

FOR SUBLEASE

5930 NORTHWOODS BUSINESS PKWY

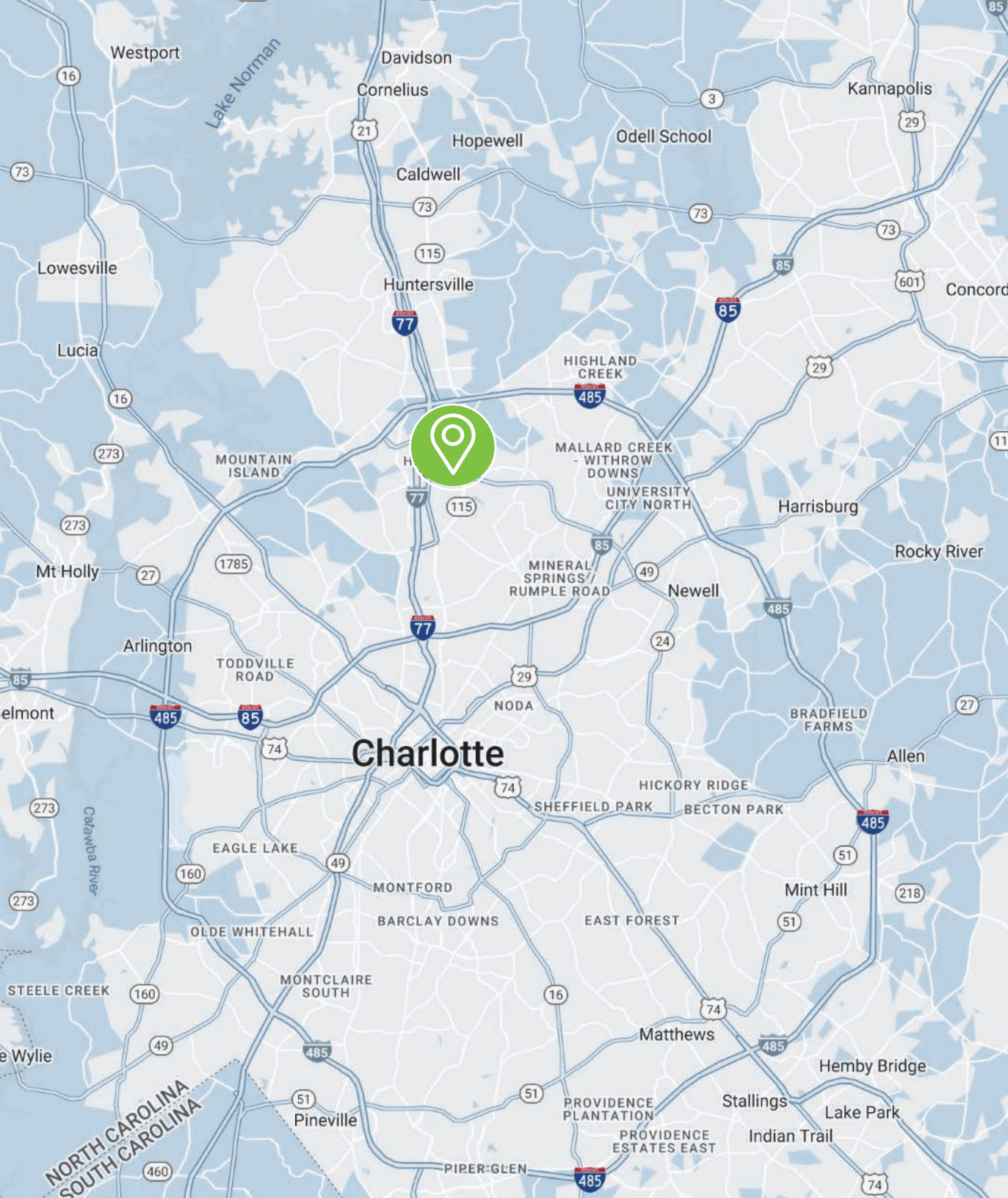
Charlotte, North Carolina 28260



Available

31,262 SF • 3 AC

 **Park Commercial**
Real Estate



LOCATION



5930

Northwoods Business Pkwy
Charlotte, NC 28269

1 mile

to I-77 and I-485



66,500 VPD

I-77 at Exit 18/W.T. Harris Blvd

23,500 VPD

W.T. Harris Blvd at Hwy 115



31M SF

The site is located within a dense industrial/flex submarket with approx. 31M SF of space in North Charlotte's industrial submarket

PROPERTY OVERVIEW

PROPERTY	Northwoods Business Park
TENANT	Aptus Group USA
ADDRESS	5930 Northwoods Business Pkwy Charlotte, NC 28269
SQUARE FOOTAGE	31,262 SF Total 14,000 SF of 2 Story Class A Office
ACREAGE	3.0 AC
YEAR BUILT/RENOVATED	1993/2021
DOORS	3 Large Drive-In Doors
CEILING HEIGHT	20' Clearance
PARKING	50 Spaces with Approx. 1/2 AC fenced in paved area
ANNUAL RENT	Call Broker for Pricing
RENT EXPIRATION	July 31, 2031
LEASE TYPE	Net
LEASE MATURITY DATE	7/31/31

PROPERTY HIGHLIGHTS

- Entire building including all new roof, mechanical, electrical, and plumbing systems renovated in 2021
- Dense industrial/flex market in North Charlotte submarket
- Desirable average household income within 5 miles of the site
- Ideal destination in Charlotte for office and industrial tenants with convenient access to I-77, I-85, and I-485



145,893

2021 Population
5 miles



\$79,978

Average Household Income
5 miles



27,153

Employees
5 miles



1 mi

to I-77 and I-485

5 mi

to I-85

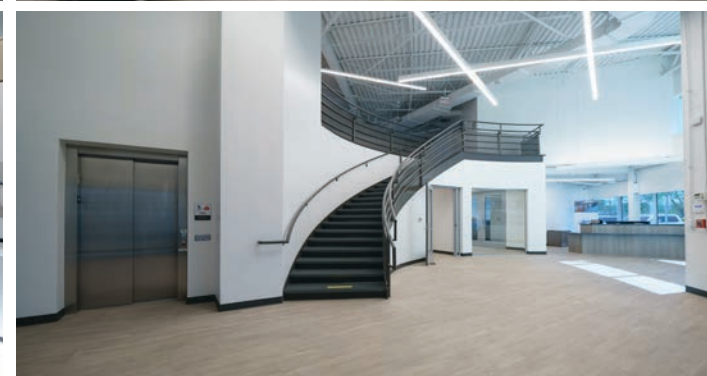
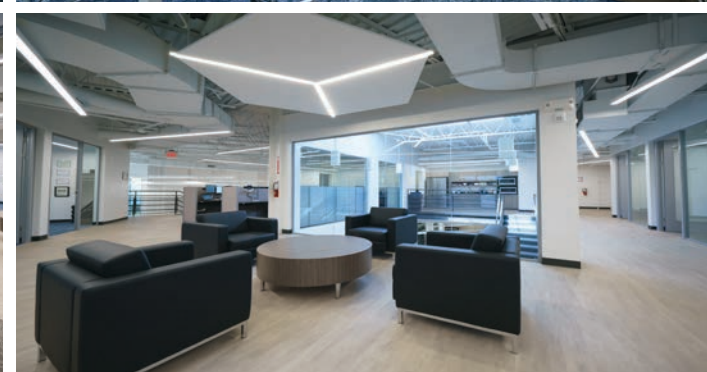
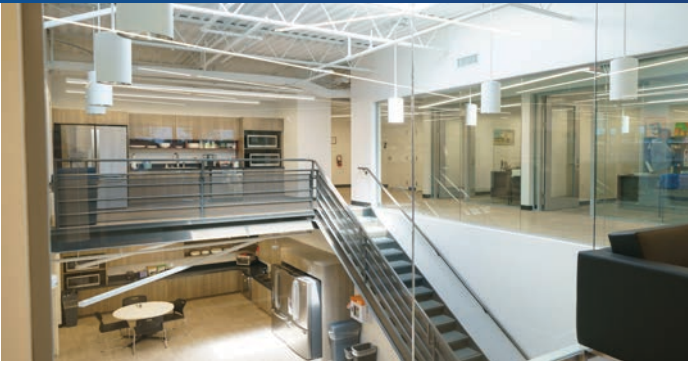
10 mins

to Uptown Charlotte

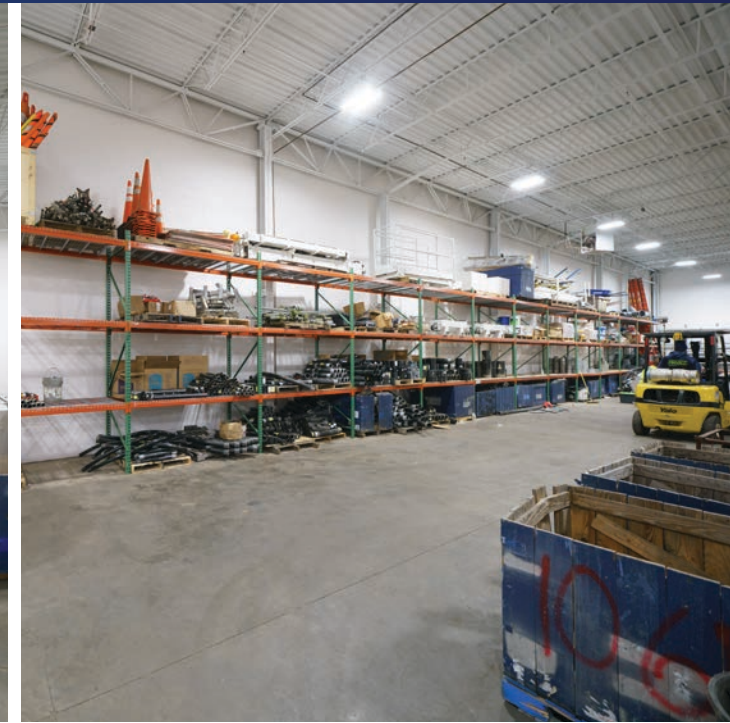
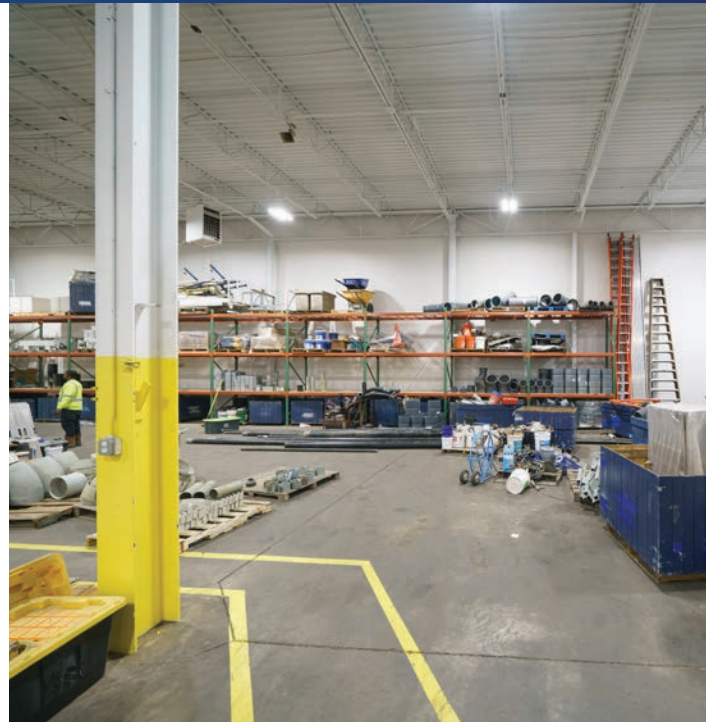
15 mins

to Charlotte Douglas International

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS





LOCATION OVERVIEW



BORGERS
INSURANCE
LLC

MLP
MIDLAND ENERGY
CORPORATION

Northwoods Business Park

Lakeview Rd
3,700 VPD

W. W.T. Harris Blvd
23,500 VPD

ADAMS
ELECTRIC COMPANY • SINCE 1928

Theory Communication & Design

BEACON

Denver Equipment Co.
of Charlotte

Slack & Parr
Energy • Hydraulics • Industrial Pumps

cefla

APEX

WINDOW NATION

Carrier

ORKIN

Aptus

labcorp

The File Shop

ExtraSpace
Storage

MAKE A MOVE

Harris Technology Blvd

SCHOLASTIC

Gyp-Pro, Inc.

CINTAS
READY FOR THE WORKDAY

MAKE APTUS LOGO BIGGER
AND OUTLINE



SITE OVERVIEW

CHARLOTTE NORTH CAROLINA



5th

Largest Population Growth across the US in 2018



6th

Busiest Airport in the Nation with 700 flights per day



2nd

Largest Banking Center in the US



6

Fortune 500 Companies Headquartered in Charlotte



\$2B

In Real Estate Projects under construction



20%

Employment Increases projected over the next 5 years



55k +

Students enrolled at colleges and universities in Charlotte



CHARLOTTE'S TOP 5 EMPLOYERS



Atrium Health

35,700 Employees

WELLS FARGO

26,000 Employees

Walmart

16,100 Employees



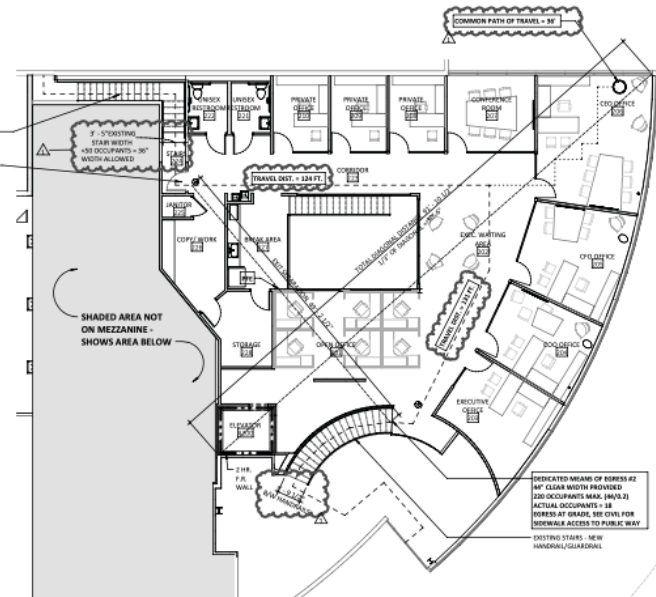
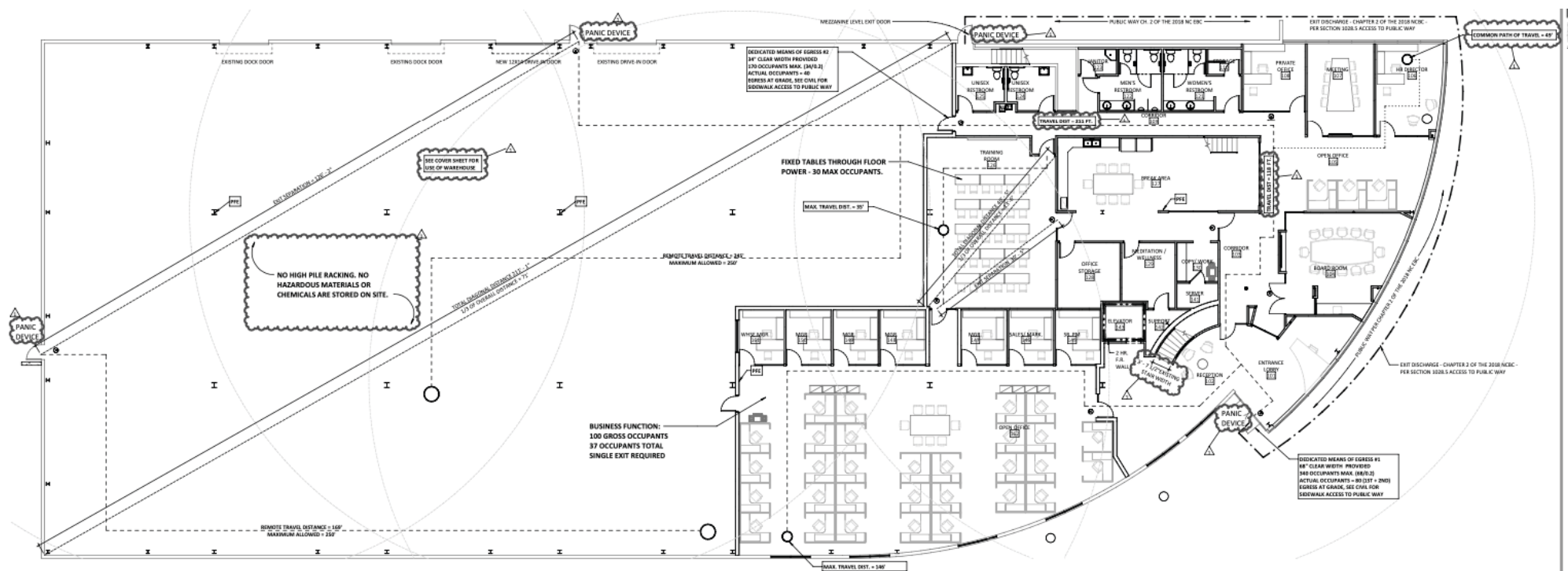
Bank of America

15,000 Employees

NOVANT HEALTH

12,172 Employees

FLOOR PLAN





FOR MORE INFORMATION:

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