

INNOVATION

■ P ■ A ■ R ■ K ■

INDUSTRIAL SPACE AVAILABLE
141,378 SF

SHORT TERM LEASES AVAILABLE - FLEXIBLE TERMS - POTENTIALLY DIVISIBLE

EXPERIENCE AN AMENITY-RICH CAMPUS UNLIKE ANY OTHER INDUSTRIAL PARK IN CHARLOTTE.

7345 IBM Drive | CLT 29262



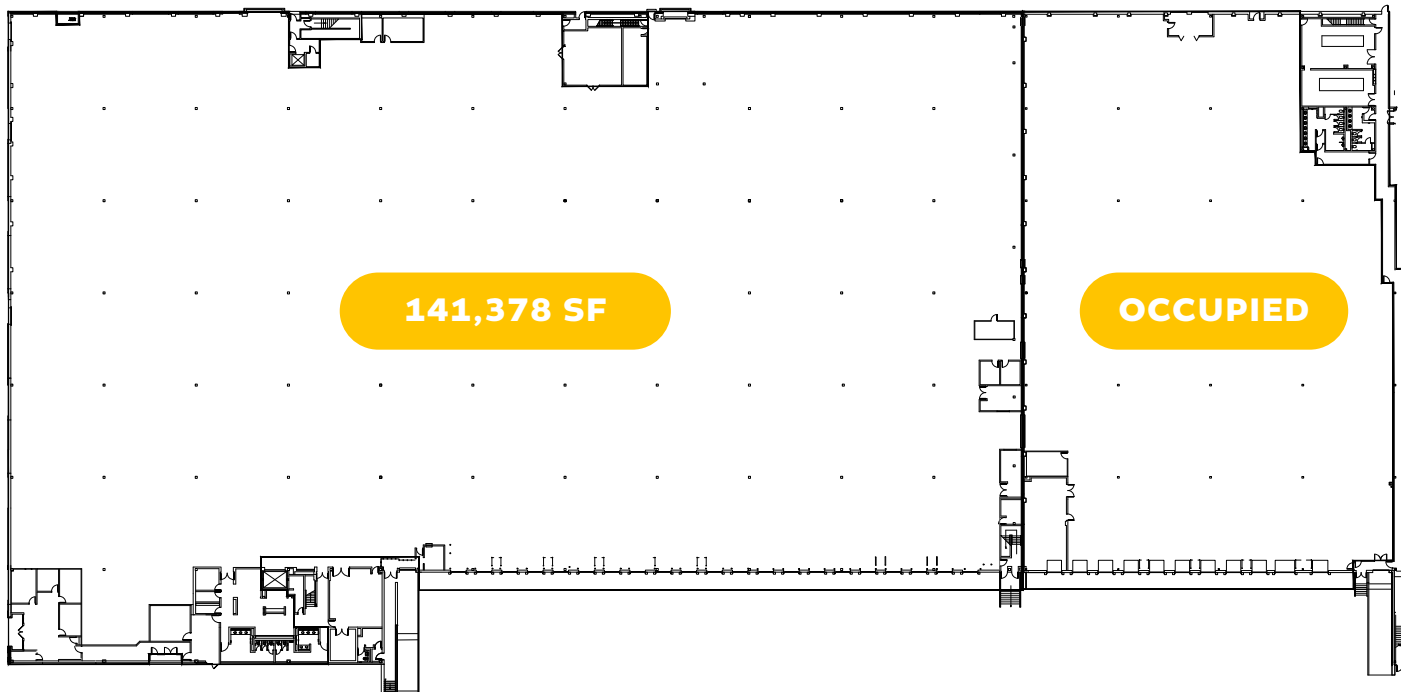
BILL WOOD
wpw@trinity-partners.com

THE DETAILS

**WHITEBOXED
WAREHOUSE INTERIOR**

**UPDATED
LED LIGHTING**

**FENCED
TRUCK COURT**



AVAILABLE SF: ±141,378 SF

OFFICE: Build to Suit

CLEAR HEIGHT: 28'

DOCK DOORS: 21

DRIVE-IN DOORS: 1

SPRINKLER SYSTEM: Wet /
Ordinary Hazard

PARKING SPACES: 2 per 1,000
(can be increased)

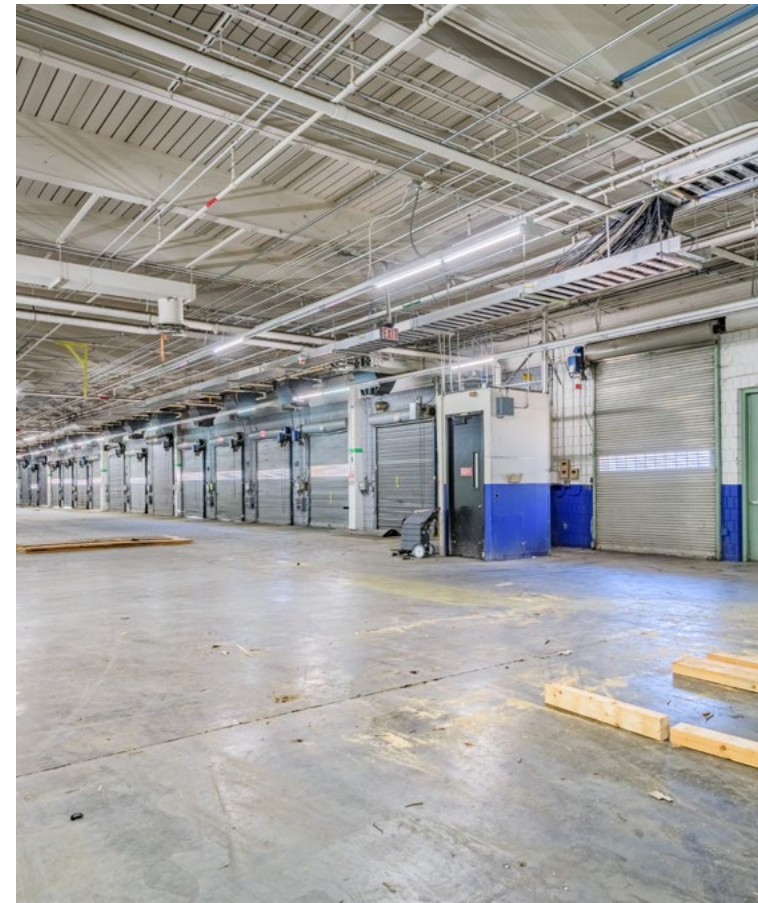
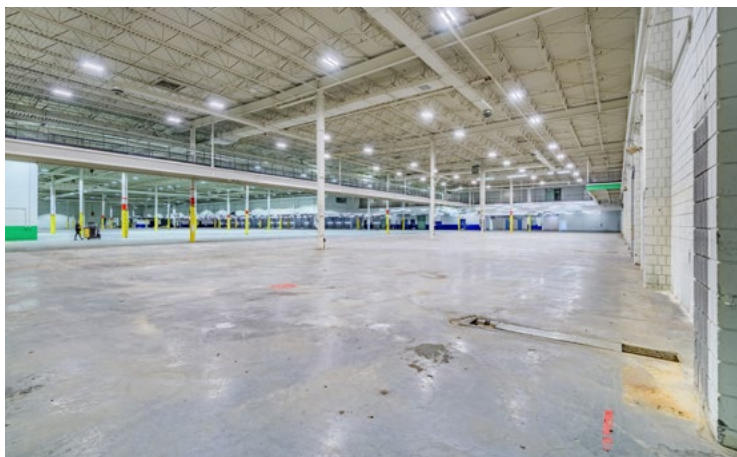
ZONING: RE-2

COLUMN SPACING: 45' x 45'

HVAC: Fully Conditioned

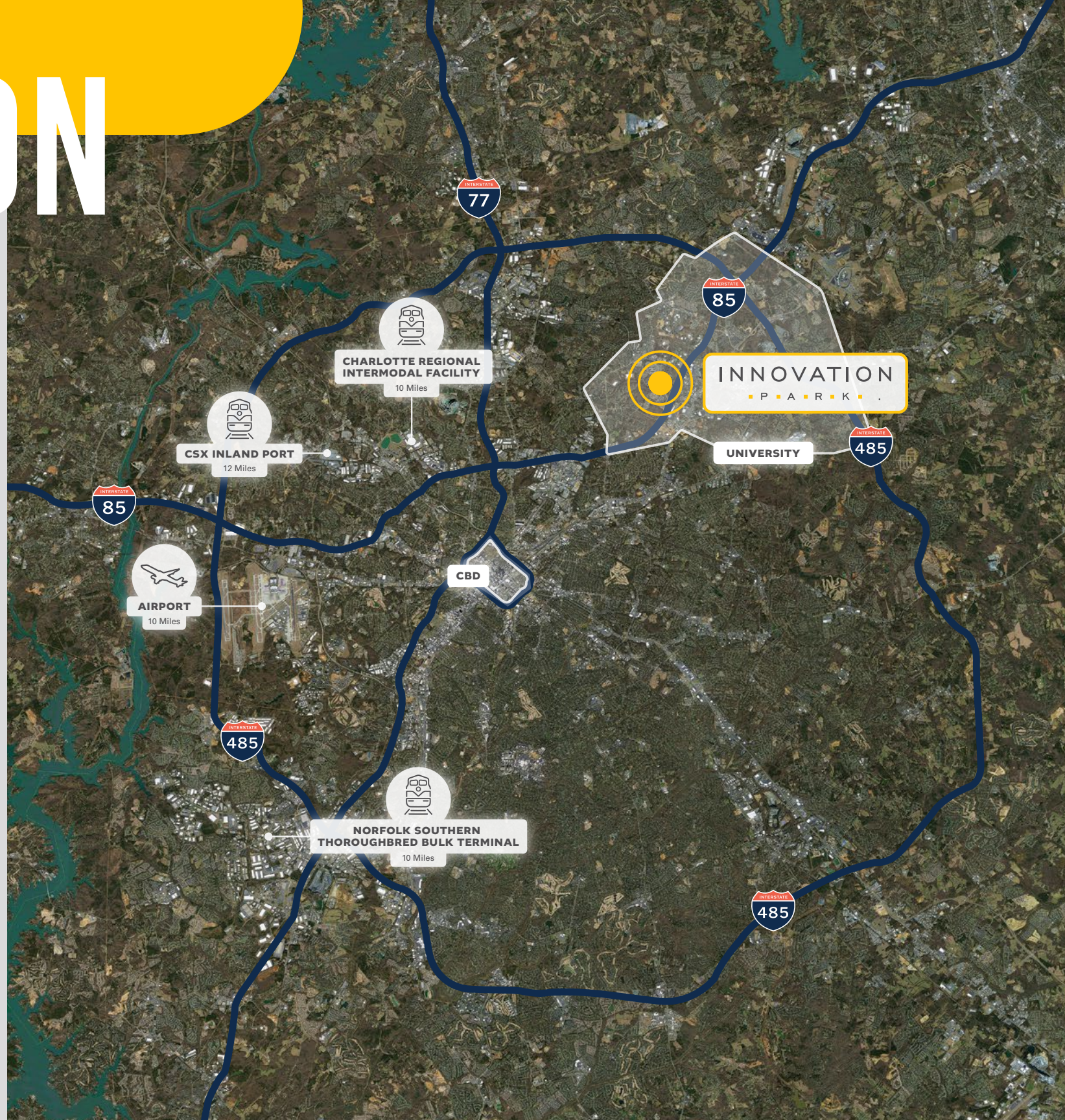
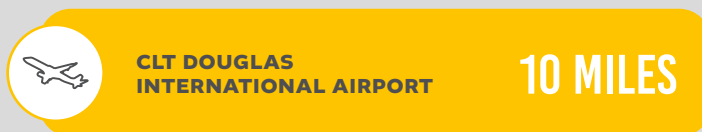
POWER: Up to 5 MW

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LOCATION

Located in Charlotte's University City, Innovation Park offers exceptional access to Charlotte's major highways and the JW Clay and McCullough LYNX Blue Line Light Rail Stations. We're easy to get to, offering equitable employee commutes.



TRUCK ACCESS



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AMENITIES

Our amenities serve to support your employees and your company's hiring efforts by providing an exceptional campus experience.

MEETING SPACE

Conference center accommodates up to 150 people

Multiple collaboration, huddle, and private workspaces

SERVICES

Dry cleaning drop-off service

Car detailing on-site

ATM's

SNACKS & SUNDRIES

Sundry Shop and Market

FOOD & DRINK

Morning

Bun Appetit – Locally owned Coffee/Breakfast operator
Open Tuesday - Thursday from 6:30-11:00 am

Afternoon

Food trucks (Monday – Thursday}
Jersey Mike's (Tuesday – Thursday)

HYBRID / EV

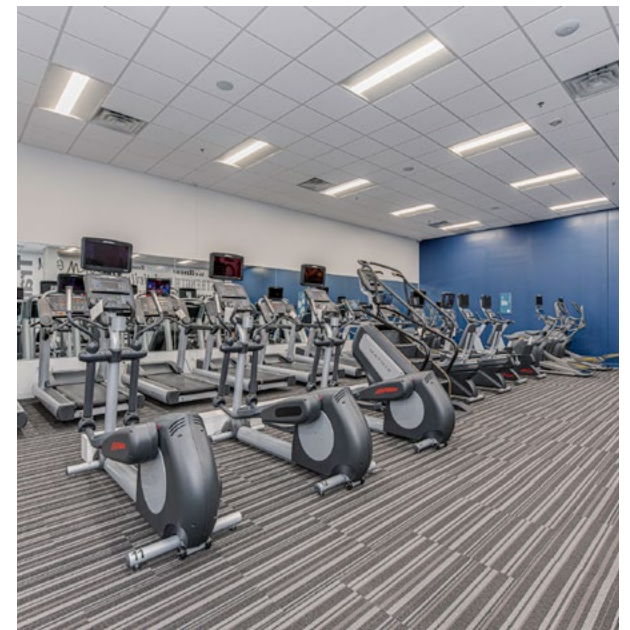
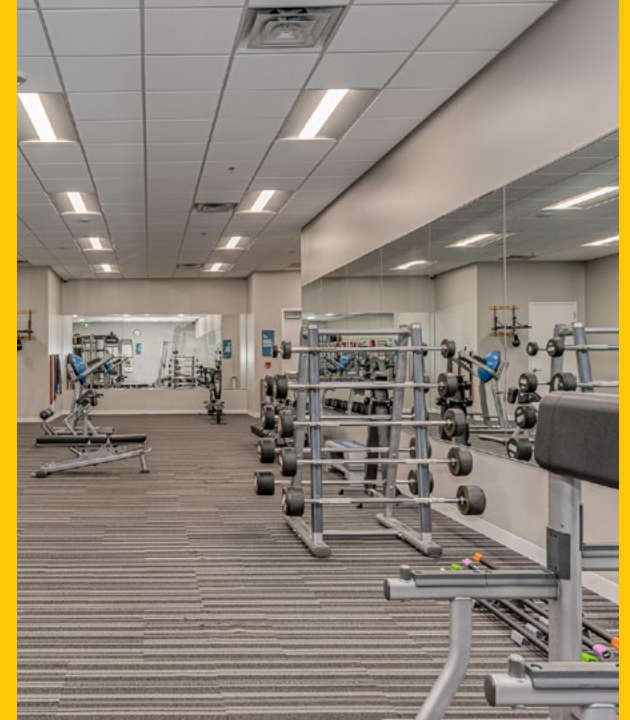
10 electric car
chargers



WELLNESS

Innovation Park's campus is full of amenities and opportunities that allow you to prioritize your health and wellness.

- » 2 fitness centers with locker rooms and showers
- » Outdoor basketball court
- » 9-hole disc golf course
- » Walking trails
- » Free on-campus bike rentals
- » Outdoor lounges and seating areas
- » Regular fitness and wellness classes
- » Innovation Health – Holistic Chiropractors, functional medicine, and nonsurgical spinal decompression



EXPERIENCES

Innovation Park's activated campus provides all-day access to recreation, culture, and programming. Our Property Management team and Community Manager prioritize service and meaningful engagement, ensuring the onsite experience is rooted in hospitality and connection.

HEALTH AND WELLNESS EVENTS

PROFESSIONAL AND PERSONAL DEVELOPMENT SEMINARS

FITNESS, MEDITATION AND YOGA CLASSES

ENVIRONMENT AND SUSTAINABILITY EVENTS

DISCOUNTS ON EVENTS AROUND THE CITY



INNOVATION PARK



INFRASTRUCTURE AND POWER

Innovation Park offers the most reliable, on-site infrastructure and backup systems in the region. Built by IBM, the park features The CUP: a Central Utility Plant that manages energy, chilled water storage and production, and a fully redundant substation operated by Duke Energy.

FIBER OPTIC TELECOMMUNICATIONS

With fiber in place and our proximity to major fiber carriers, Innovation Park has access to multiple communication networks and systems. Innovation Park's availability and quality of existing network backbones and proximity to major fiber carriers provide advantages to those seeking excellent telecommunications. Fiber is already in place, 'lit,' and ready for service implementation, given additional 'dark' routes.

CHECK OUT THE FULL DETAILS



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