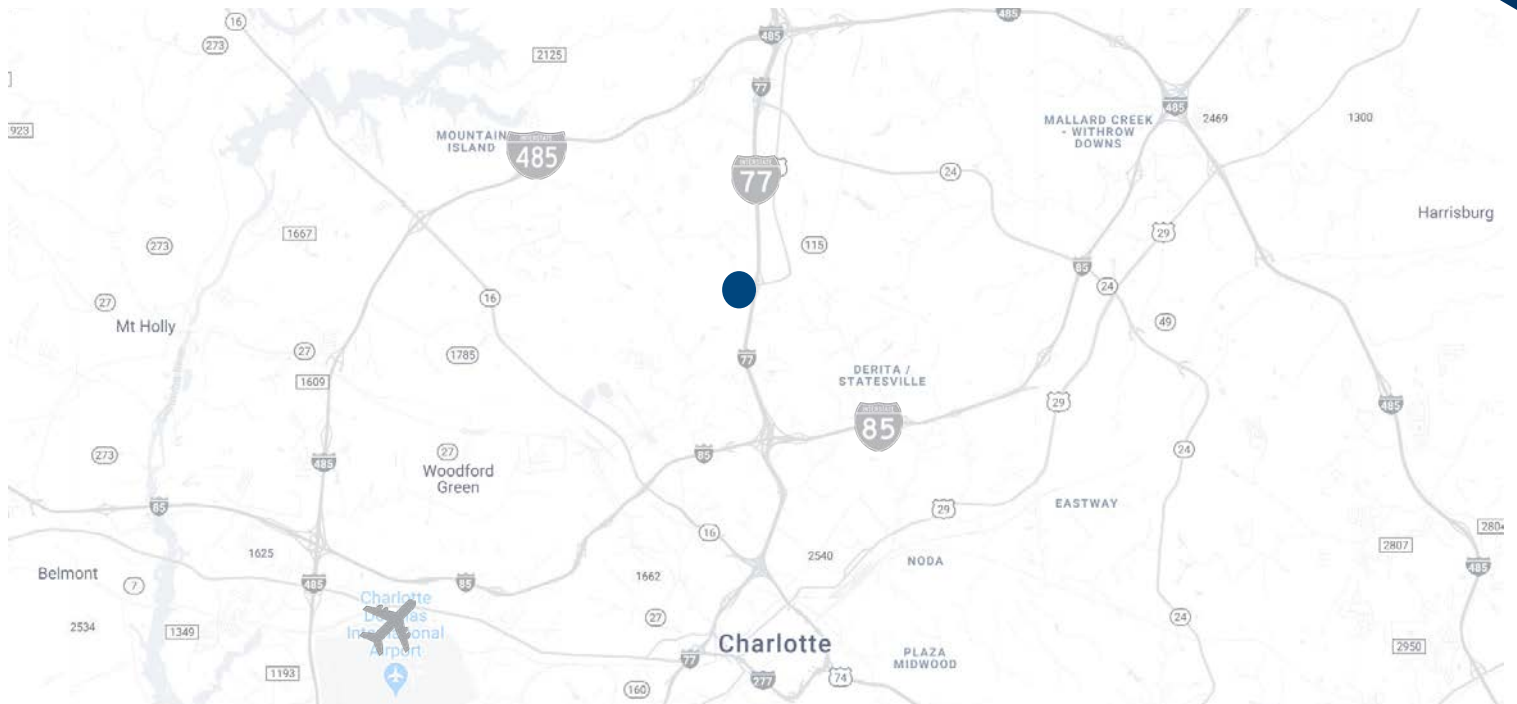
● DOCK DOOR ● DRIVE IN RAMP ● GRADE LEVEL DOOR



# NORTHPARK BUSINESS PARK

NorthPark Business Park is a multi-tenant industrial park comprised of (18) buildings, all Flex/R&D/Warehousing focused. The building features an abundance of glass along the front, allowing ample natural light into the office spaces. Currently, there is 102,046 SF available for lease with the ability to suit any space needs.

Located immediately north of the Charlotte CBD and strategic access to I-77, NorthPark is only 0.2 miles from I-77, 4.0 miles to I-85, 5.0 miles to I-485 and 11.5 miles to Charlotte Douglas International Airport.







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