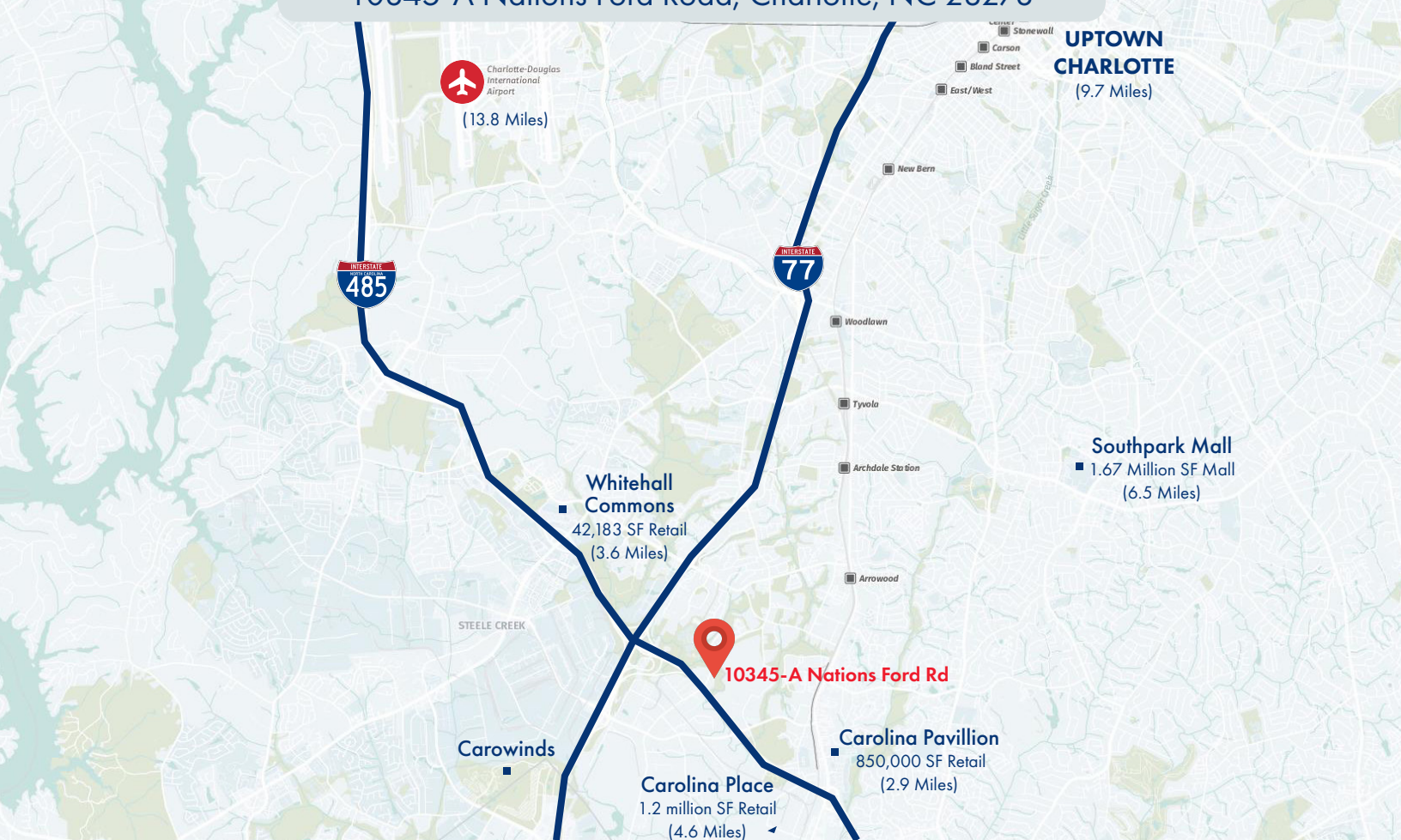




CLASS A FLEX HEAVY OFFICE/SHOWROOM BUILDOUT FOR LEASE

10345-A Nations Ford Road, Charlotte, NC 28273



PIEDMONT PROPERTIES
CORFAC INTERNATIONAL

\$8.75 psf, NNN | **\$1.60 TICAM (2019)** | **± 19,254 to ± 39,958 SF**

PROPERTY HIGHLIGHTS

10345-A NATIONS FORD RD

SQUARE FOOTAGE

± 19,254 SF total
± 10,138 SF office
± 9,116 SF warehouse
Additional ± 20,704 SF suite available

OFFICE

New carpet & paint
Large open area for bullpen or showroom
New LED Lights

WAREHOUSE

18' clear height
6 dock high doors w/ seals, 2 with edge of dock levelers
1 drive-in door
ESFR sprinkler system
New LED Lights

PARKING

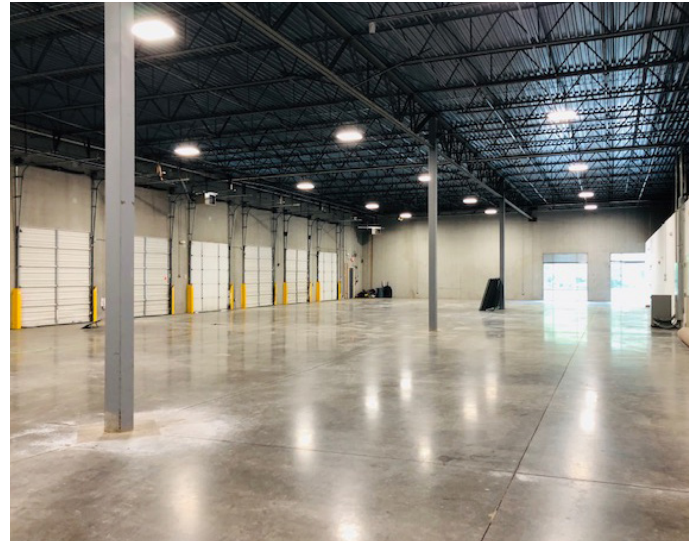
Abundant - 3 per 1,000 SF

VISIBILITY

Corner suite
Visible from I-485

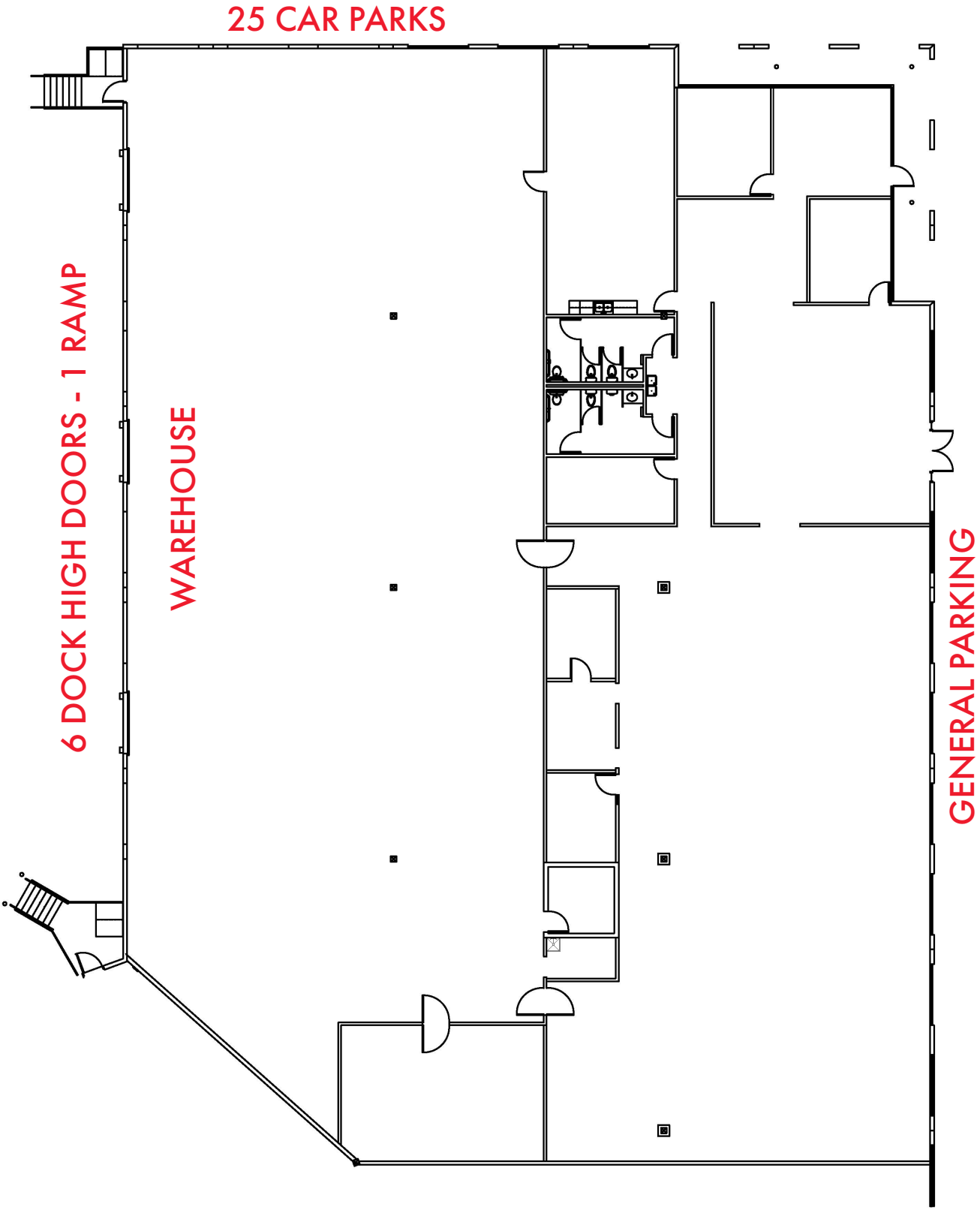
LOCATION

± 1.4 mi to I-77
± 1.8 mi to I - 485
± 12.2 mi to I-85
± 10.2 mi to Charlotte Douglas Airport



FLOOR PLAN

10345-A NATIONS FORD RD



10345-A Nations Ford
Overall Plan 1

SCALE: NTS
DATE: 04/04/19
PROJECT # 92008

OFFICE SF: 10,138
WAREHOUSE SF: 9,116
TOTAL SF: 19,254

LOCATION MAP

10345-A NATIONS FORD RD



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