

Coffey Creek Business Center

4107-4123 Rose Lake Drive | Charlotte, NC
1624 Cross Beam Road | Charlotte, NC

998 – 6,693 SF
Flex Units



- **Clean and Well Maintained Business Environment**
- **Dock-High and Grade-Level Warehouse Access**
- **Convenient Access to Billy Graham Pkwy, I-77, and I-485**
- **5 Minutes to CLT Int'l Airport**
- **Over 15 Hotels and 20 Restaurants within 1 mile**
- **Ample Parking**

125 Trade Court, Suite F PMB-12, Mooresville, North Carolina 28117 | 704-709-9708 | Clifford@CPGIndustrial.com

www.CPGINDUSTRIAL.com

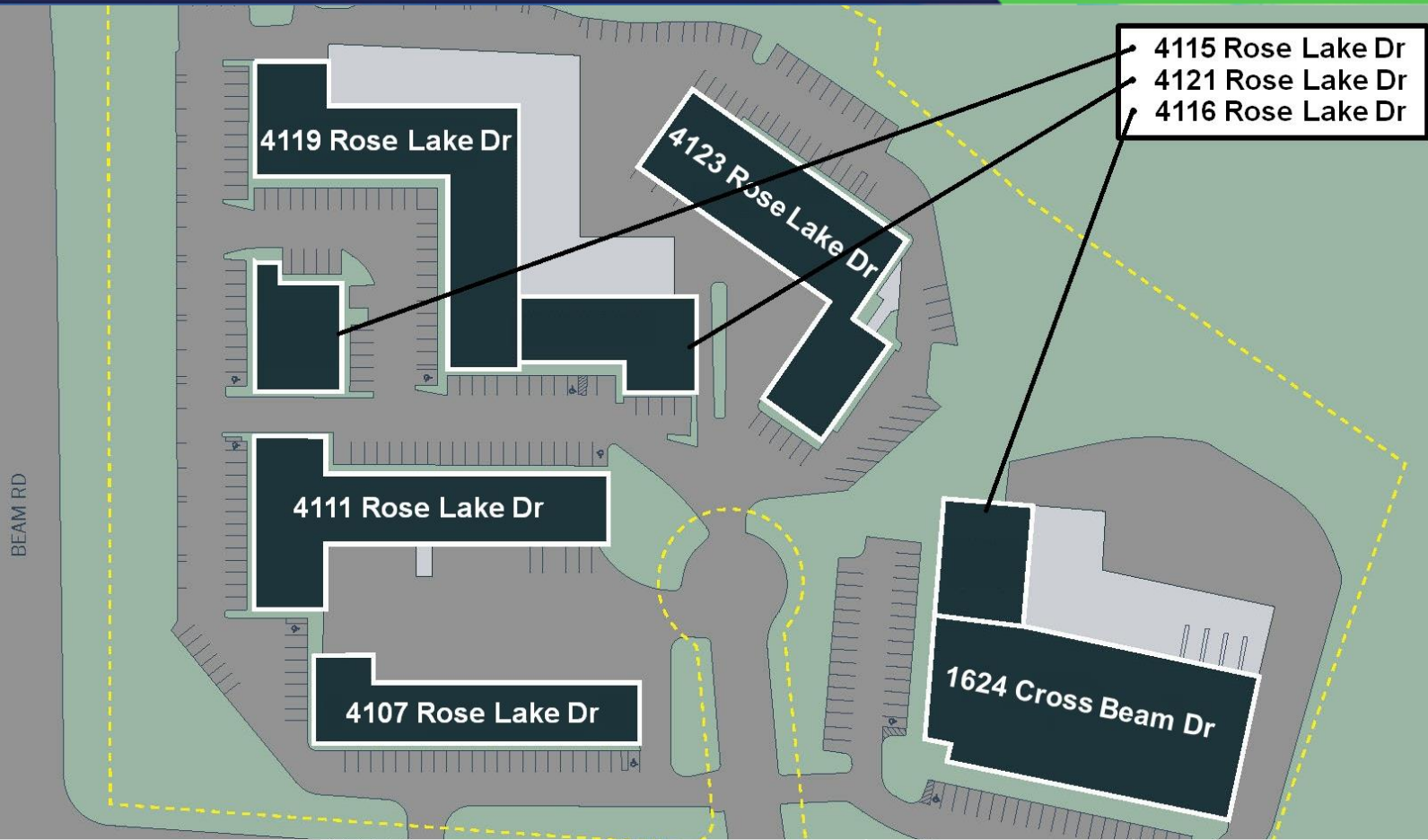
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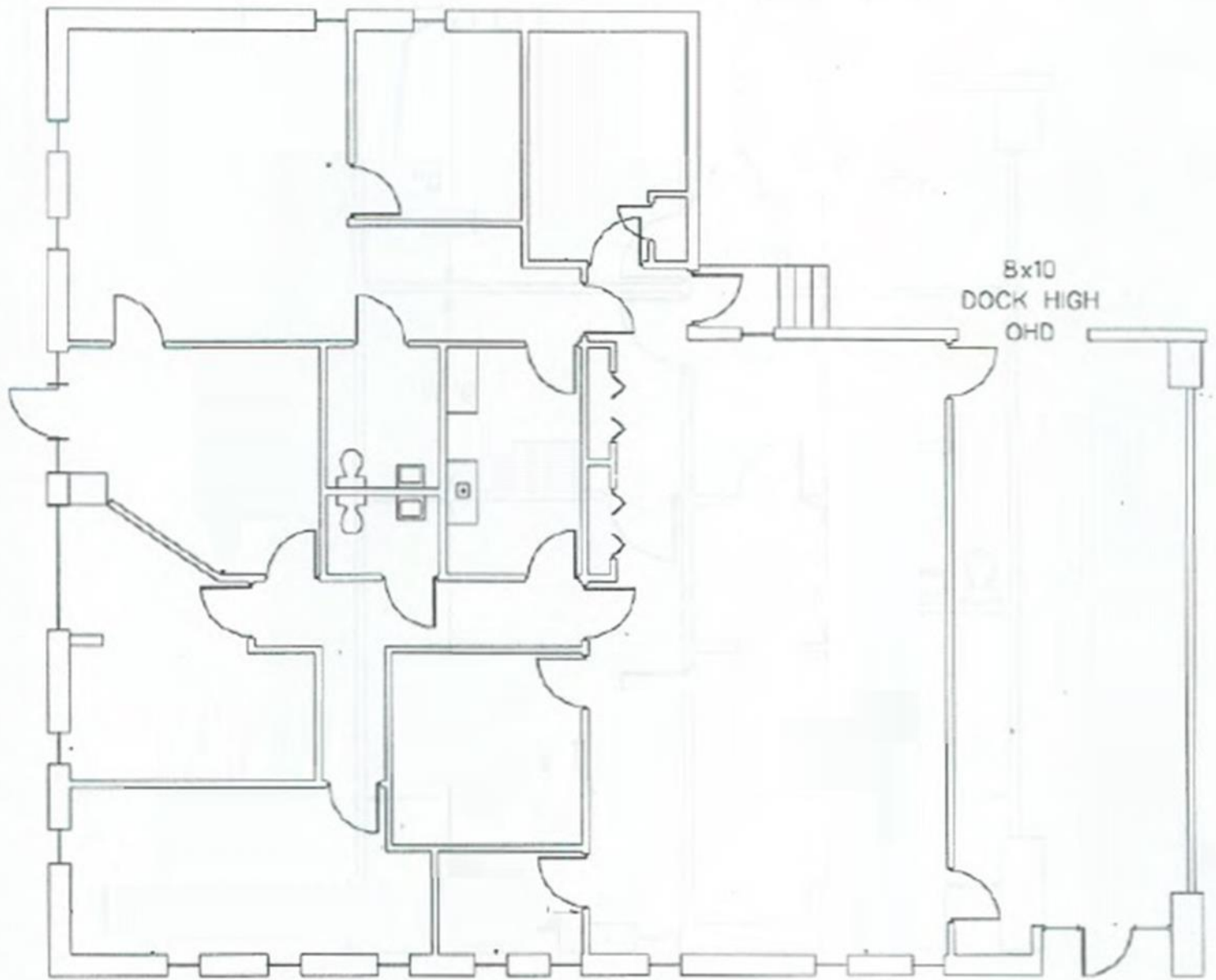


Address	Total SF	Base Rent	Warehouse Access	Gross Monthly Rent*
4107 Rose Lake Drive, Suite A	3,630	\$12.00 PSF	80% Office	\$4,455.83
4111 Rose Lade Drive, Suite D	1,500	\$12.00 PSF	60% Office	\$1,841.25
4119 Rose Lake Drive, Suite H	998	\$14.00 PSF	100% Office	\$1,391.38
4123 Rose Lake Drive, Suite EF	3,889	\$12.00 PSF	30% Office	\$4,773.75
1624 Cross Beam Drive, Suite E	6,693	\$11.00 PSF	Dock-High	\$7,657.91

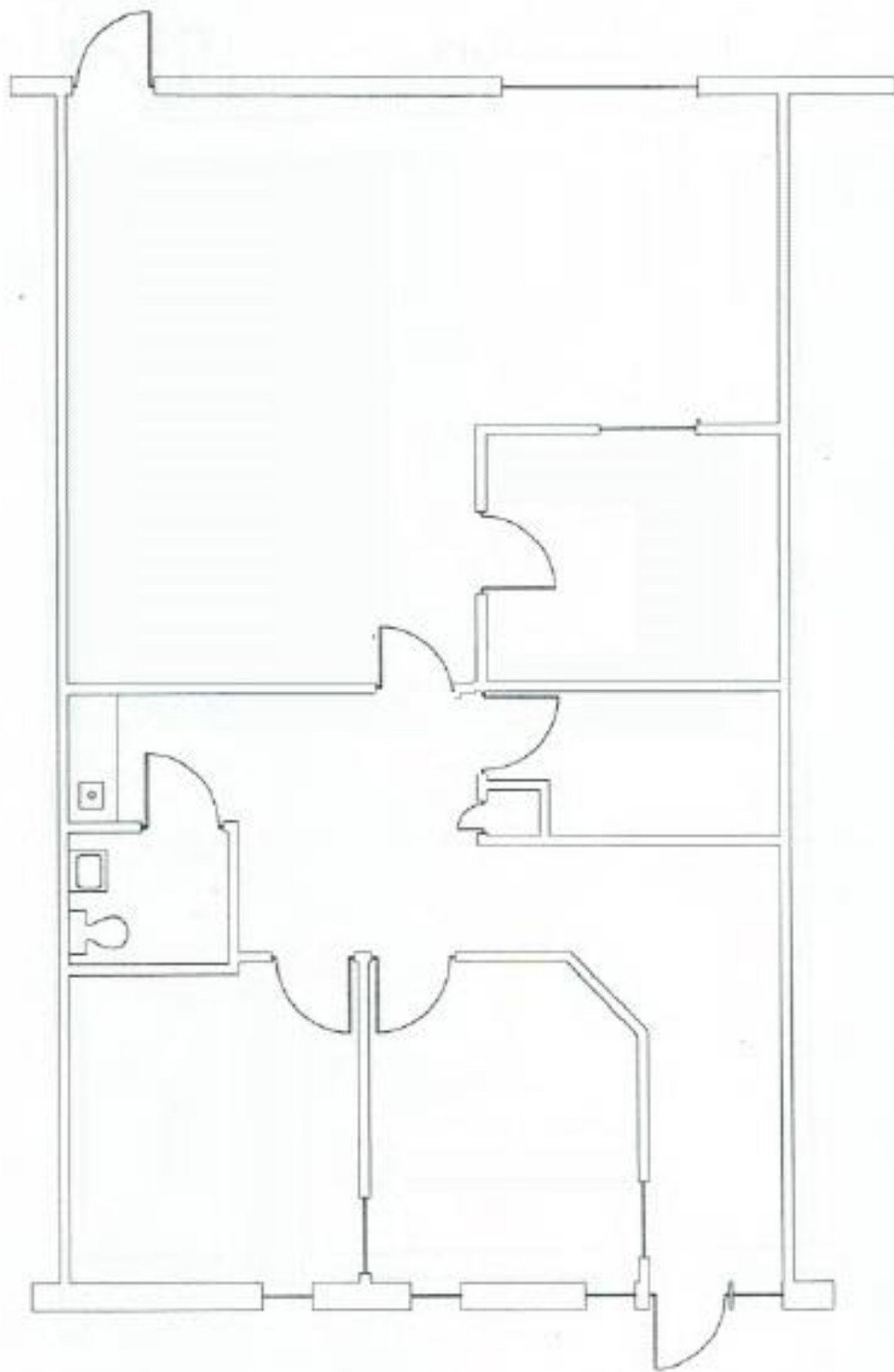
*Gross monthly rent includes base rent + TICAM.

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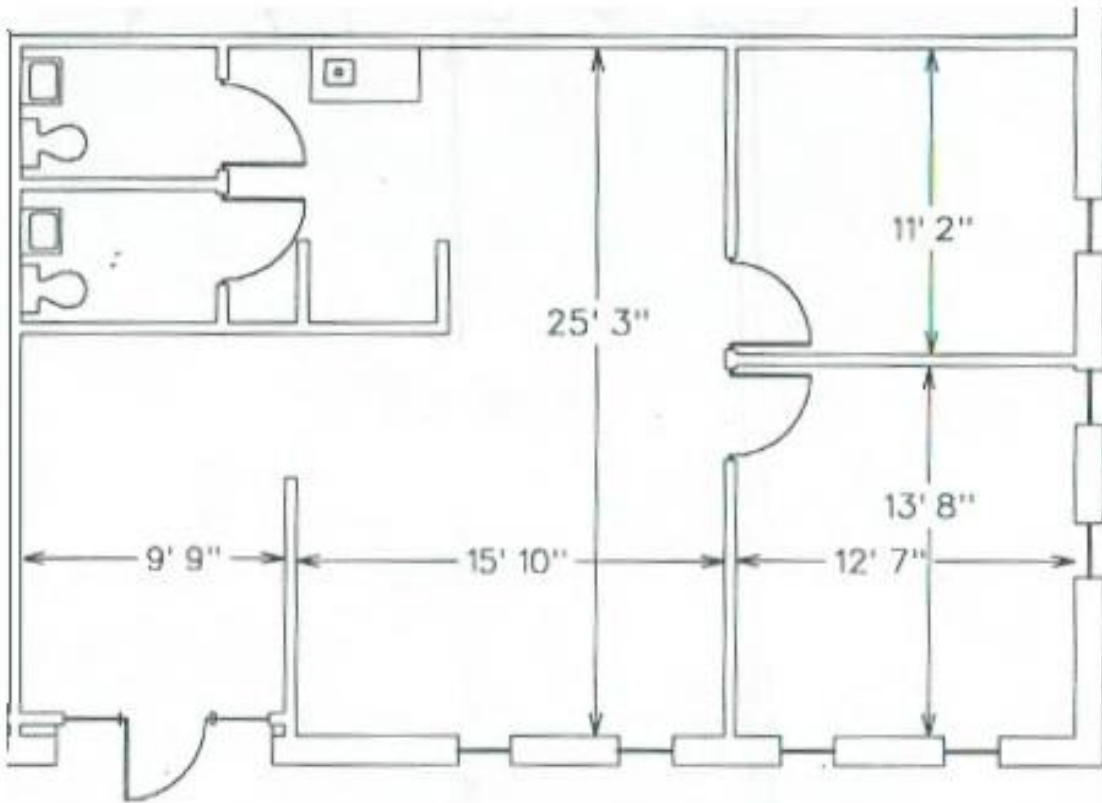
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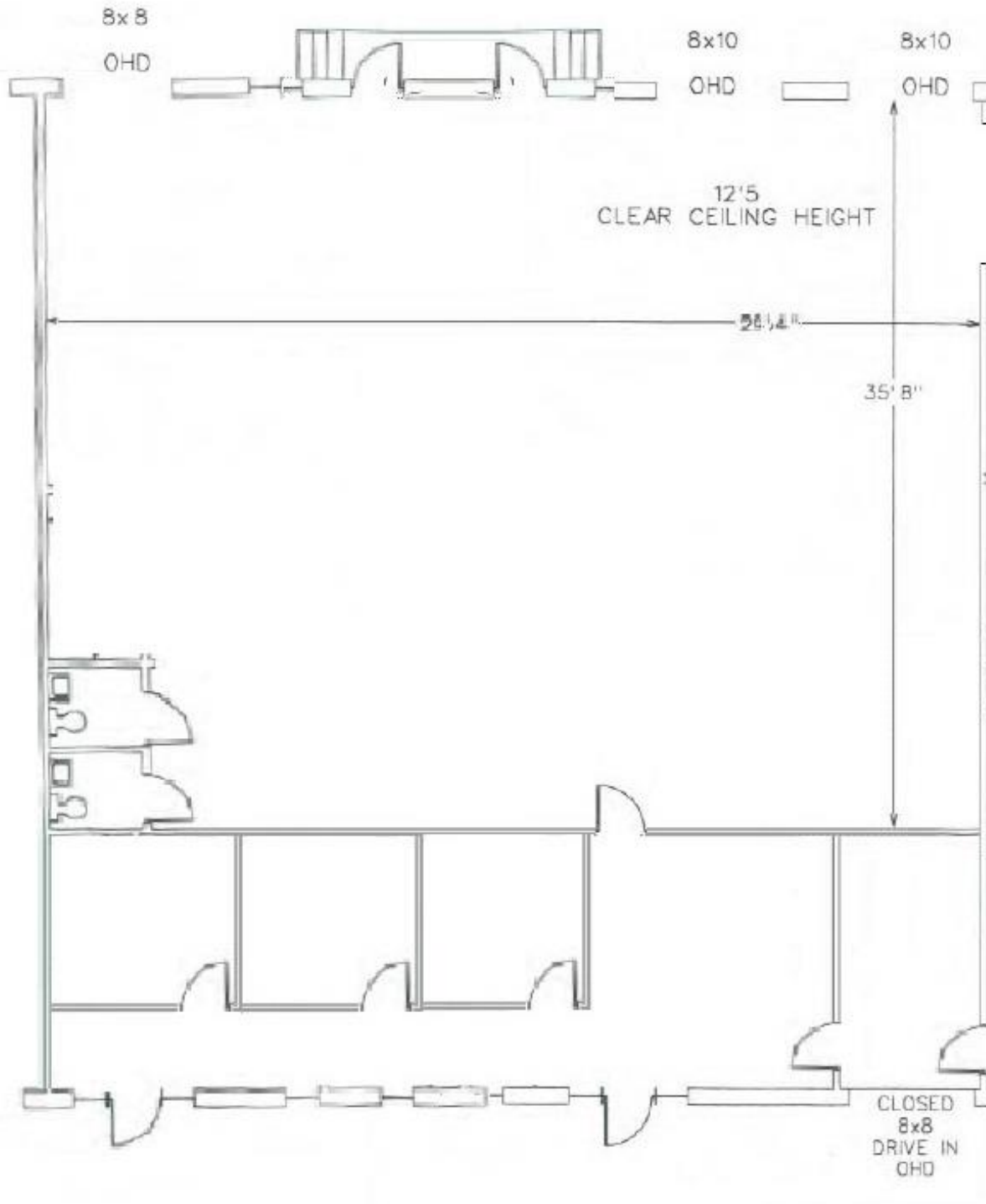
COFFEY CREEK BUSINESS CENTER
4107 ROSE LAKE DRIVE
SUITE A
3,630 SF TOTAL



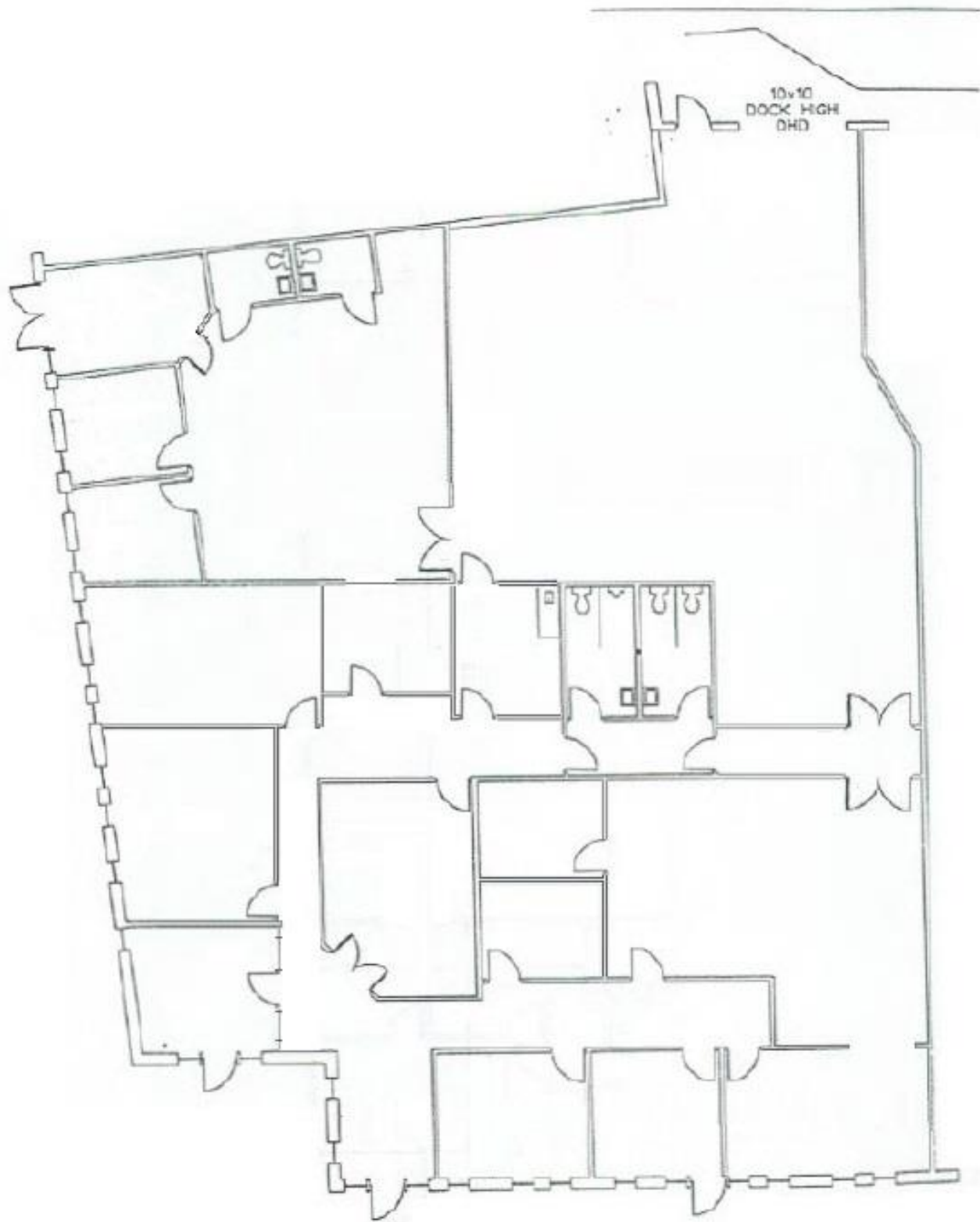
COFFEY CREEK BUSINESS CENTER
4111 ROSE LAKE DRIVE
SUITE D
1,500 SF TOTAL



COFFEY CREEK BUSINESS CENTER
4119 ROSE LAKE DRIVE
SUITE H
998 SF TOTAL



COFFEY CREEK BUSINESS CENTER
4123 ROSE LAKE DRIVE
SUITES E&F
3,889 SF TOTAL



COFFEY CREEK BUSINESS CENTER
1624 CROSS BEAM DRIVE
SUITE E
6,693 SF TOTAL