



WOODLAND

BUSINESS PARK

±17,885-SF INDUSTRIAL SPACE AVAILABLE FOR LEASE

3300-N Woodpark Blvd, Charlotte, NC 28206



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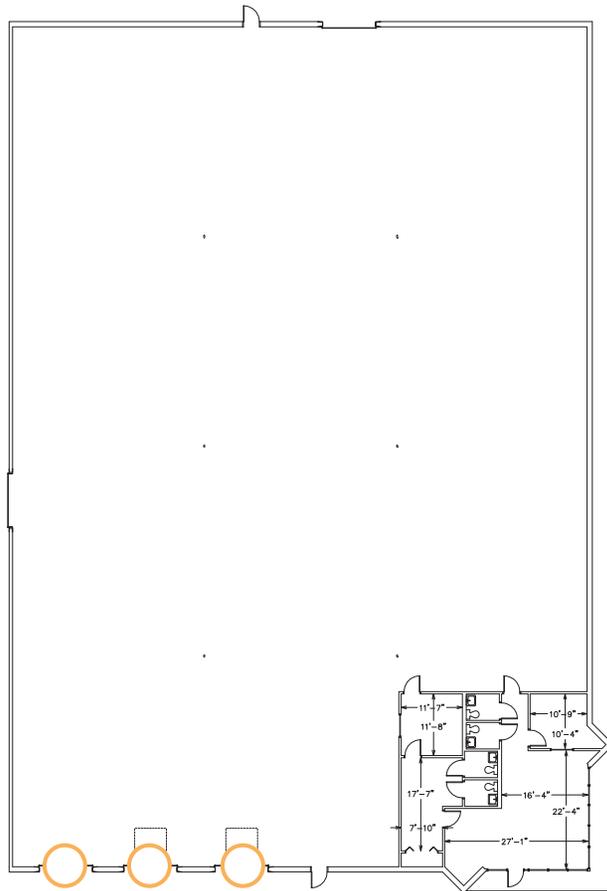
Will Hendrick
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Building Specs

3300 Woodpark Blvd
Suite N

LEGEND
 Dock High Door



±17,885 SF
AVAILABLE SPACE

±1,449 SF
OFFICE SPACE



The Woodland Business Park is located just north of Charlotte in the Sugar Creek industrial submarket. With close proximity to the Charlotte Douglas International Airport (9.0 miles) and Uptown Charlotte (4.7 miles), the location of the park offers convenient access to many major thoroughfares.

Total building sf	±88,335 sf	Column spacing	36' 8" x 40'
Available sf	±17,885 sf	Dock high doors	Three (3)
Estimated office area	±1,449 sf	Construction	Masonry
Site acreage	±5.063 ac	Roof type	TPO
Year built	1981	Roof age	2019
Zoning	ML-2	Fire protection	Ordinary hazard
Sprinkler	Wet	Load type	Front
Clear height	20'	Available	Immediately

Park Overview

The Woodland Business Park is comprised of ten buildings totaling 847,073 sf. The park consists of light industrial, flex and distribution space, making it an appealing option for various types of tenants.

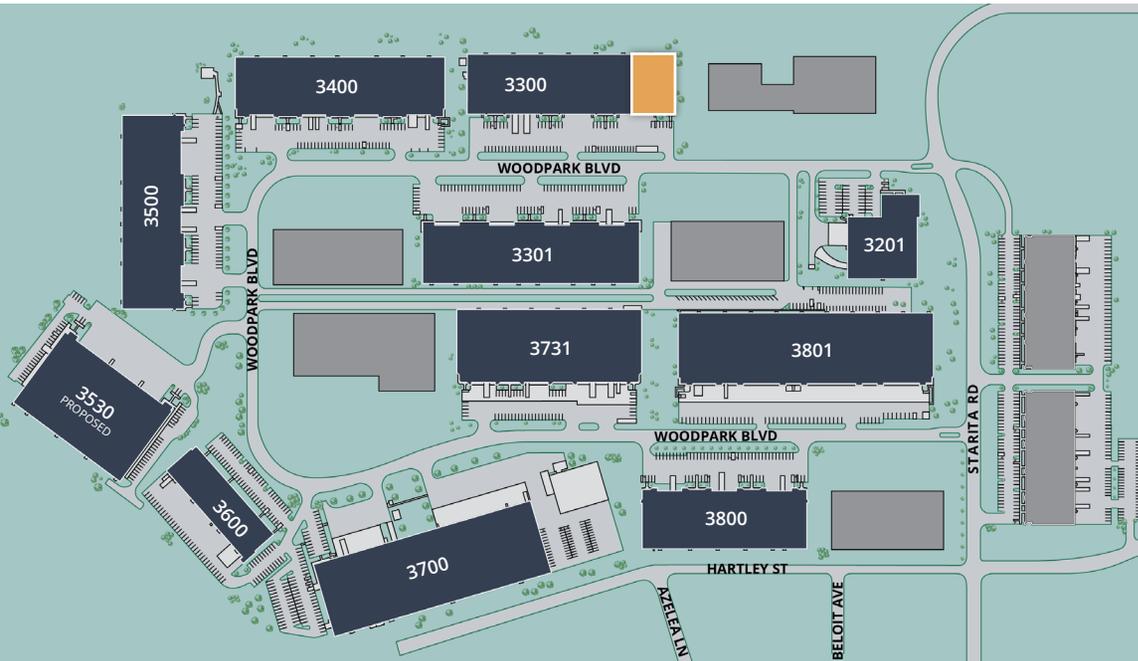
Located within close proximity to the I-85 / I-77 interchange, the Park offers quick and convenient access to highly efficient interstate systems.



INTERSTATE 85
1.6 miles



INTERSTATE 77
2.4 miles



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