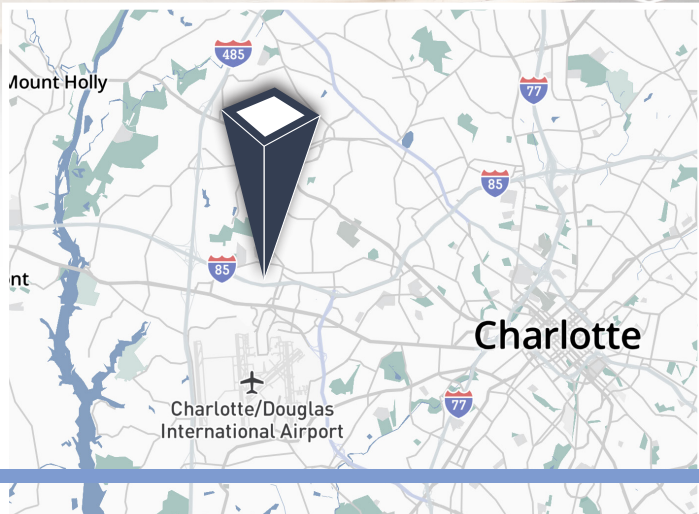


4250

BUSINESS CENTER DR, SUITE 100



**± 14,040 -
28,080 SF
Industrial Space
Available for
Sublease**

FOR MORE INFORMATION:

Henry Lobb, SIOR
Principal
704 469 5964
henry.lobb@avisonyoung.com

Gray Gaines
Vice President
704 413 0230
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JC Conte, SIOR
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954 336 8001
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SUITE DETAILS

Available SF: ±14,040 - 28,080 SF

Clear Height: 32'

Column Spacing: 50' x 54'

Dock High Doors: Six (6) with three (3) pit-levelers

Sprinkler: ESFR

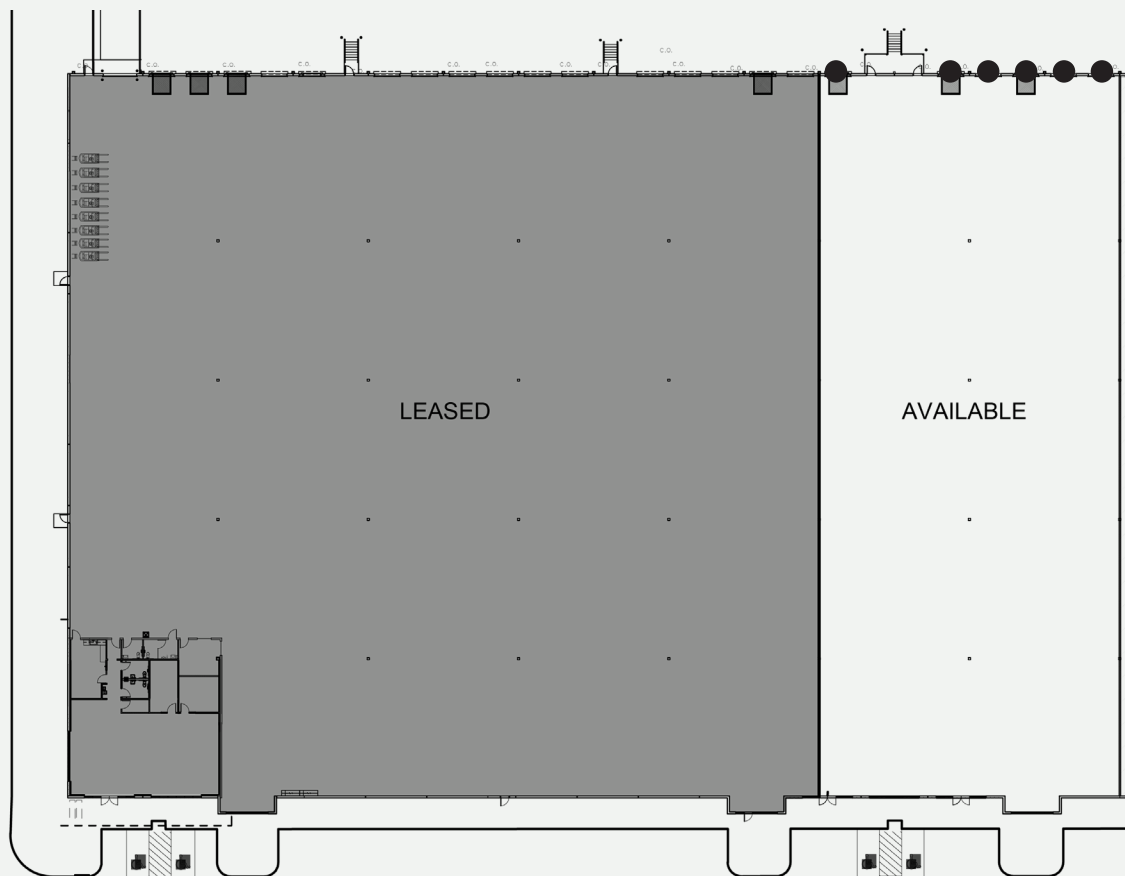
Lighting: LED

Truck Court: 130'



Speed Bay: 60'

Floor: 6" concrete slab

 *Call for remaining term and lease rate*



Floor Plan

-  DOCK HIGH DOOR
-  DOCK HIGH DOOR WITH PIT-LEVELER

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**AVISON
YOUNG**

NEARBY BUSINESSES



Location & Travel

4250 Business Center Dr. in Charlotte, NC, is ideally located in West Charlotte, near the Charlotte Douglas International Airport. It offers excellent interstate access & visibility, with close proximity to I-85, I-77, and I-485, making it convenient for transportation and logistics. This connectivity enhances its appeal for businesses seeking efficient routes to regional and national markets.

**DIRECT ACCESS
TO I-85 VIA
LITTLE ROCK RD**

85 INTERSTATE 85
±0.8 miles

485 INTERSTATE 485
±2.5 miles

CLT CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT
±1.7 miles

EXIT 32

UPTOWN
CHARLOTTE
±9.0 miles

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