

# 3920 SHUTTERFLY RD

CHARLOTTE, NC 28273



## Industrial Build-to-suit for Lease

±42,000 sf BTS opportunity on ±3.13 ac site

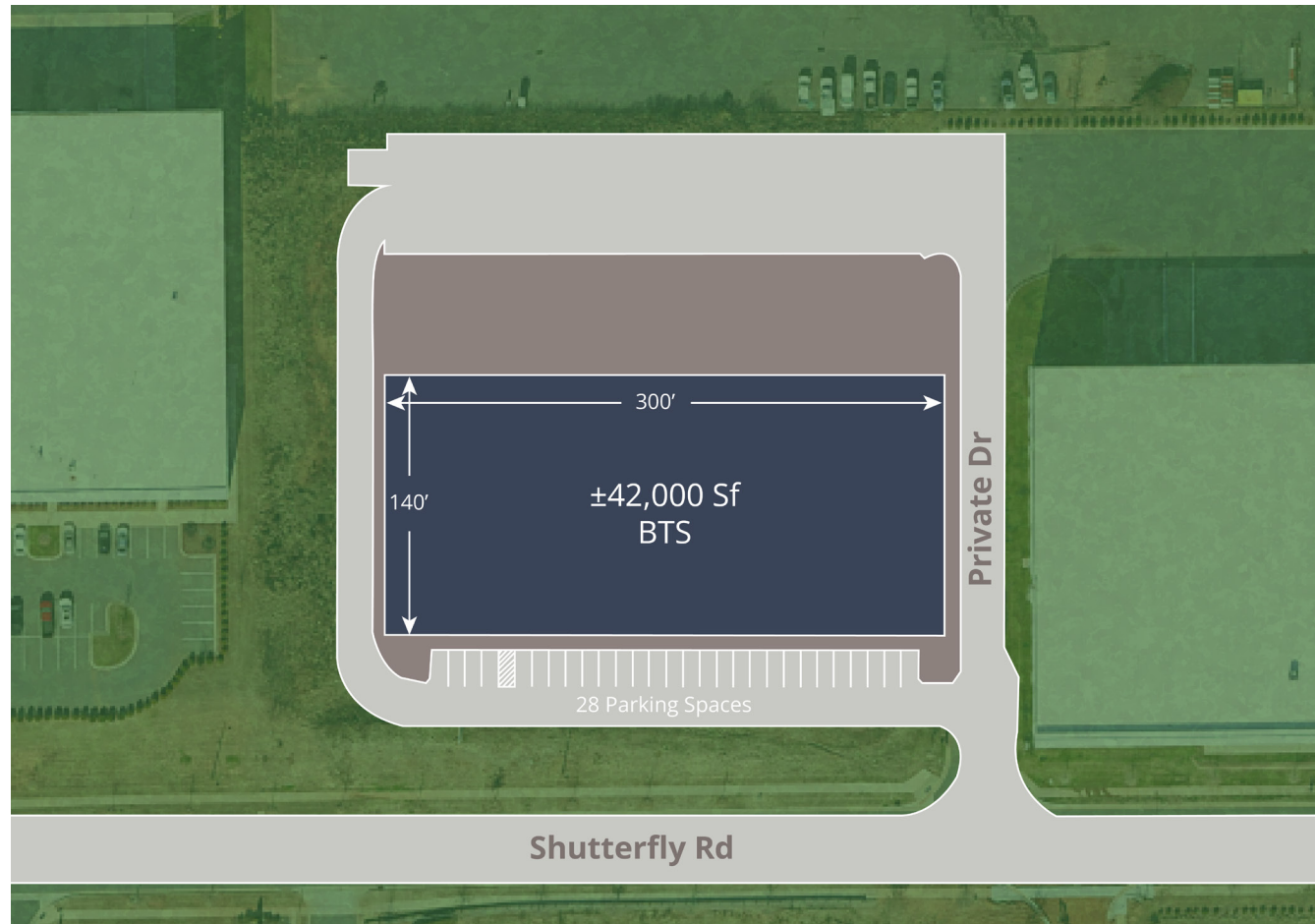
AVISON  
YOUNG

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## Highlights

- ±42,000 sf BTS opportunity
- ±3.13 ac site
- I-1 zoning
- 300' x 140' building depth
- Four (4) 25' bays; two (2) 20' bays
- Twenty-eight (28) auto parking spots



**Zach Simpson**

Vice President

704 315 5091

zach.simpson@avisonyoung.com

**Henry Lobb, SIOR**

Principal

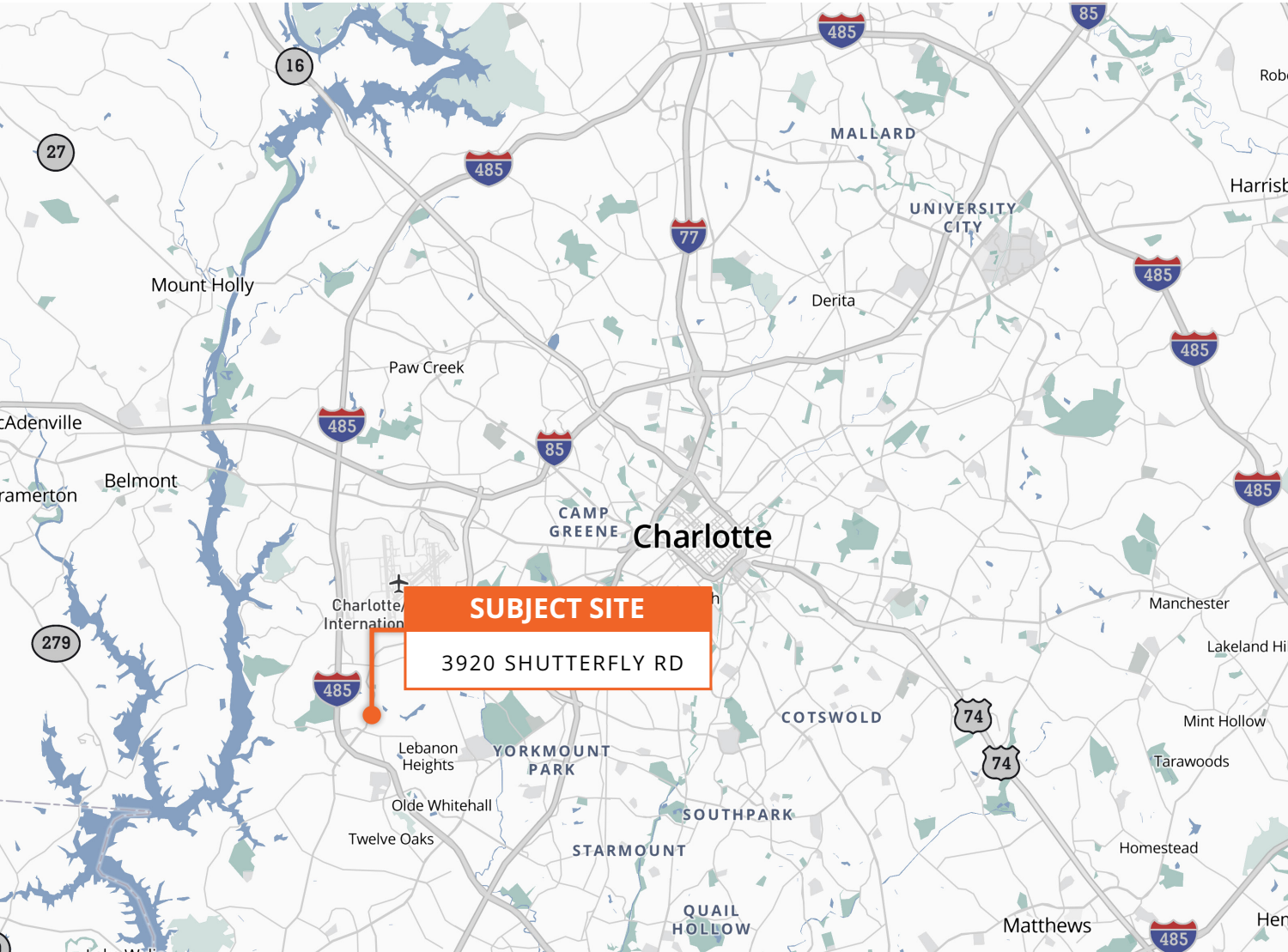
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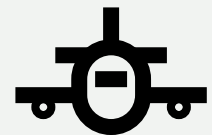
## Location



INTERSTATE 485  
**one mile**



INTERSTATE 77  
**four miles**



CHARLOTTE  
DOUGLAS  
INTERNATIONAL  
AIRPORT  
**seven miles**

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