

Coffey Creek Business Center

4107-4123 Rose Lake Drive | Charlotte, NC

1624 Cross Beam Road | Charlotte, NC

1,000 – 4,000 SF
Flex Units



- **Clean and Well Maintained Business Environment**
- **Dock-High and Grade-Level Warehouse Access**
- **Convenient Access to Billy Graham Pkwy, I-77, and I-485**
- **5 Minutes to CLT Int'l Airport**
- **Over 15 Hotels and 20 Restaurants within 1 mile**
- **Ample Parking**

125 Trade Court, Suite F PMB-12, Mooresville, North Carolina 28117 | 704-709-9708 | Clifford@CPGIndustrial.com

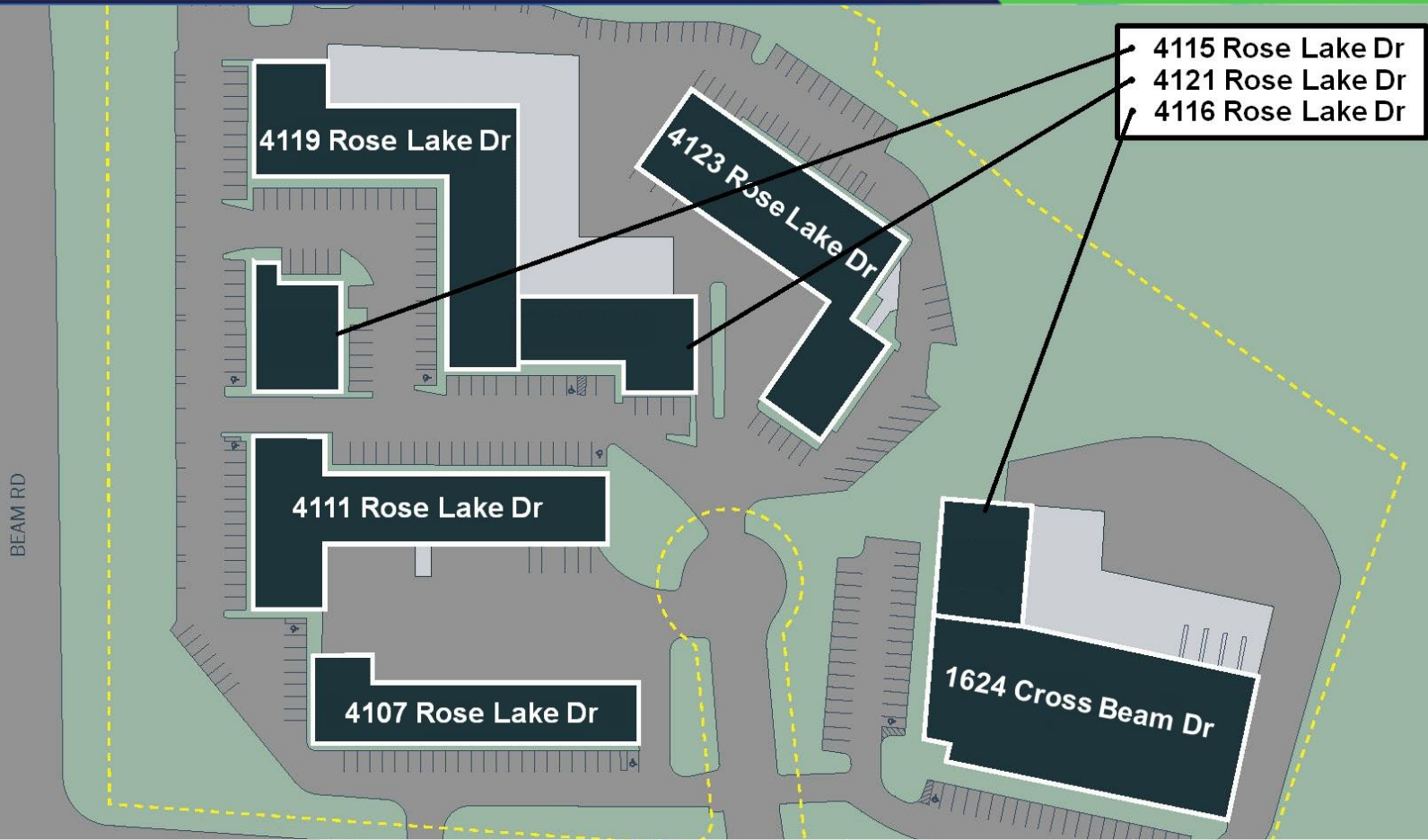
www.CPGINDUSTRIAL.com

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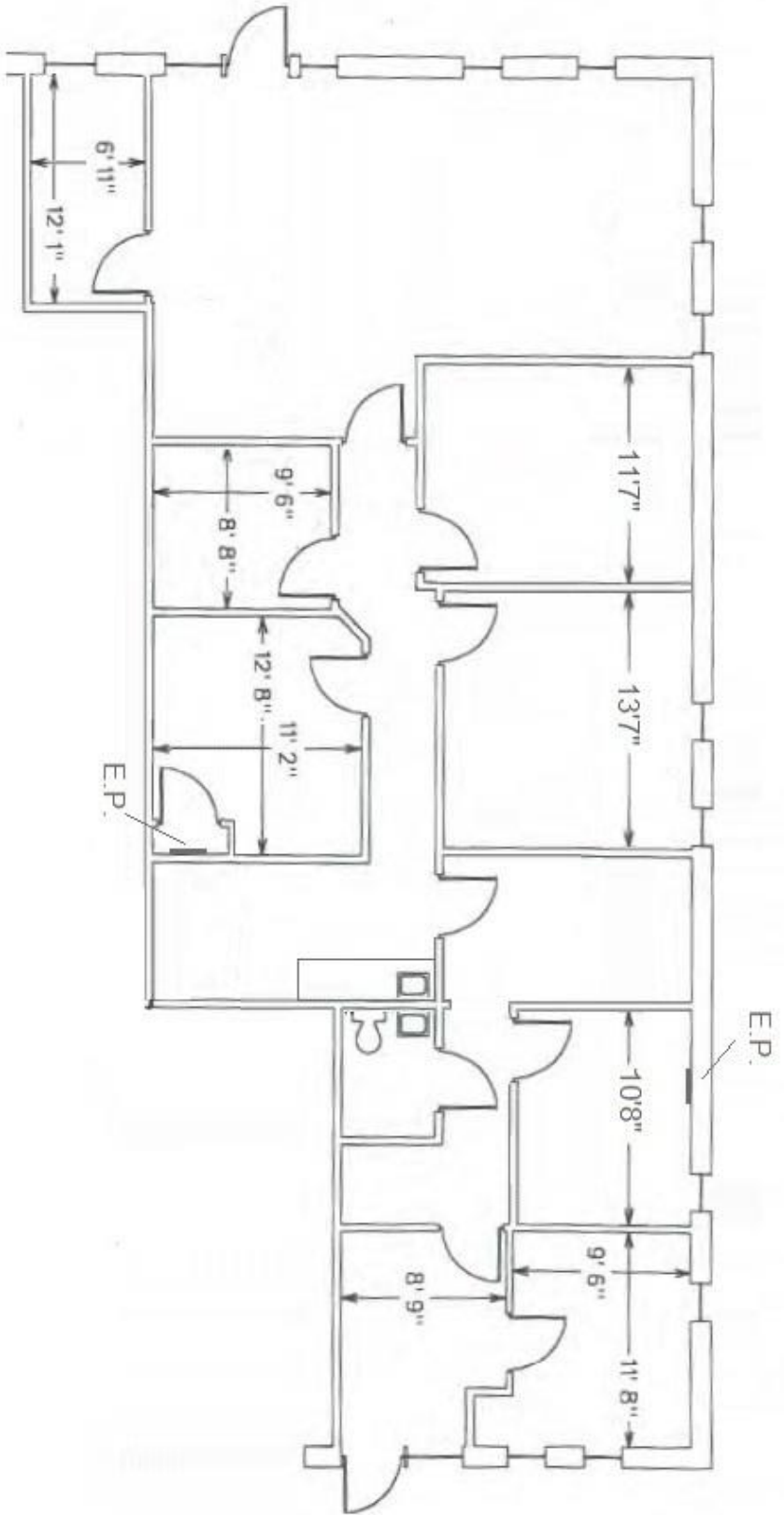


Address	Total SF	Base Rent	Warehouse Access	Gross Monthly Rent*
4115 Rose Lake Drive, Suite EF	2,282	\$11.00	-	\$2,567.25
4119 Rose Lake Drive, Suite G	1,090	\$12.00	-	\$1,317.08
4119 Rose Lake Drive, Suite I	1,955	\$11.00	Dock-High	\$2,199.38
4121 Rose Lake Drive, Suite B	1,742	\$11.00	Dock-High	\$1,959.75
4123 Rose Lake Drive, Suite A	4,083	\$10.00	Dock-High & Grade-Level	\$4,253.13

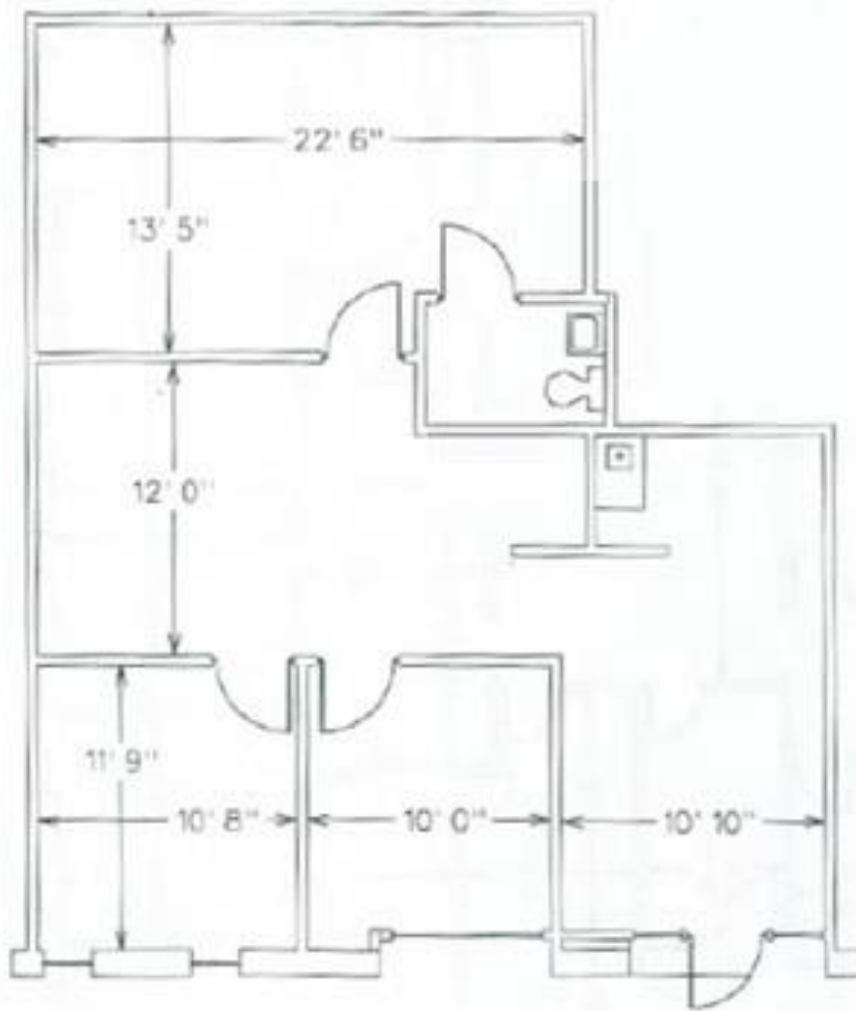
*Gross monthly rent includes base rent + TICAM.

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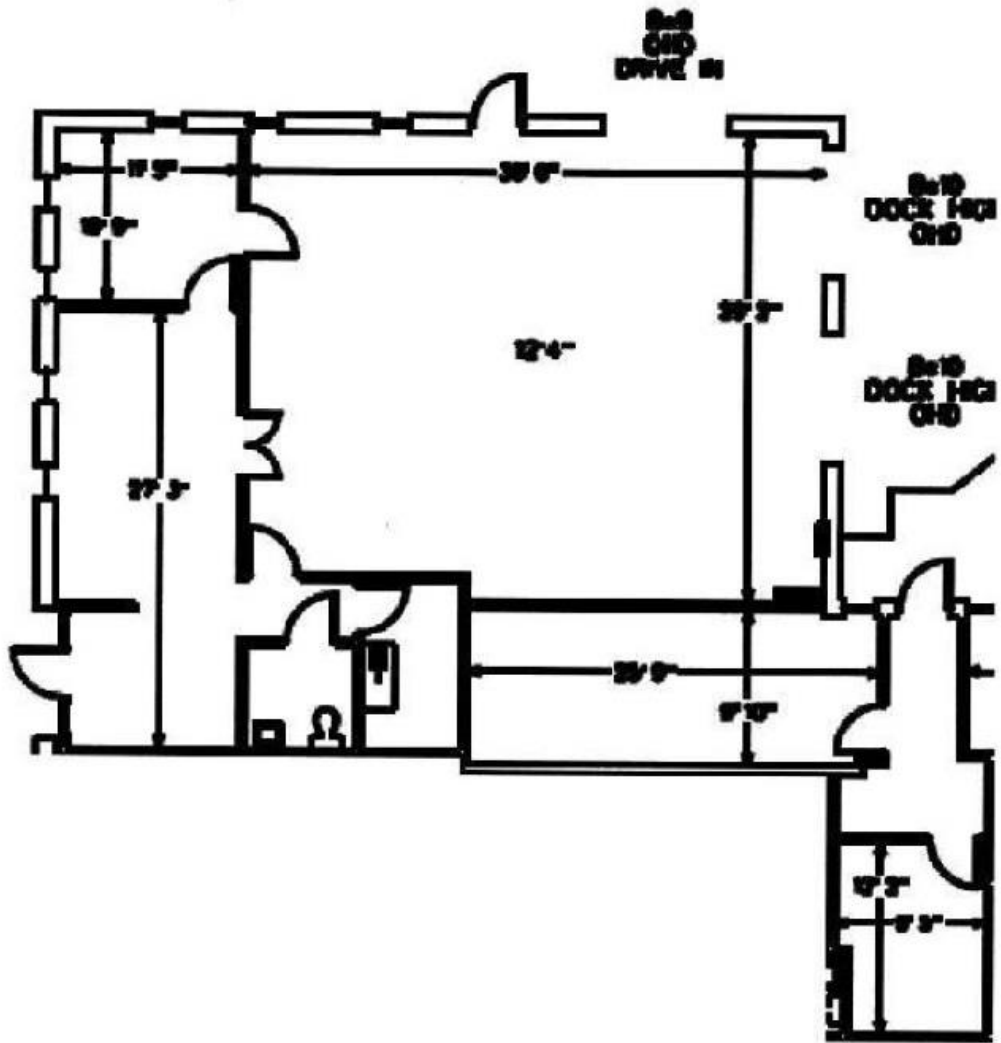
COFFEY CREEK BUSINESS CENTER
4115 ROSE LAKE DRIVE
SUITE EF
2,282 SF TOTAL



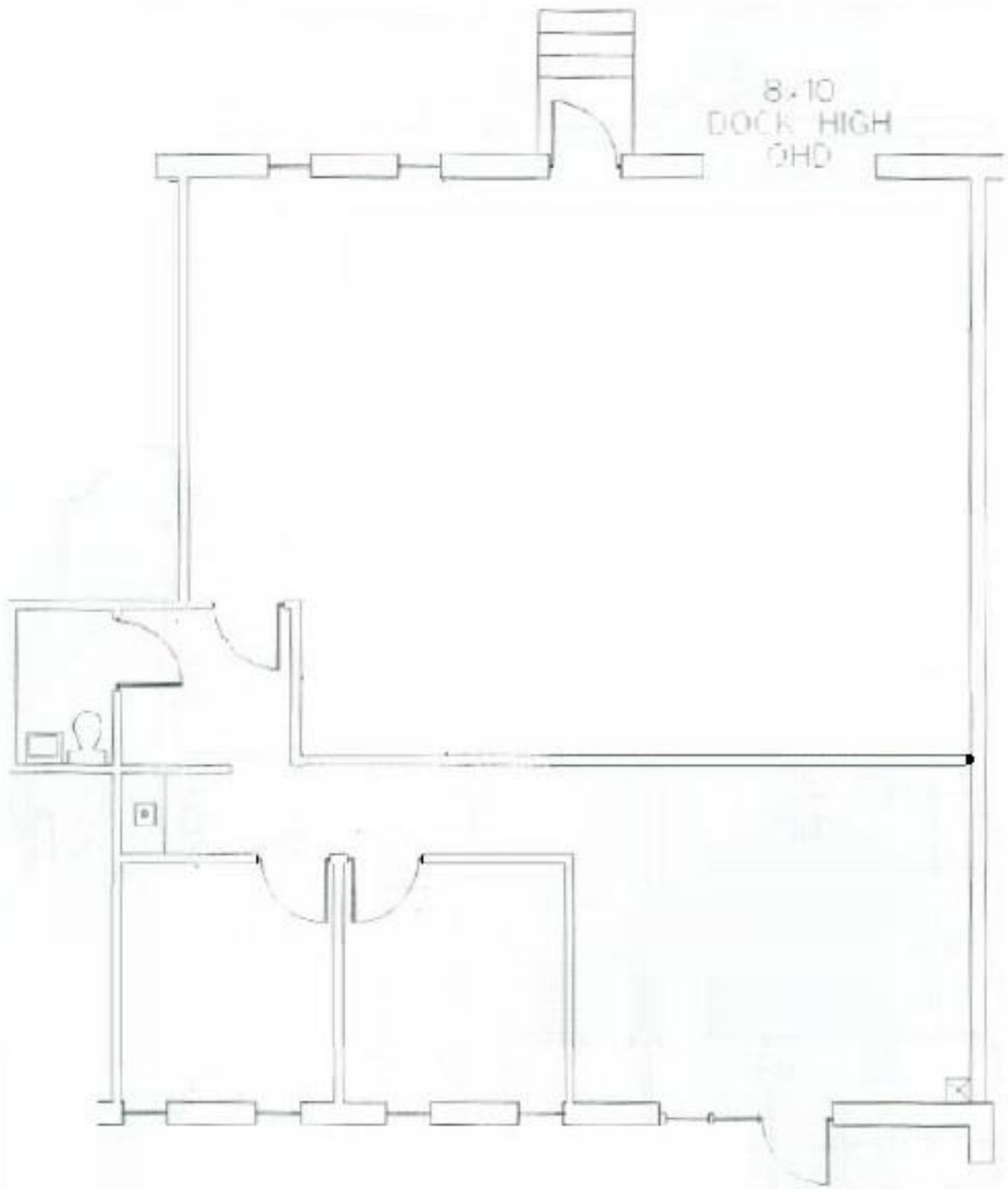
4119-G

1,090 SF TOTAL
 1,090 SF OFFICE

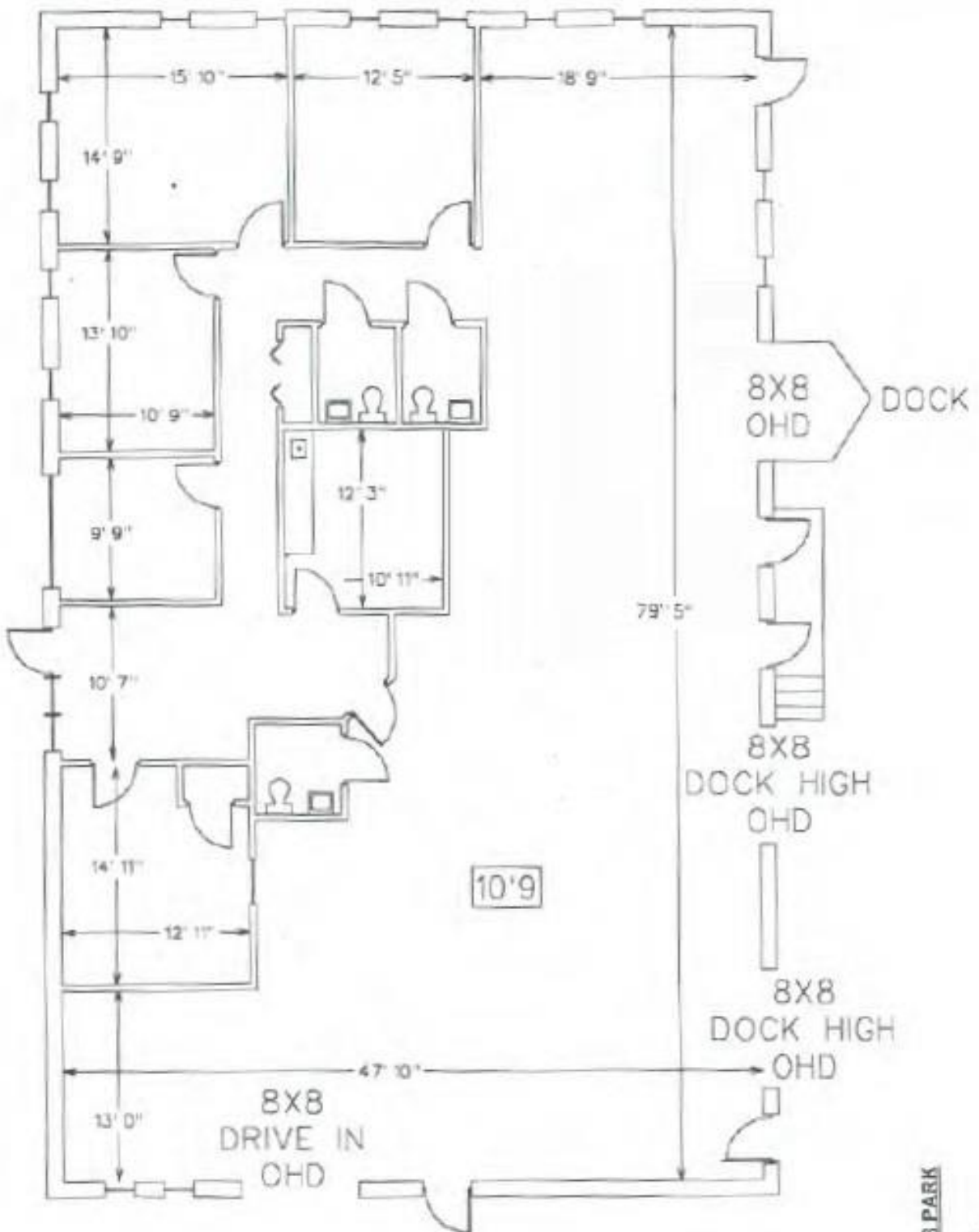
COFFEY CREEK BUSINESS PARK
 Zuff Properties, Inc.
 200 Wings Way, Ste 103
 Mt. Pleasant, SC 29464
 P-843-724-3500 F-843-724-3400



COFFEY CREEK BUSINESS CENTER
4119 ROSE LAKE DRIVE
SUITES I&K
1,955 SF TOTAL



COFFEY CREEK BUSINESS CENTER
4121 ROSE LAKE DRIVE
SUITE B
1,742 SF TOTAL



4123-A

4,083 SF TOTAL

COFFEY CREEK BUSINESS PARK

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