



# FOR LEASE

Delivering Q2 2027

NEW CONSTRUCTION, CLASS A FACILITY  
3613 SHOPTON RD. CHARLOTTE, NC

- 31,681 - 156,363 SF available
- 1.1M SF Industrial Park
- Close proximity to I-77 and I-485 interchange

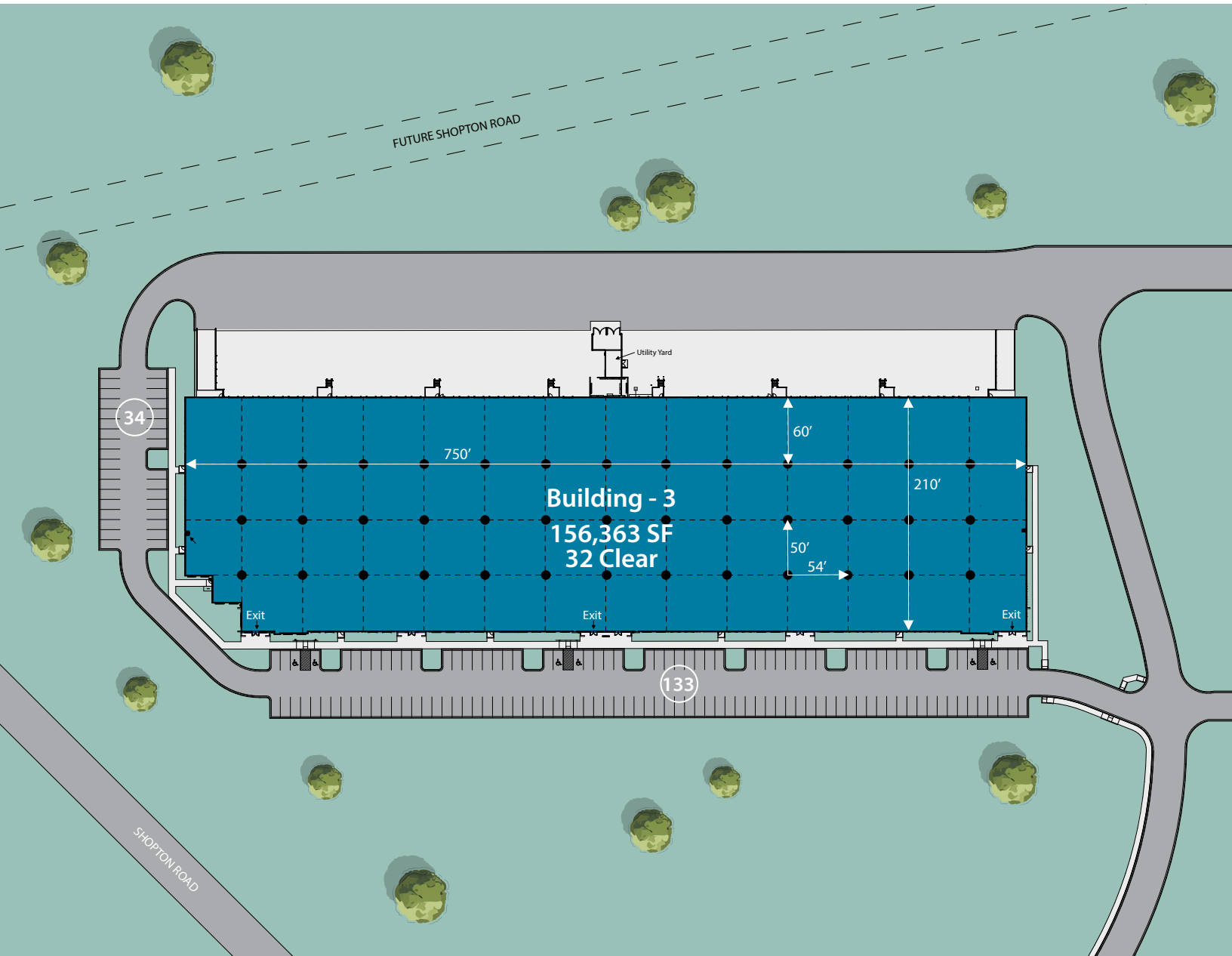
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# BUILDING 3

## Floor Plan



### Building Features

Size (SF):	156,363
Available (SF):	156,363
Construction:	Tilt-wall
Zoning:	I-1 CD
Fire Protection:	ESFR
Signage:	Building & monument
Parking:	167 auto
Warehouse Slab:	6" non-reinforced

### Warehouse Features

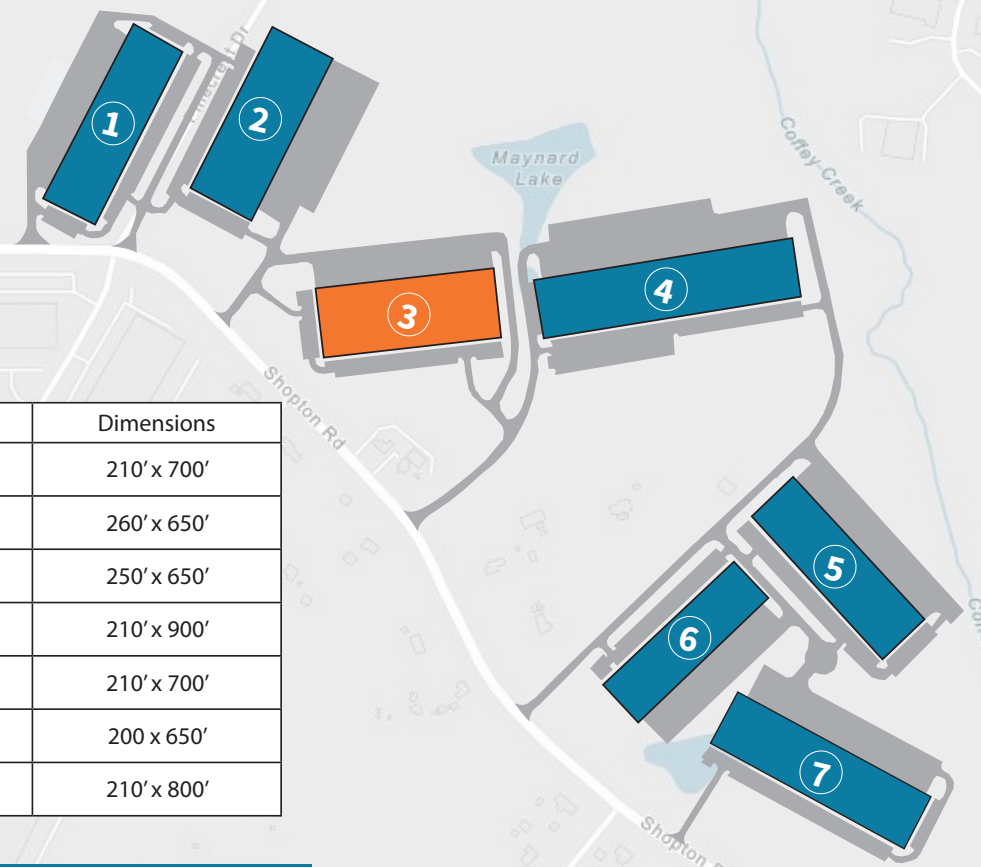
Clear Height:	32'
Column Spacing:	50' x 54'
Speed Bay:	60'
Depth:	210'
Loading:	Rear
Dock Doors:	37
Drive-in Doors:	2 ; 14'w x 16'h
Lighting:	LED (motion sensed)

# MASTER SITE PLAN

7 Buildings, 1.1M SF Industrial Park

Building	Size	Dimensions
1	148,154 SF	210' x 700'
2	170,154 SF	260' x 650'
3*	156,363 SF	250' x 650'
4*	189,000 SF	210' x 900'
5*	147,000 SF	210' x 700'
6*	130,000 SF	200 x 650'
7*	168,000 SF	210' x 800'

\*proposed



## LOCATION

