

FOR LEASE

# PINE BROOK VII

Pine Brook Business Center | 9625 Southern Pine Blvd. | Charlotte, NC 28273



## PROPERTY HIGHLIGHTS



Located on I-77 and spanning the Arrowood Road and I-485 interchanges, Pine Brook is the premier business park location within Charlotte's rapidly growing southwest corridor. More than 550,000 SF of rear-loading, office / warehouse and flex buildings are located within this master planned business park, offering businesses an ideal location to serve their customers and grow their businesses. Extensive natural landscaping, well-lighted parking areas and significant frontage on I-77 all combine to create an ideal business environment.

- Class A Master Planned Business Park
- 47,740 total building SF
- 16' clear height
- Warehouse has HVAC
- One (1) 10'x10' drive-in door
- One (1) 8'x10' dock high door
- Wet sprinkler
- Rear-loading dock location
- Zoned ML-1

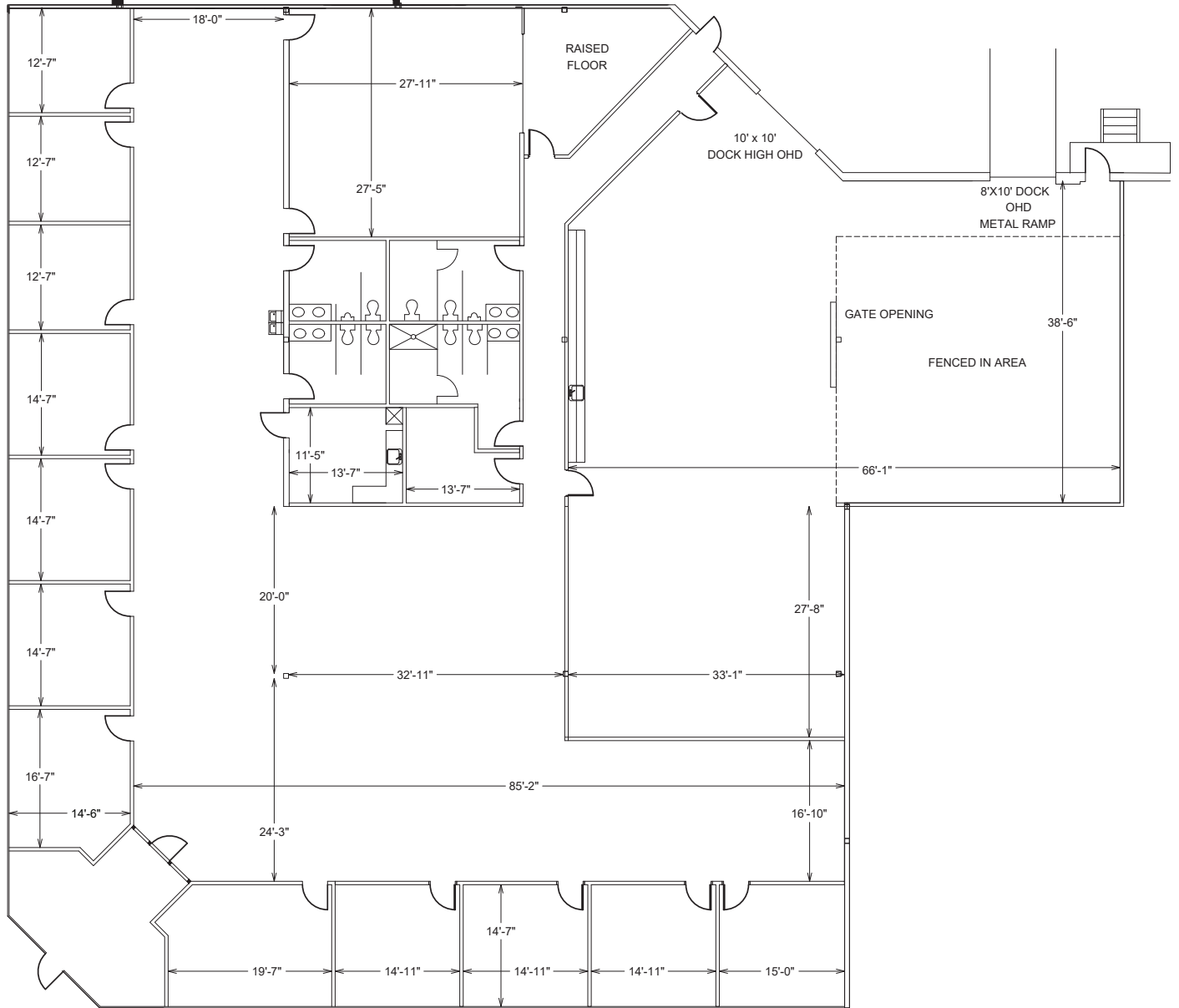
## LOCATION



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# 9625-D SOUTHERN PINES BLVD.

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## FEATURES - Suite D

- 13,096 SF total
- 9,320 SF of office space
- One (1) 10'x10' drive-in door
- One (1) 8'x10' dock high door