



±29,256-SF INDUSTRIAL SPACE AVAILABLE FOR LEASE
3300-MN Woodpark Blvd, Charlotte, NC 28206



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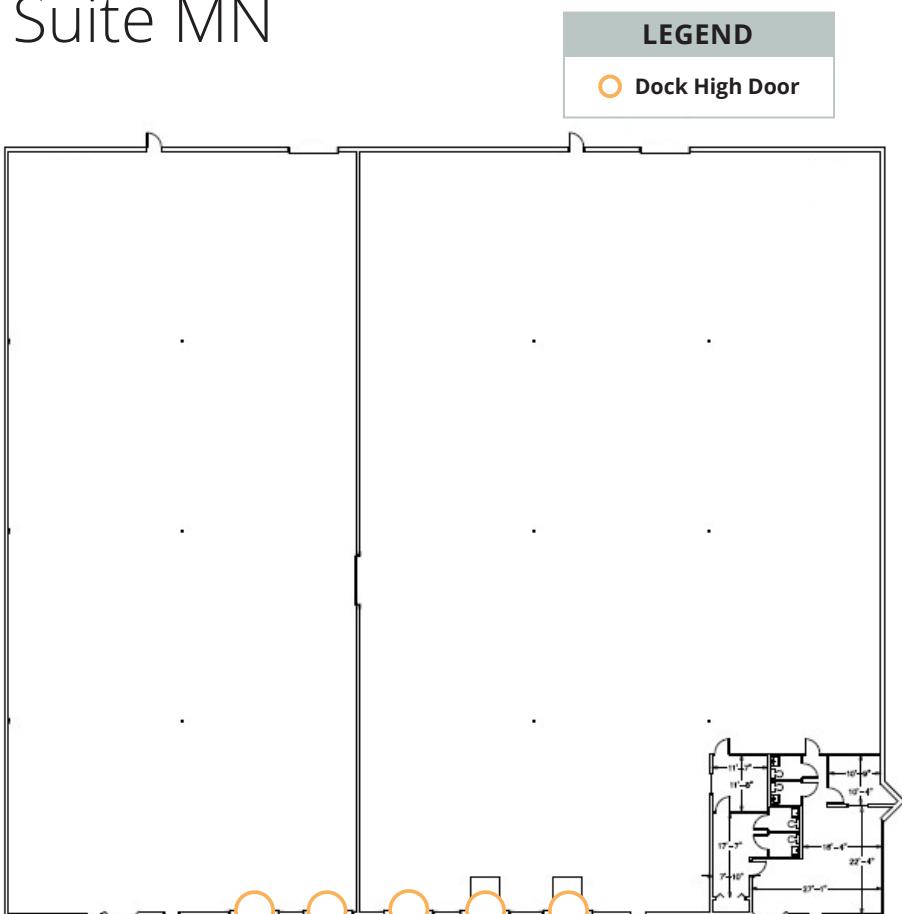
G|I|D
INDUSTRIAL

**AVISON
YOUNG**



Building Specs

3300 Woodpark Blvd
Suite MN



±29,256 SF
AVAILABLE SPACE

±1,449 SF
OFFICE SPACE



The Woodland Business Park is located just north of Charlotte in the Sugar Creek industrial submarket. With close proximity to the Charlotte Douglas International Airport (9.0 miles) and Uptown Charlotte (4.7 miles), the location of the park offers convenient access to many major thoroughfares.

Total building sf	±88,335 sf	Column spacing	36' 8" x 40'
Available sf	±29,256 sf	Dock high doors	Five (5)
Estimated office area	±1,449 sf	Construction	Masonry
Site acreage	±5.063 ac	Roof type	TPO
Year built	1981	Roof age	2019
Zoning	ML-2	Fire protection	Ordinary hazard
Sprinkler	Wet	Load type	Front
Clear height	20'	Available	Immediately

Park Overview

The Woodland Business Park is comprised of twelve buildings totaling 944,403 sf. The park consists of light industrial, flex and distribution space, making it an appealing option for various types of tenants.

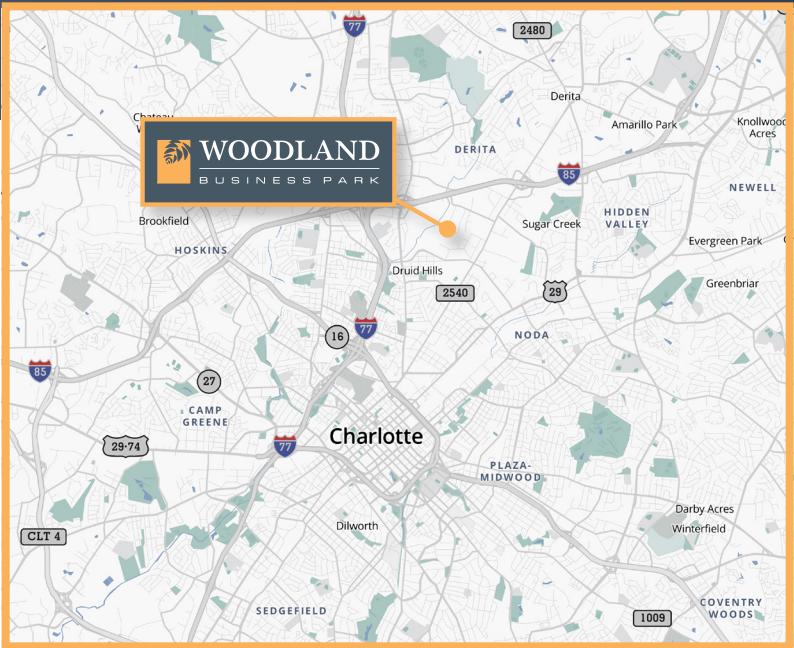
Located within close proximity to the I-85 / I-77 interchange, the Park offers quick and convenient access to highly efficient interstate systems.



INTERSTATE 85
1.6 miles



INTERSTATE 77
2.4 miles



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