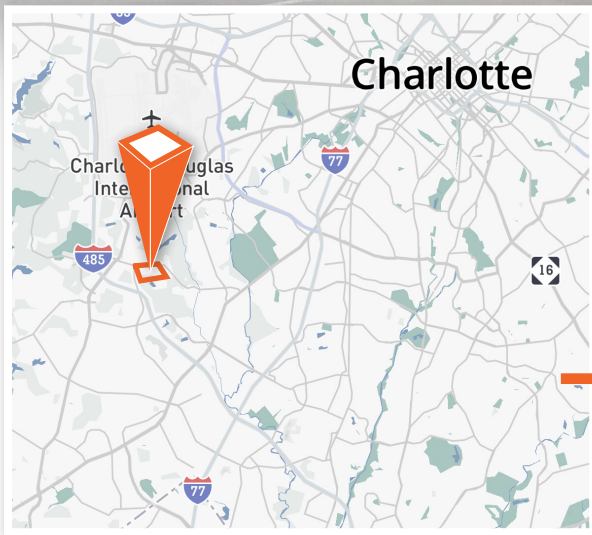
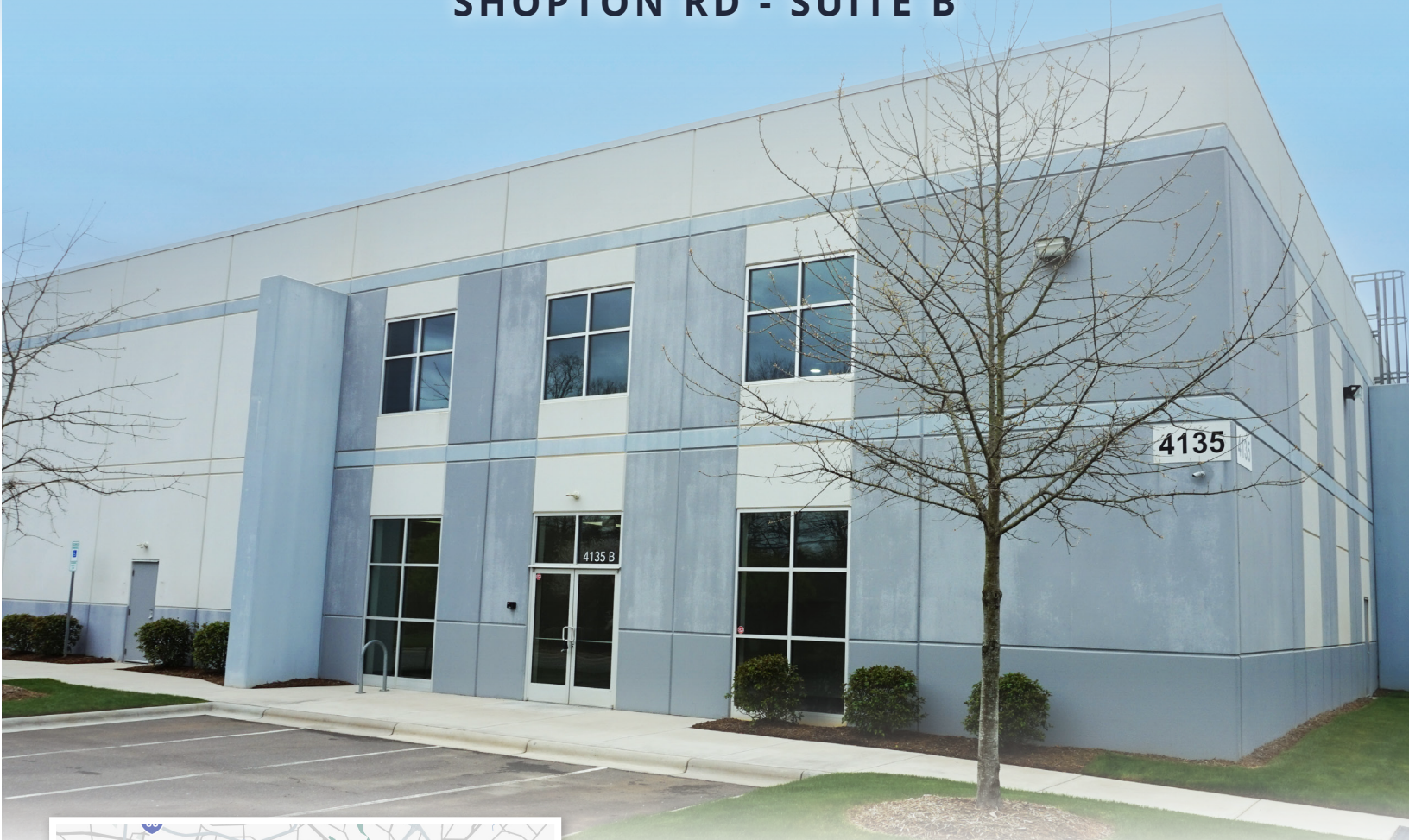


# 4135

SHOPTON RD - SUITE B



**± 26,400 sf**  
**Industrial Space at**  
**Two Shopton Ridge**

**CHARLOTTE, NORTH CAROLINA**

**Zach Simpson**  
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Principal  
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**AVISON  
YOUNG**



# INDUSTRIAL SPACE AT TWO SHOPTON RIDGE

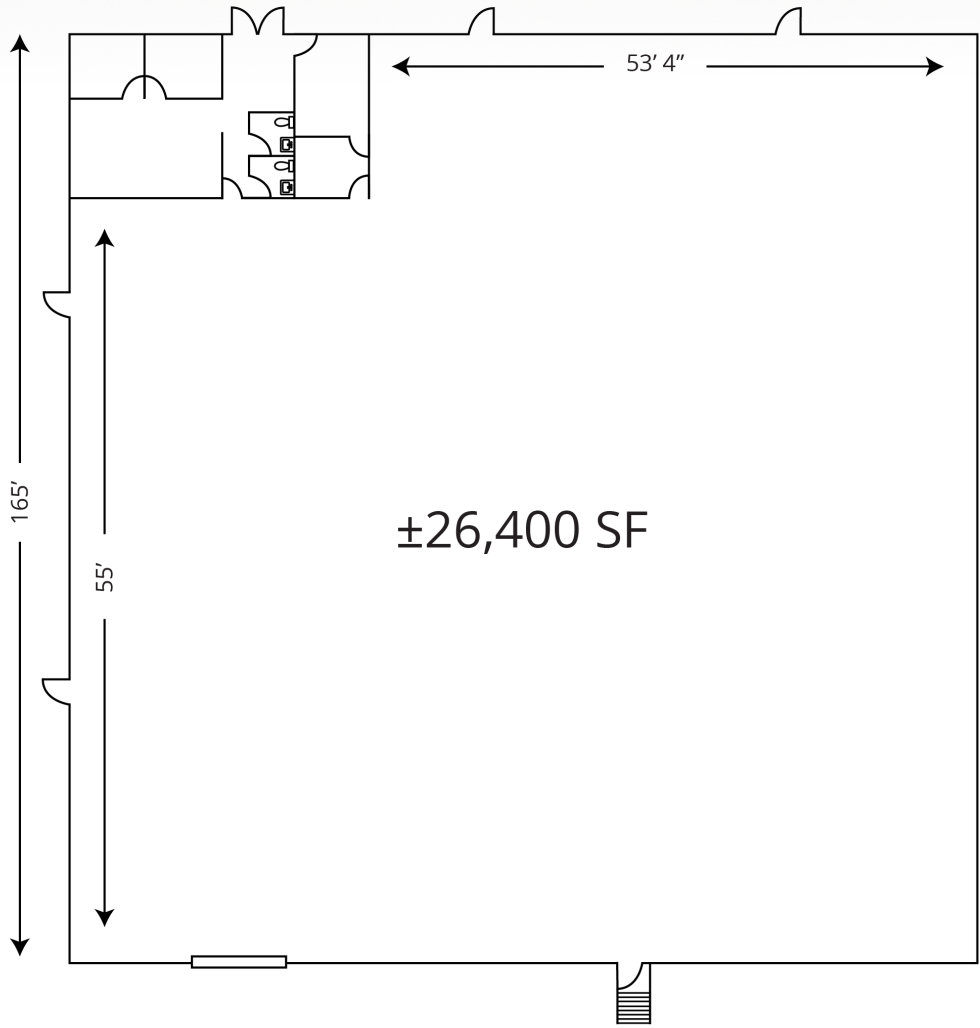
4135 Shopton Rd, Charlotte, NC

**Shopton Ridge Business Park** is a prime location for businesses, strategically positioned near major transportation routes for easy accessibility. Designed with a focus on a supportive business environment, the park offers essential amenities and infrastructure. Its close proximity to airports and intermodal facilities is advantageous

for logistics, while the surrounding well-developed infrastructure adds to its appeal. With potential for growth, business synergy, and a commitment to aesthetics and sustainability, Shopton Ridge presents an attractive opportunity for companies seeking a conducive and thriving workspace.

## Floor Plan

- Two (2) Private Offices
- One (1) Conference Room
- Two (2) Restrooms
- One (1) Breakroom
- Three (3) dock high doors
- One (1) drive-in door with ramp
- Four (4) knock-out panels



## Property details

County:	Mecklenburg
Available SF:	±26,400 SF
Office SF:	±1,567 SF
Clear Height:	24'
Column Spacing:	53' 4" x 41' 3"
Dock High Doors:	Three (3)
Knock-Out Panels:	Four (4)
Drive-In Doors:	One (1)
Sprinklers:	ESFR
Parking:	±49 spaces
Lease Rate:	Call Brokers





# INDUSTRIAL SPACE AT TWO SHOPTON RIDGE

4135 Shopton Rd, Charlotte, NC



INTERSTATE 485

**1.0 miles**



INTERSTATE 77

**4.5 miles**



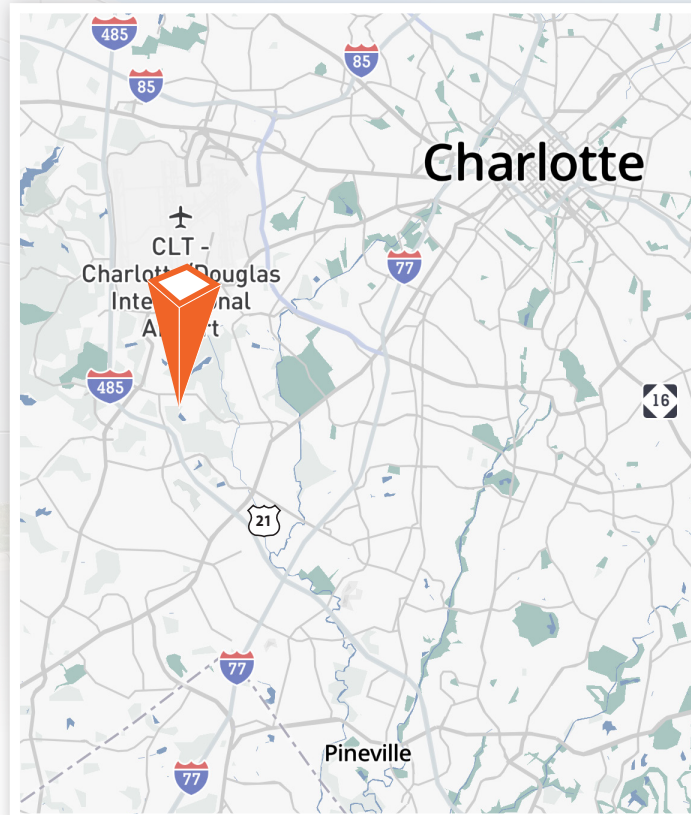
INTERSTATE 85

**6.7 miles**



CHARLOTTE DOUGLAS  
INTERNATIONAL AIRPORT

**2.2 miles**



## Location & travel

With **53% of the nation's population within a day's drive of the Charlotte region**, this property's location near the I-77 / I-485 interchange boasts a perfect regional access point.



**For more information:**

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