



# WOODLAND

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BUSINESS PARK

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



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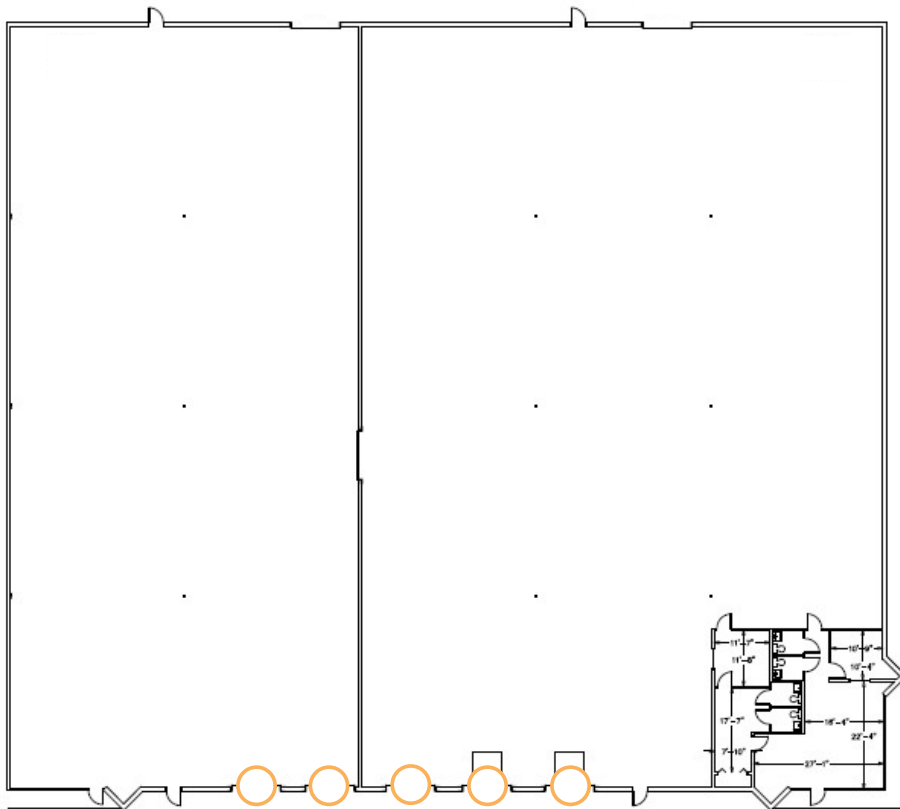


# Building Specs

3300 Woodpark Blvd  
Suite MN

## LEGEND

○ Dock High Door



**±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.

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