

AVISON  
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**FOR LEASE OR PURCHASE**

98,967 Square-Foot Industrial/Flex

**South Point Business Park**  
**14125 South Bridge Circle**  
Charlotte, North Carolina 28273

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Platinum member



# South Point Business Park

## 14125 South Bridge Circle

Charlotte, North Carolina 28273

### Opportunity

This Class A, 98,967-square-foot manufacturing facility located on 13.93 acres is available for lease or purchase. The building is located within South Point Business Park and provides a rare opportunity for a headquarter facility within the Charlotte market. Built in 2003, the 22' clear production area includes a 30-ton bridge

crane along with fully separated warehouse restrooms and breakroom. Being located less than 20 minutes from Charlotte's Central Business District and Charlotte Douglas International Airport, the recently renovated two-story office space provides unparalleled corporate setting within Charlotte's core industrial market.

#### Property Highlights:

- Ideally located within the Westinghouse Submarket, 20 minutes from Charlotte CBD and Charlotte Douglas International Airport
- Fully conditioned production area
- Separate office and production area restrooms and breakroom
- Recently renovated two-story corporate offices
- Class A manufacturing facility

### PROPERTY SPECIFICATIONS

<b>Total SF</b>	98,967 sf	<b>Dock Doors</b>	Four (4) 9'x 10' high lift doors
<b>Acreage</b>	13.93 ac	<b>Drive-In</b>	One (1) 16'x 14' motorized overhead door
<b>Office SF</b>	39,446 sf <ul style="list-style-type: none"> <li>• First floor - 19,879 sf</li> <li>• Second Floor - 19,567 sf</li> </ul>	<b>Floor</b>	6" reinforced concrete slab, 4,000 psi
<b>Manufacturing Area</b>	59,521 sf (365' 5" x 201')	<b>Zoning</b>	I-1
<b>Year Built</b>	2003	<b>Sprinkler</b>	Wet Sprinkler
<b>Auto Parking</b>	239	<b>Column Spacing</b>	42' x 42' (50' staging bay)
<b>Clear Height</b>	22' min		

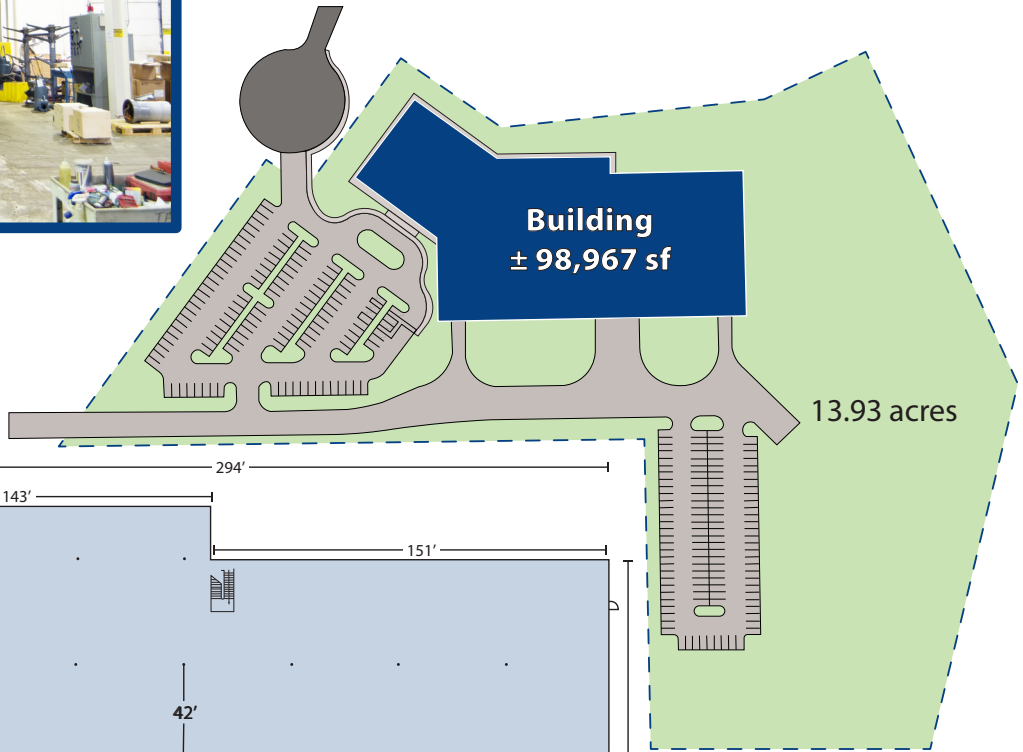


## Property Overview

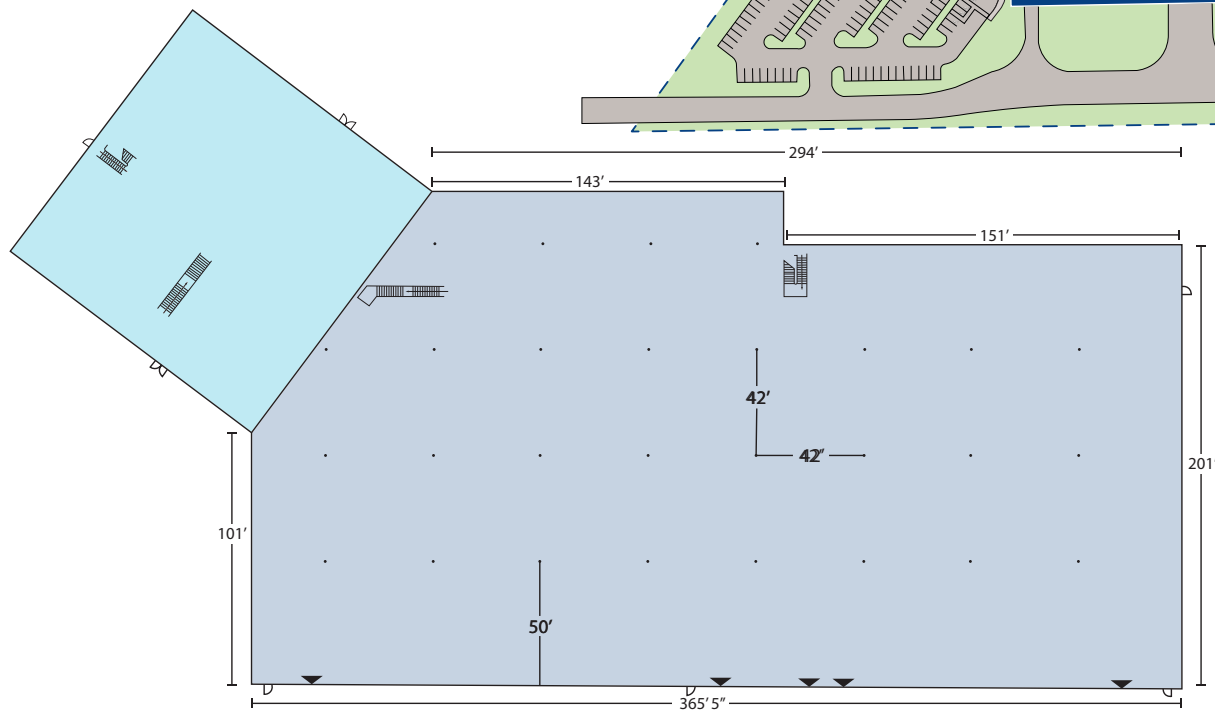


The production area features one (1) thirty (30) ton crane with direct access to the drive in door. (See left image)

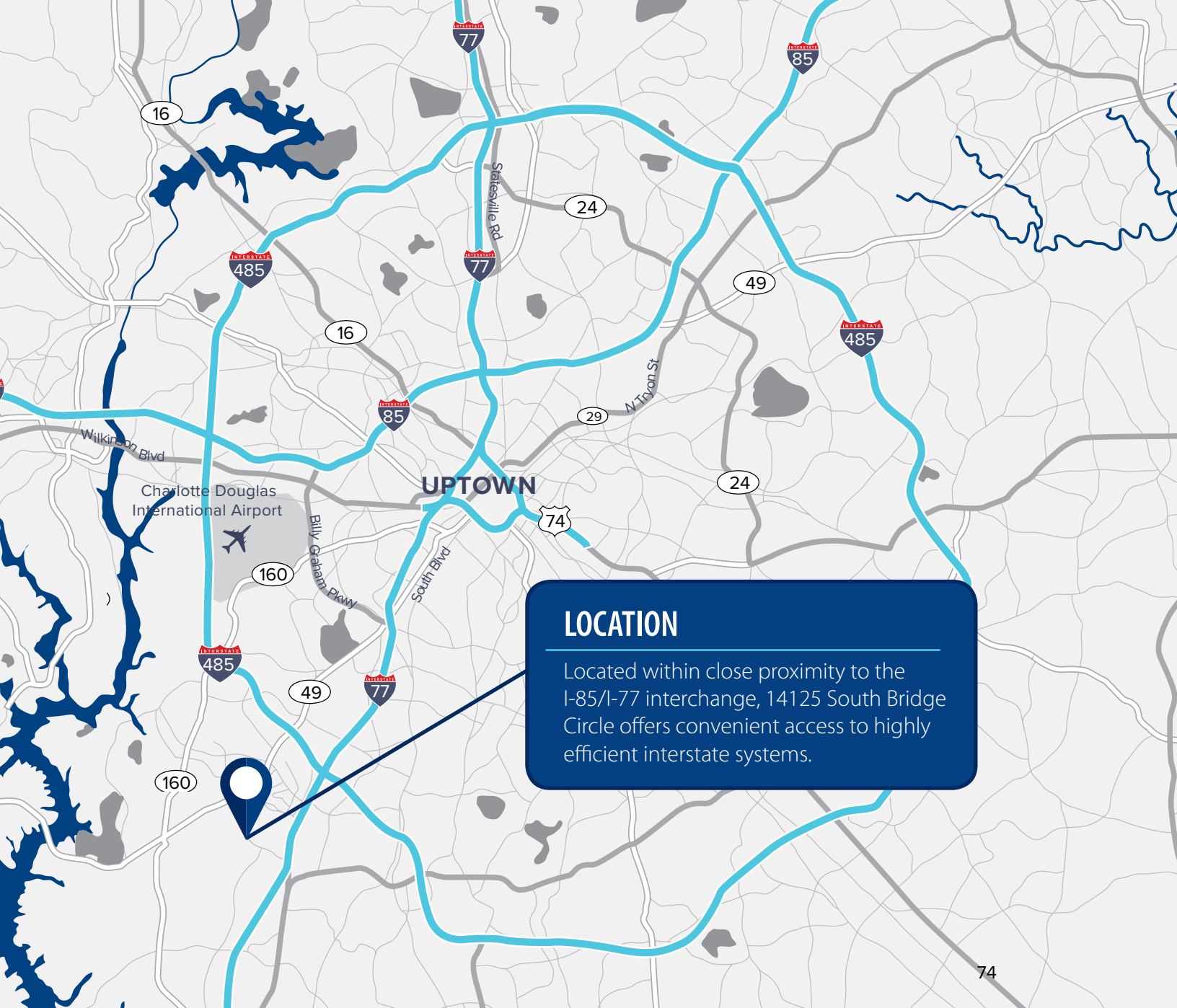
### Site Plan



### Floor Plan



- Office Area - 39,446 sf
- Shop Area - 59,521 sf



## LOCATION

Located within close proximity to the I-85/I-77 interchange, 14125 South Bridge Circle offers convenient access to highly efficient interstate systems.

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### FOR MORE INFORMATION:

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