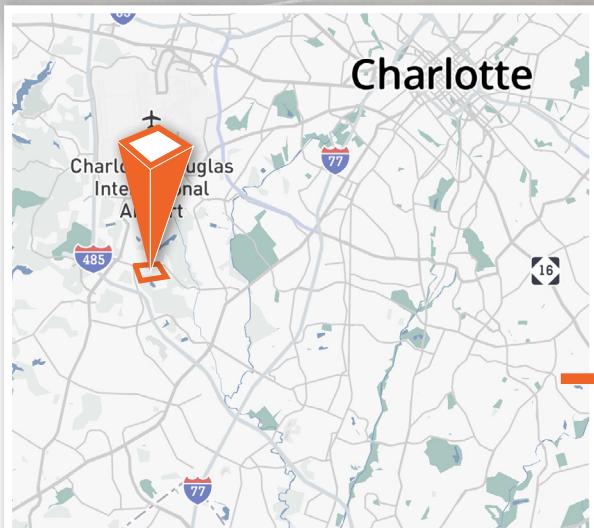
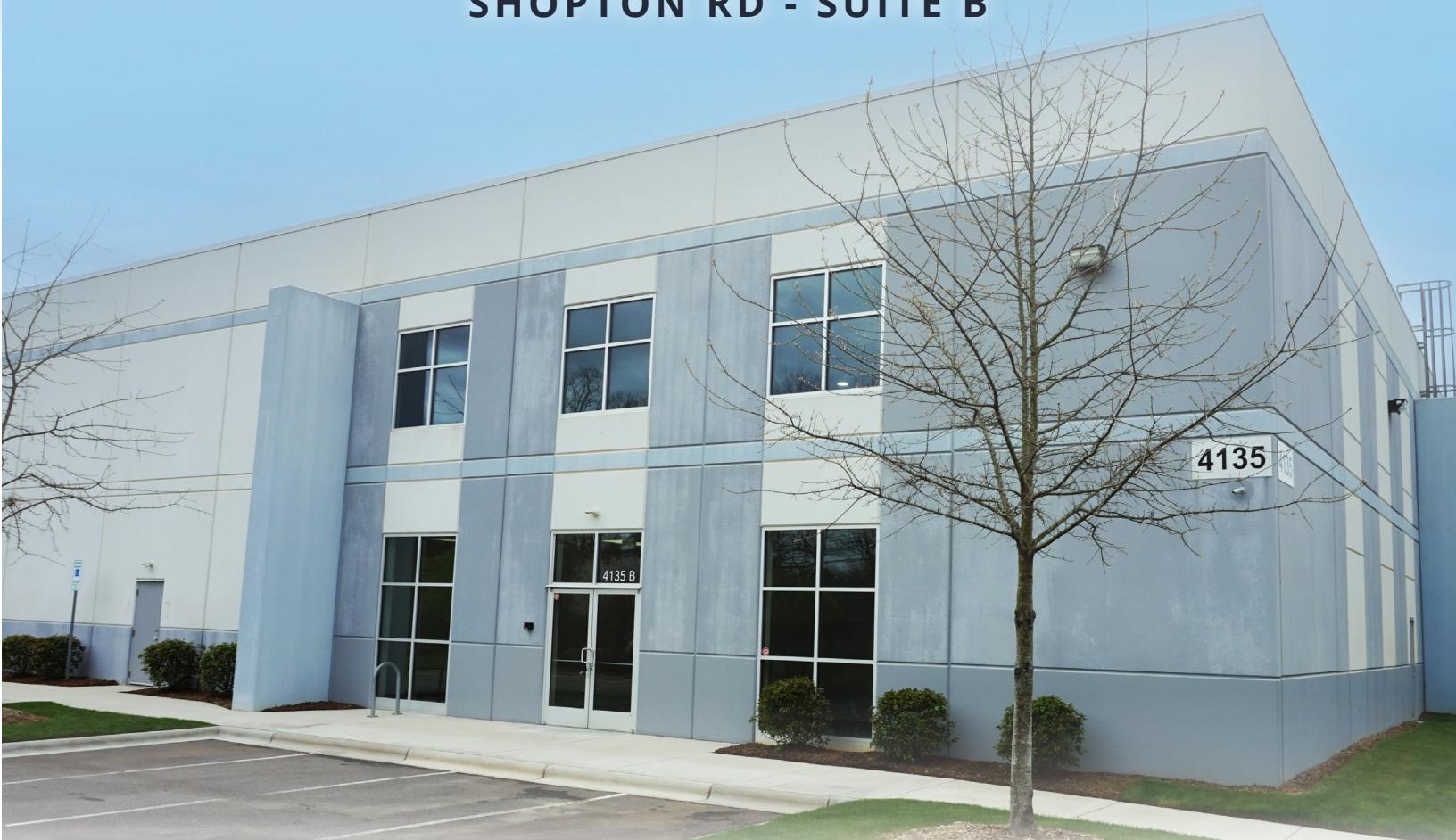


4135

SHOPTON RD - SUITE B



**± 26,400 sf
Industrial Space at
Two Shopton Ridge**

CHARLOTTE, NORTH CAROLINA

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704 469 5964
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**AVISON
YOUNG**

INDUSTRIAL SPACE AT TWO SHOPTON RIDGE

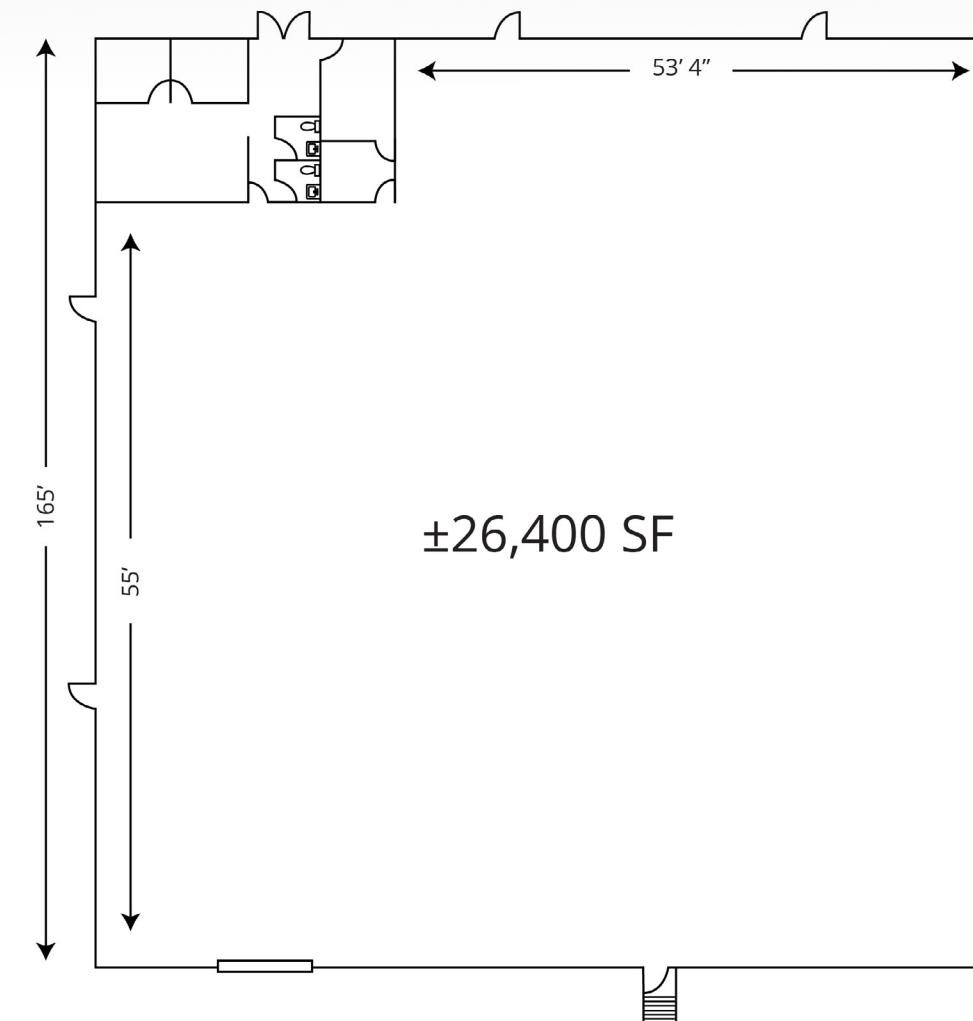
4135 Shopton Rd, Charlotte, NC

Shopton Ridge Business Park is a prime location for businesses, strategically positioned near major transportation routes for easy accessibility. Designed with a focus on a supportive business environment, the park offers essential amenities and infrastructure. Its close proximity to airports and intermodal facilities is advantageous

for logistics, while the surrounding well-developed infrastructure adds to its appeal. With potential for growth, business synergy, and a commitment to aesthetics and sustainability, Shopton Ridge presents an attractive opportunity for companies seeking a conducive and thriving workspace.

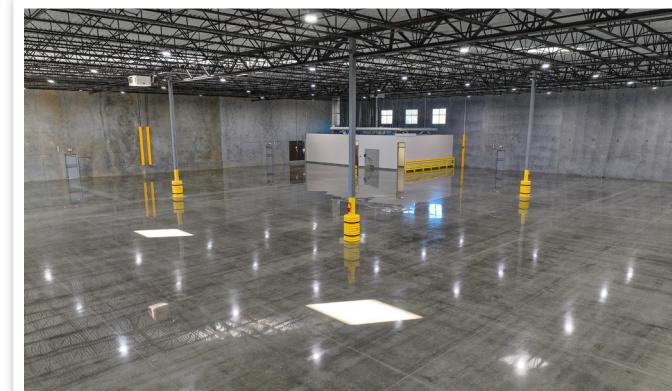
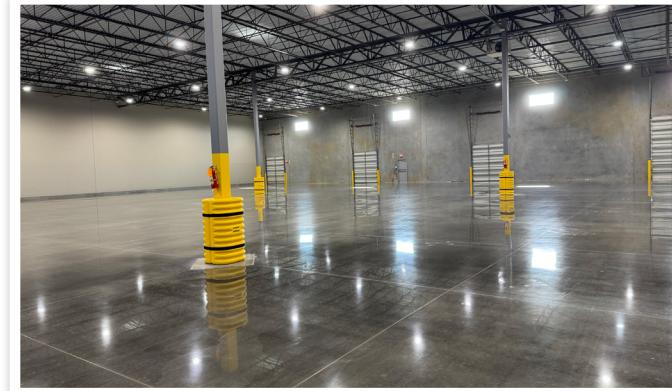
Floor Plan

- Two (2) Private Offices
- One (1) Conference Room
- Two (2) Restrooms
- One (1) Breakroom
- Three (3) dock high doors
- One (1) drive-in door with ramp
- Four (4) knock-out panels



Property details

County:	Mecklenburg
Available SF:	±26,400 SF
Office SF:	±1,567 SF
Clear Height:	24'
Column Spacing:	53' 4" x 41' 3"
Dock High Doors:	Three (3)
Knock-Out Panels:	Four (4)
Drive-In Doors:	One (1)
Sprinklers:	ESFR
Parking:	±49 spaces
Lease Rate:	Call Brokers



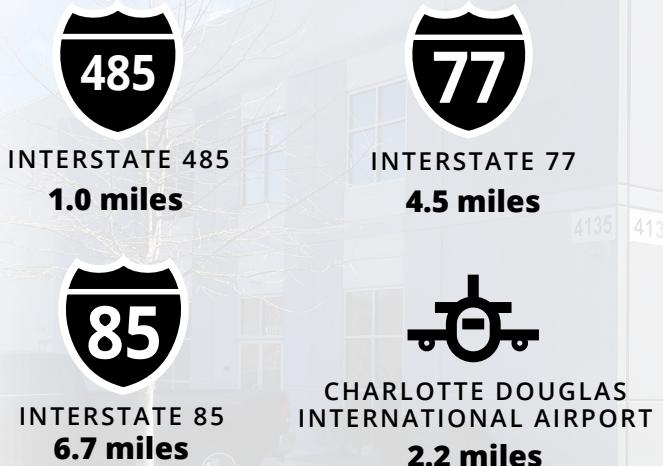
360° **VIEW IT IN 3D**

CLICK OR SCAN FOR OFFICE + WAREHOUSE VIEWS:



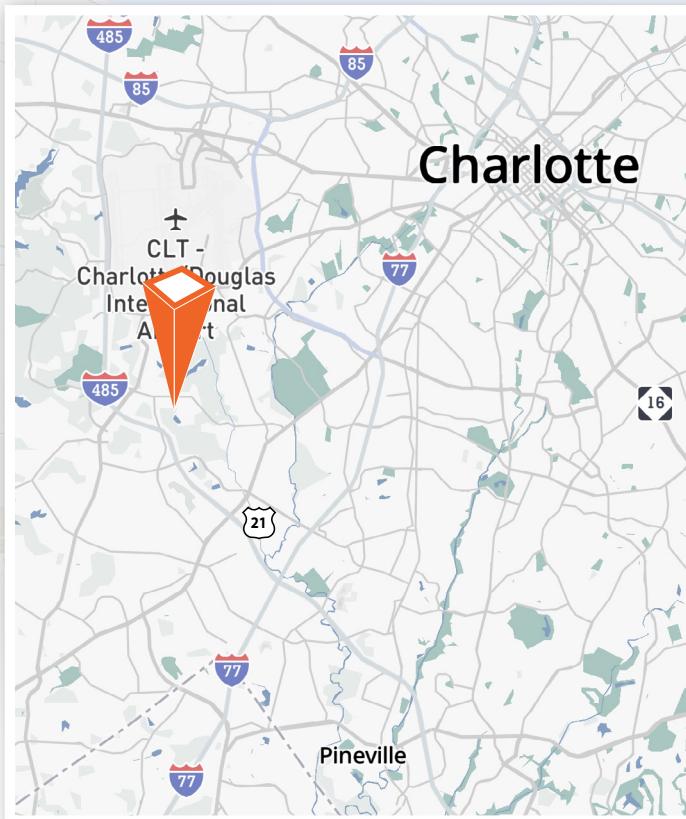
INDUSTRIAL SPACE AT TWO SHOPTON RIDGE

4135 Shopton Rd, Charlotte, NC



Location & travel

With **53% of the nation's population within a day's drive of the Charlotte region**, this property's location near the I-77 / I-485 interchange boasts a perfect regional access point.



For more information:

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