



## 10345-W NATIONS FORD RD, CHARLOTTE, NC 28273

### SQUARE FOOTAGE

Total: ±7,969 SF Suite  
Office: ±4,017 SF  
Warehouse: ±3,952 SF

### LOADING

1 Dock high door (9'x10')

### CEILING HEIGHT

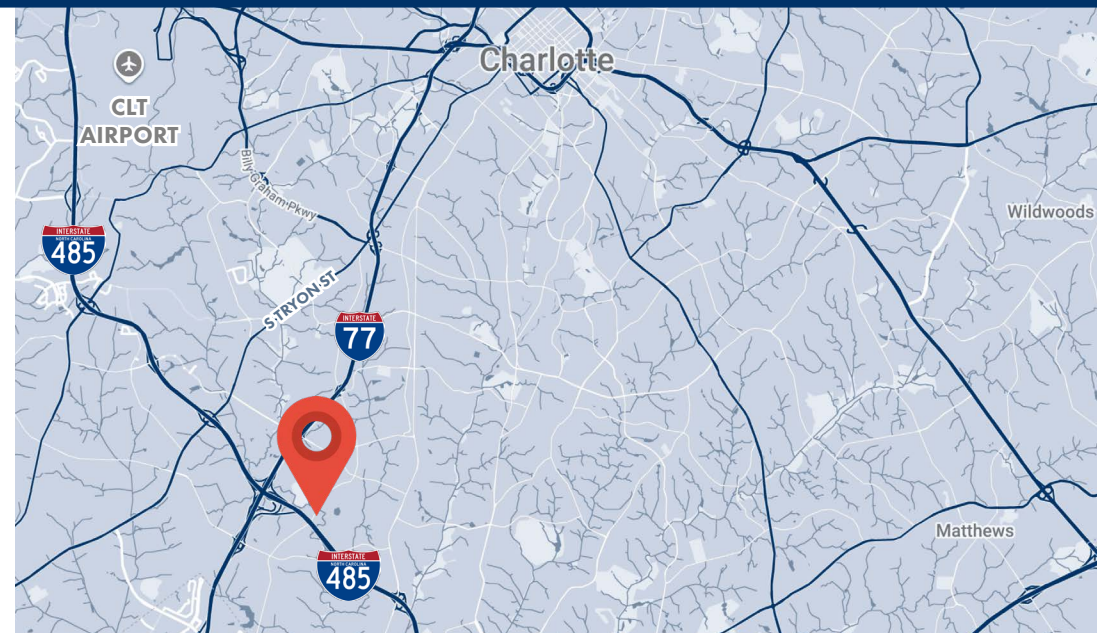
18' clear height

### FEATURES

ESFR Sprinkler System  
End unit next to a parking lot with approx. 55 spaces  
Building has excellent access to I-485 & I-77

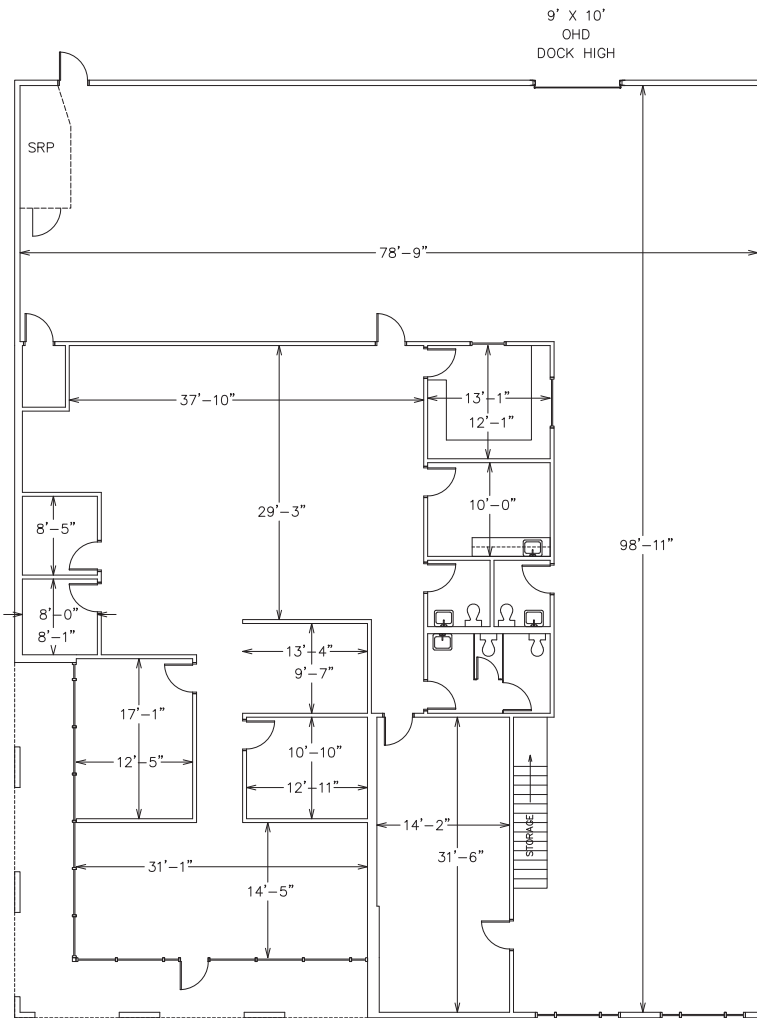
**FOR LEASE: \$16.00 PSF NNN**

TICAM: \$2.15 (estimated 2026)



# FLOOR PLAN & PHOTOS

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10345 NATIONS FORD RD  
SUITE W  
7,969 TOTAL SF  
4,017 SF  
DRIP LINE

\* Floorplan has been slightly modified by current tenant



**PIEDMONT PROPERTIES**  
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