

Coffey Creek Business Center

4107-4123 Rose Lake Drive | Charlotte, NC

1624 Cross Beam Road | Charlotte, NC

1,208 – 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

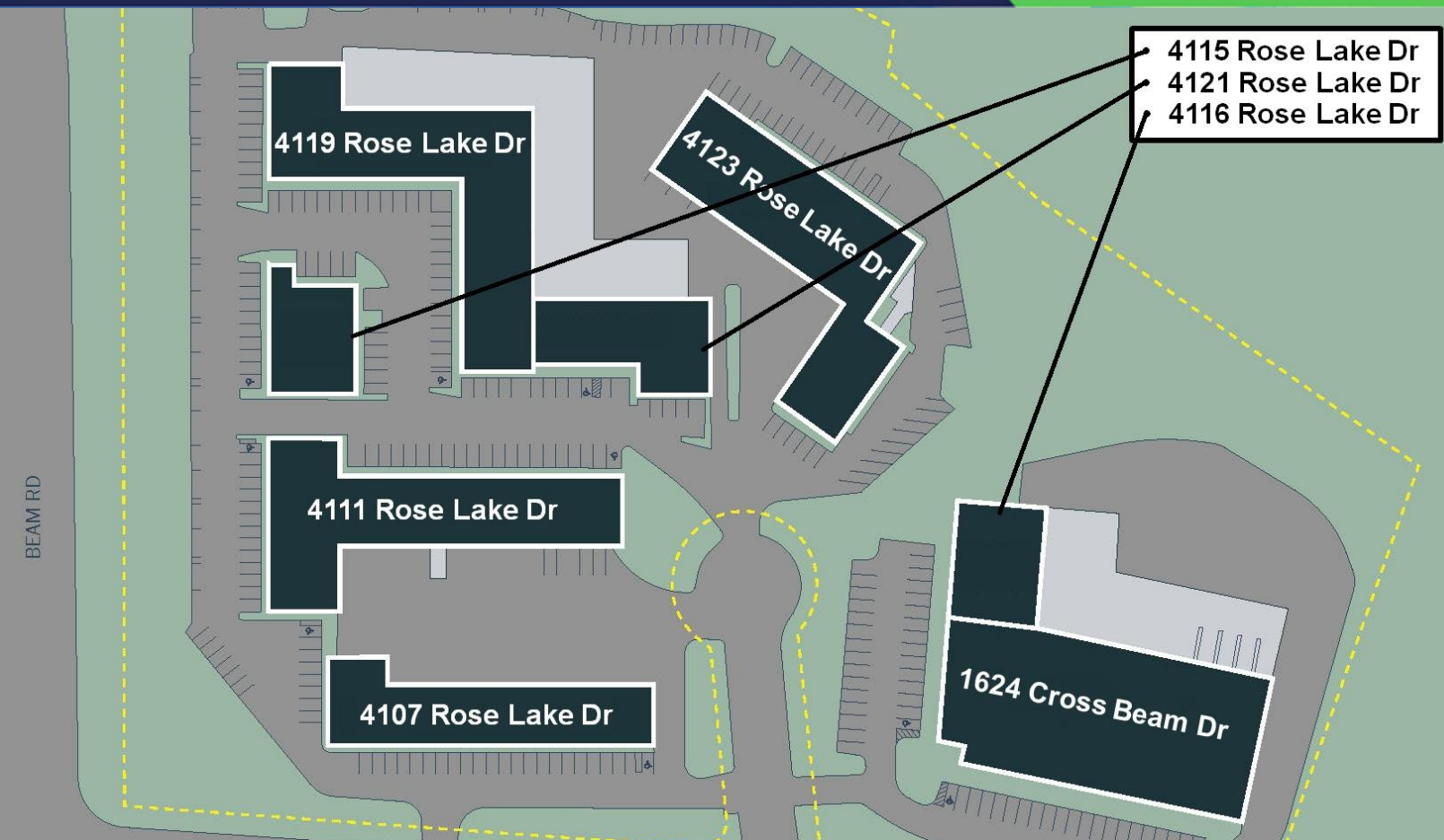
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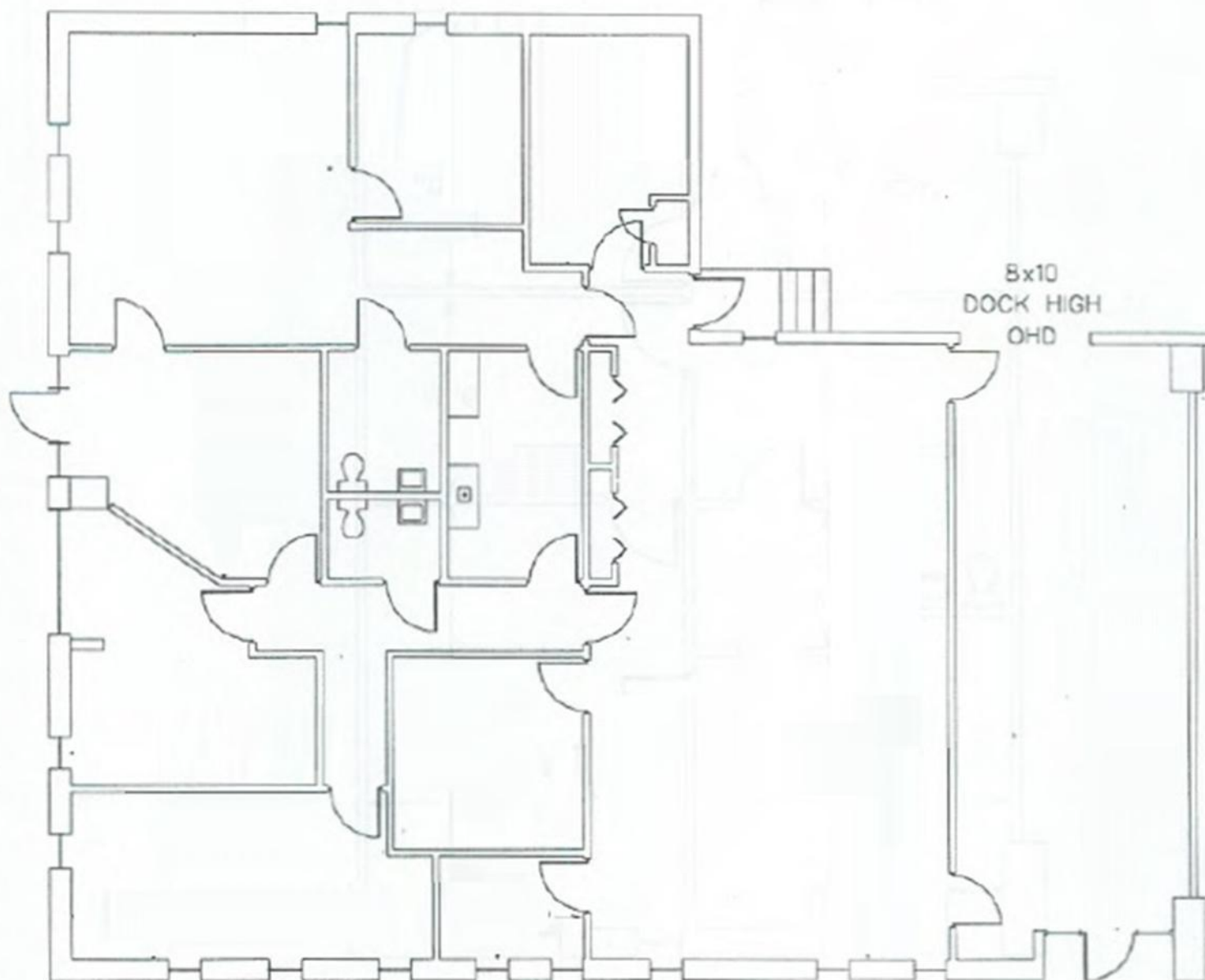
1624 Cross Beam Road | Charlotte, NC

1,208 – 6,693 SF

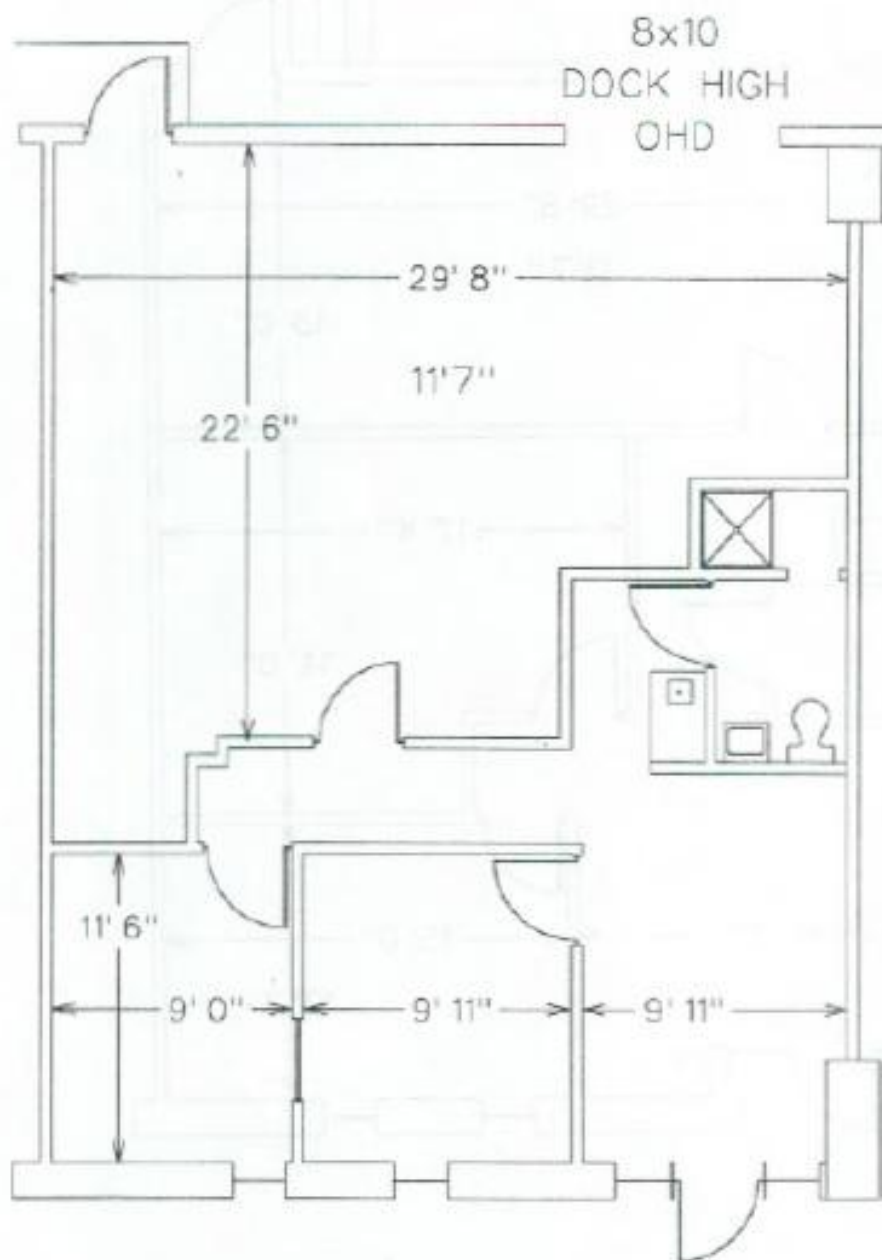
Flex Units



Address	Total SF	Base Rent	Warehouse Access	Gross Monthly Rent + TICAM
4107 Rose Lake Drive, Suite A	3,630	\$12.00 PSF	Dock-High	\$4,455.83
4107 Rose Lake Drive, Suite F	1,208	\$14.00 PSF	Dock-High	\$1,684.15
4111 Rose Lake Drive, Suite A	3,841	\$13.00 PSF	Dock-High	\$5,034.91
4119 Rose Lake Drive, Suite F	1,976	\$14.00 PSF	100% Office	\$2,754.87
4123 Rose Lake Drive, Suite EF	3,889	\$12.00 PSF	Dock-High & Grade-Level	\$4,773.75
1624 Cross Beam Drive, Suite E	6,693	\$11.00 PSF	Dock-High	\$7,657.91



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



4107-F

1,208 SF TOTAL
577 SF OFFICE
631 SF WAREHOUSE

KEY CREEK BUSINESS PARK

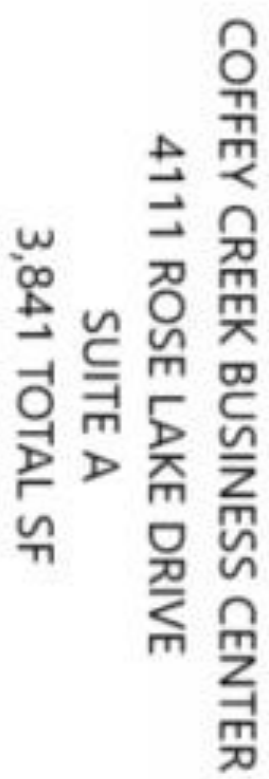
Ziff Properties, Inc.

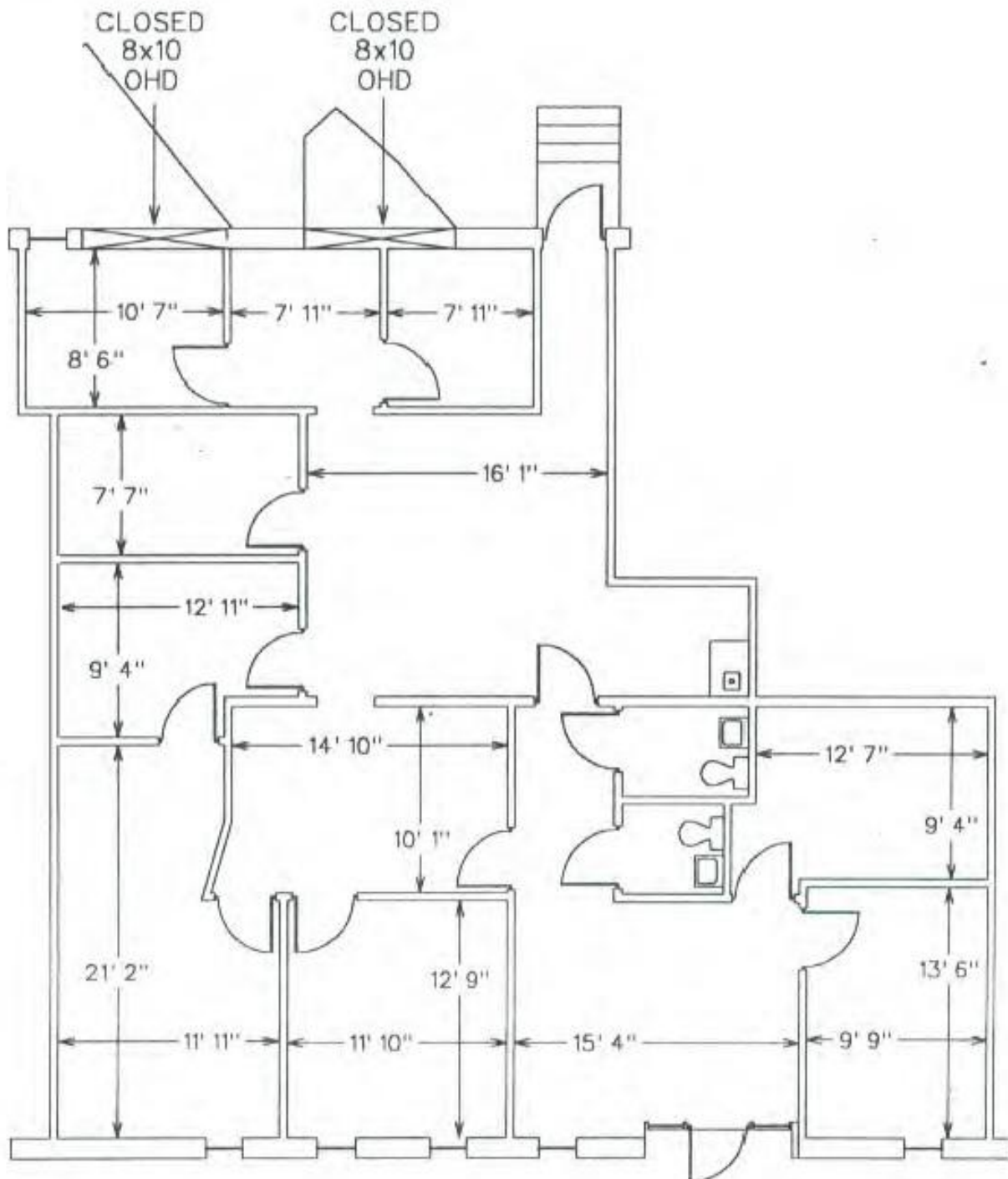
200 Wingo Way, Ste 100

Mt. Pleasant, SC 29464

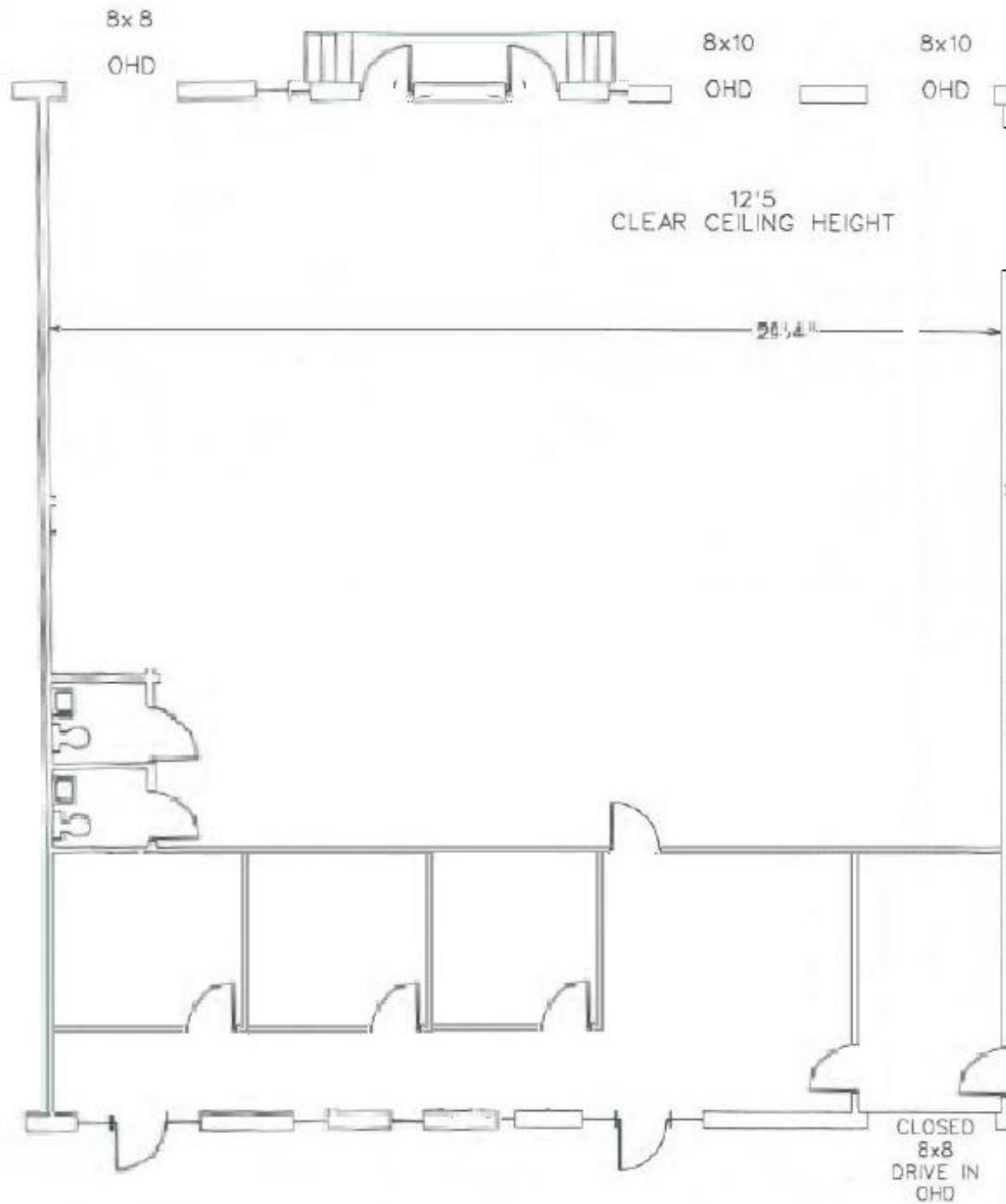
3-724-3500 F: 843-724-3400



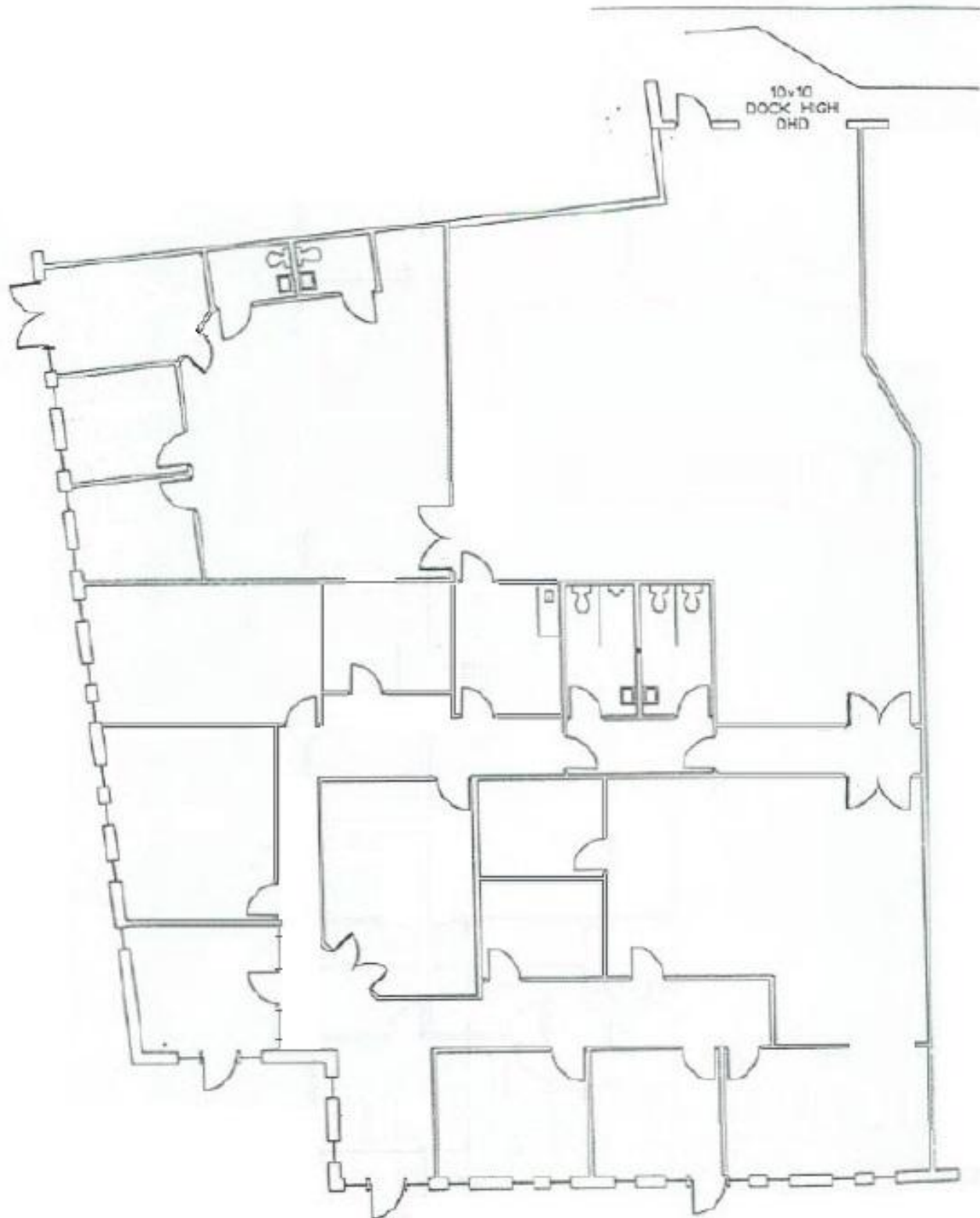




COFFEY CREEK BUSINESS CENTER
4119 ROSE LAKE DRIVE
SUITE F
1,976 SF TOTAL



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