



# FOR LEASE

NEW CONSTRUCTION, CLASS A FACILITIES  
3720 - 3630 SHOPTON RD. CHARLOTTE, NC

- 31,313 - 170,154 SF available within 7 buildings
- 1.1M SF Industrial Park
- Close proximity to I-77 and I-485 interchange

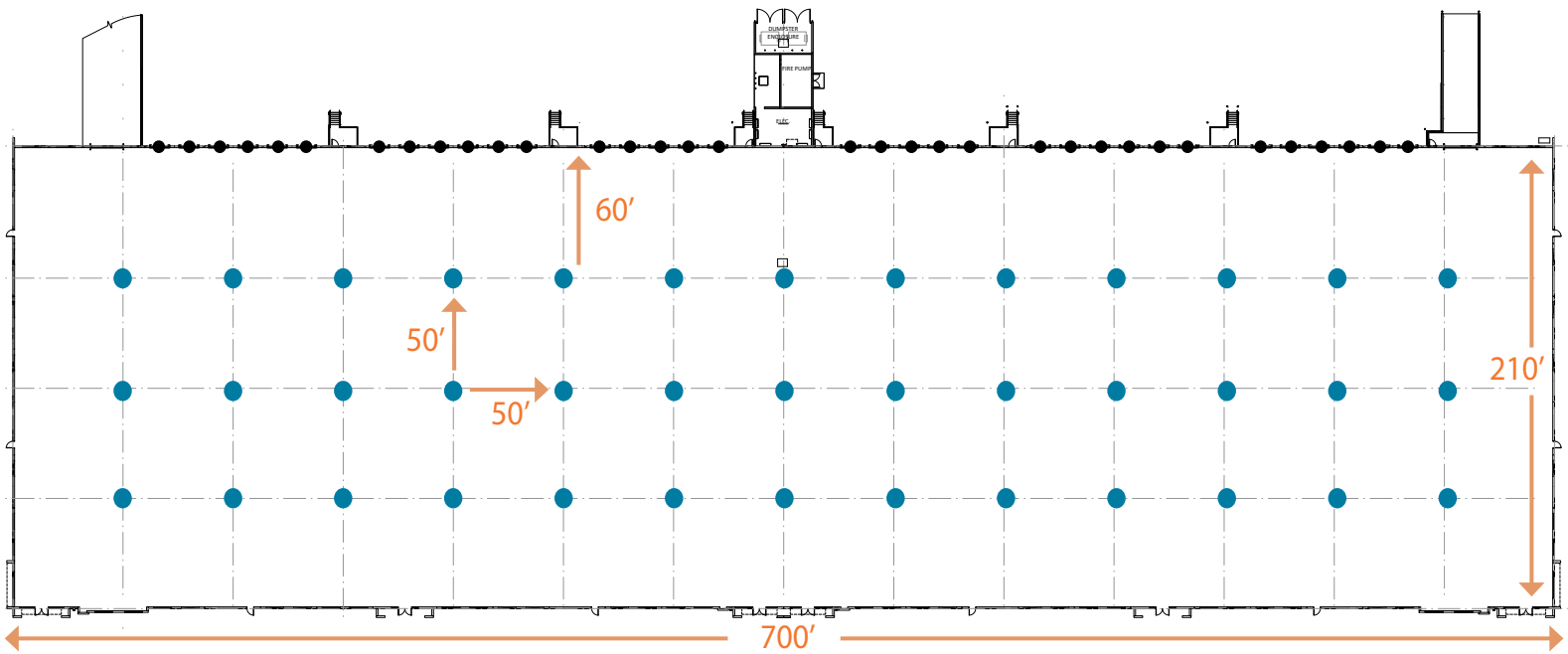
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# BUILDING 1

## Floor Plan



### Building Features

Size (SF)	148,154
Available (SF)	148,154
Construction:	Tilt-wall
Zoning:	I-1 CD
Fire Protection:	ESFR
Signage:	Building & monument
Parking:	172 auto
Truck Court Depth	130'
Warehouse Slab	6" non-reinforced

### Warehouse Features

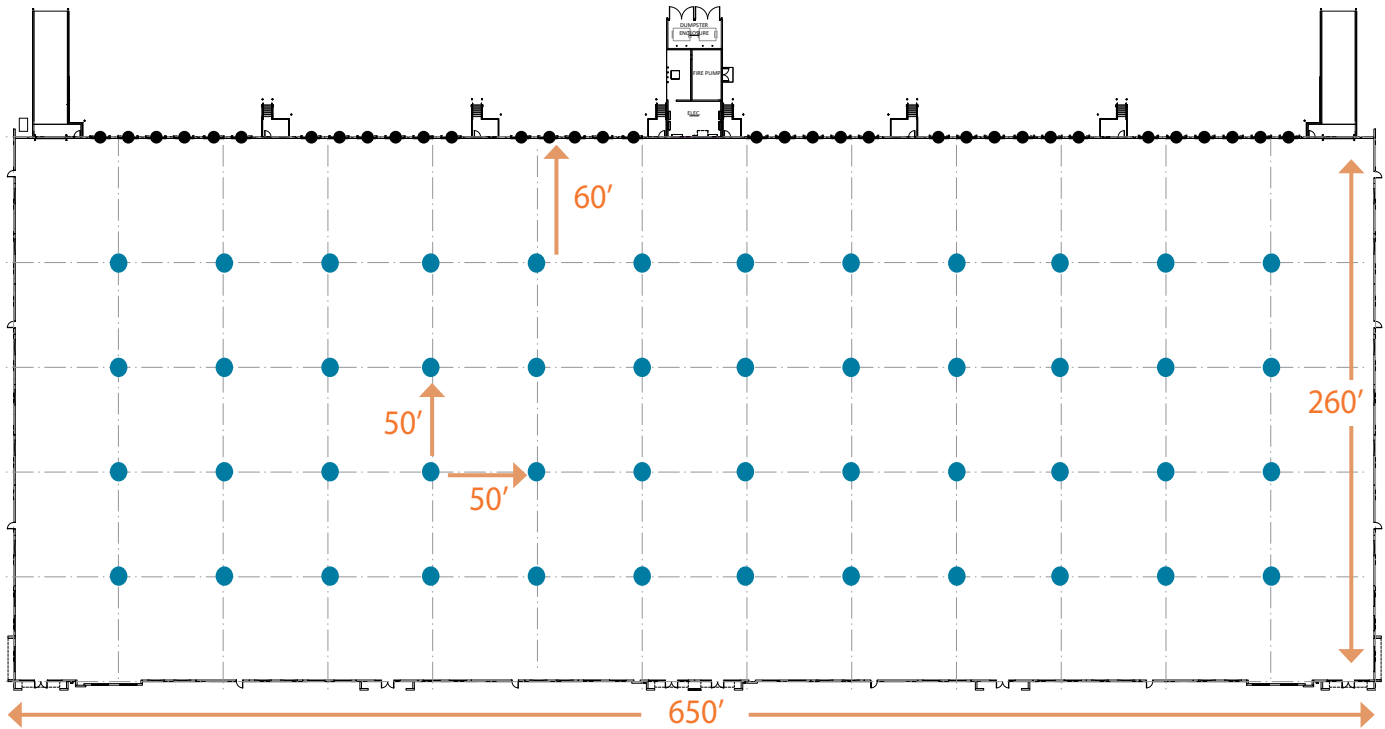
Size (SF):	148,154
Clear Height:	32'
Column Spacing:	50' x 50'
Speed Bay:	60'
Depth:	210'
Loading:	Rear
Dock Doors:	34
Drive-in Doors:	2
Power:	2,000 Amps 480V
Lighting:	LED - motion sensed

### Office Features

Size (SF):	To suit
<b>Utilities</b>	
Sewer/Water	Char-Meck
Power:	Duke
Gas:	PNG

# BUILDING 2

## Floor Plan



### Building Features

Size (SF)	170,154
Available (SF)	170,154
Construction:	Tilt-wall
Zoning:	I-1 CD
Fire Protection:	ESFR
Signage:	Building & monument
Parking:	155 auto
Truck Court Depth	120'
Warehouse Slab	6" non-reinforced

### Warehouse Features

Size (SF):	170,154
Clear Height:	32'
Column Spacing:	50' x 50'
Speed Bay:	60'
Depth:	260'
Loading:	Rear
Dock Doors:	34
Drive-in Doors:	2
Power:	2,000 Amps 480V
Lighting:	LED - motion sensed

### Office Features

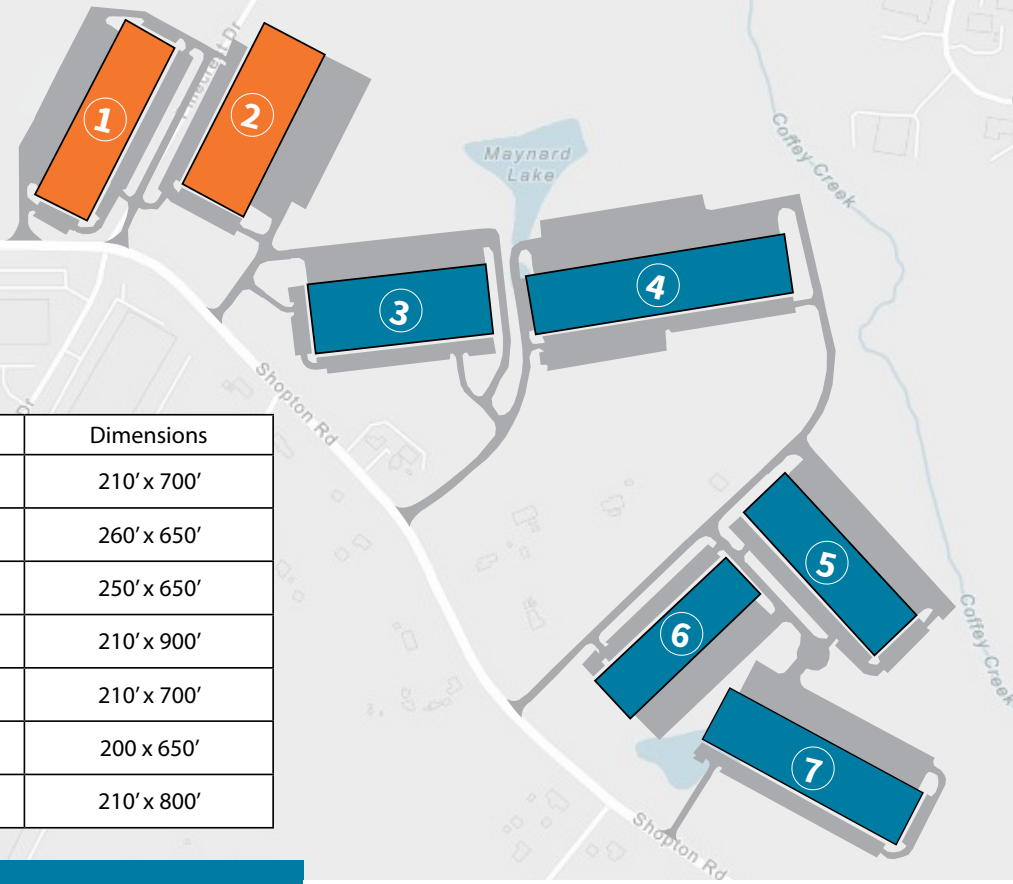
Size (SF):	To suit
<b>Utilities</b>	
Sewer/Water	Char-Meck
Power:	Duke
Gas:	PNG



# MASTER SITE PLAN

7 Buildings, 1.1M SF Industrial Park

Building	Size	Dimensions
1	148,154 SF	210' x 700'
2	170,154 SF	260' x 650'
3	162,000 SF	250' x 650'
4	189,000 SF	210' x 900'
5	147,000 SF	210' x 700'
6	130,000 SF	200' x 650'
7	168,000 SF	210' x 800'



## LOCATION

