

AVAILABLE



7300 Reames Road | Charlotte, NC

+115,295 SF For Lease

NorthPark Business Park Available Immediately



For more information, contact:

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Jones Lang LaSalle Brokerage
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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.



Property Overview

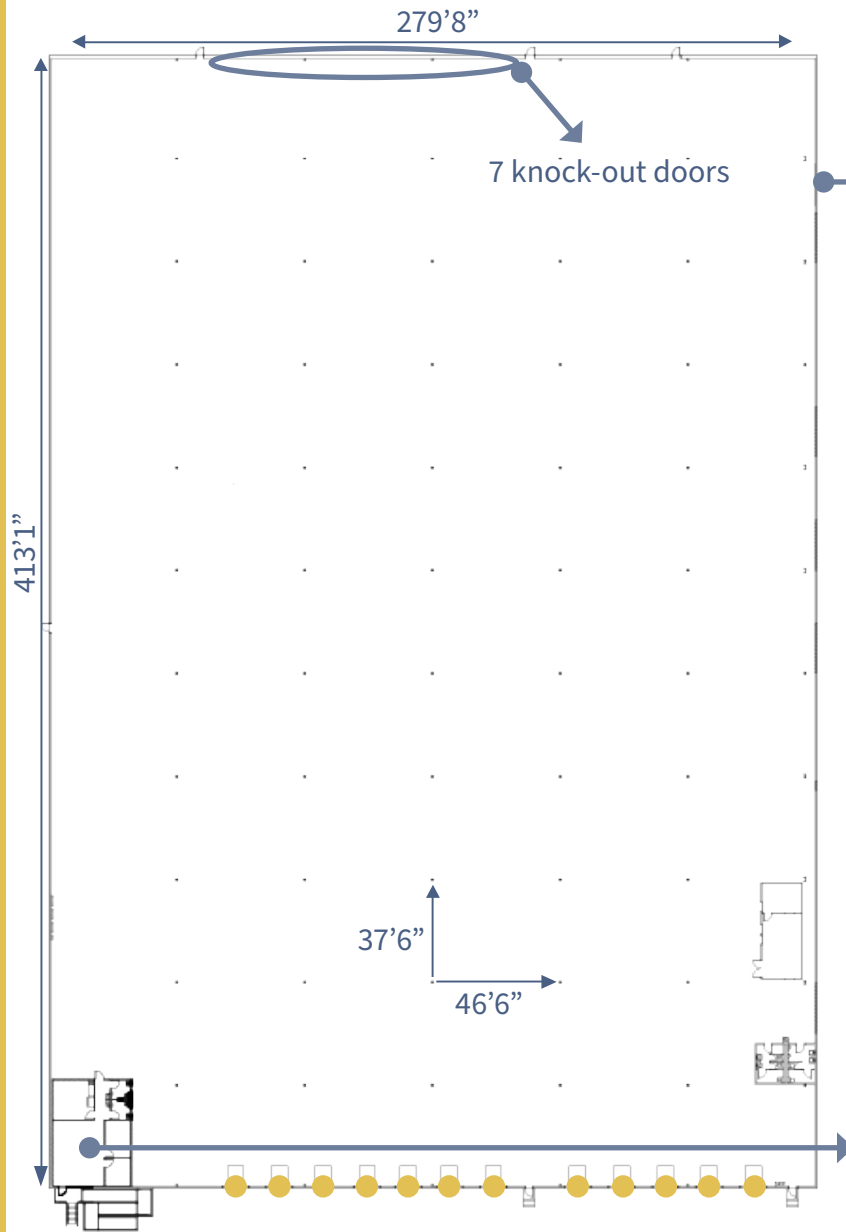
PROPERTY HIGHLIGHTS

- 12 dock high doors (with pit levelers and seals)
- Ability to add 7 additional dock doors to make it cross dock
- 1,324 SF of new office
- T-5 motion-sensored warehouse lighting
- ESFR sprinklers
- 24' clear height
- Excellent interstate access
- Surplus trailer storage



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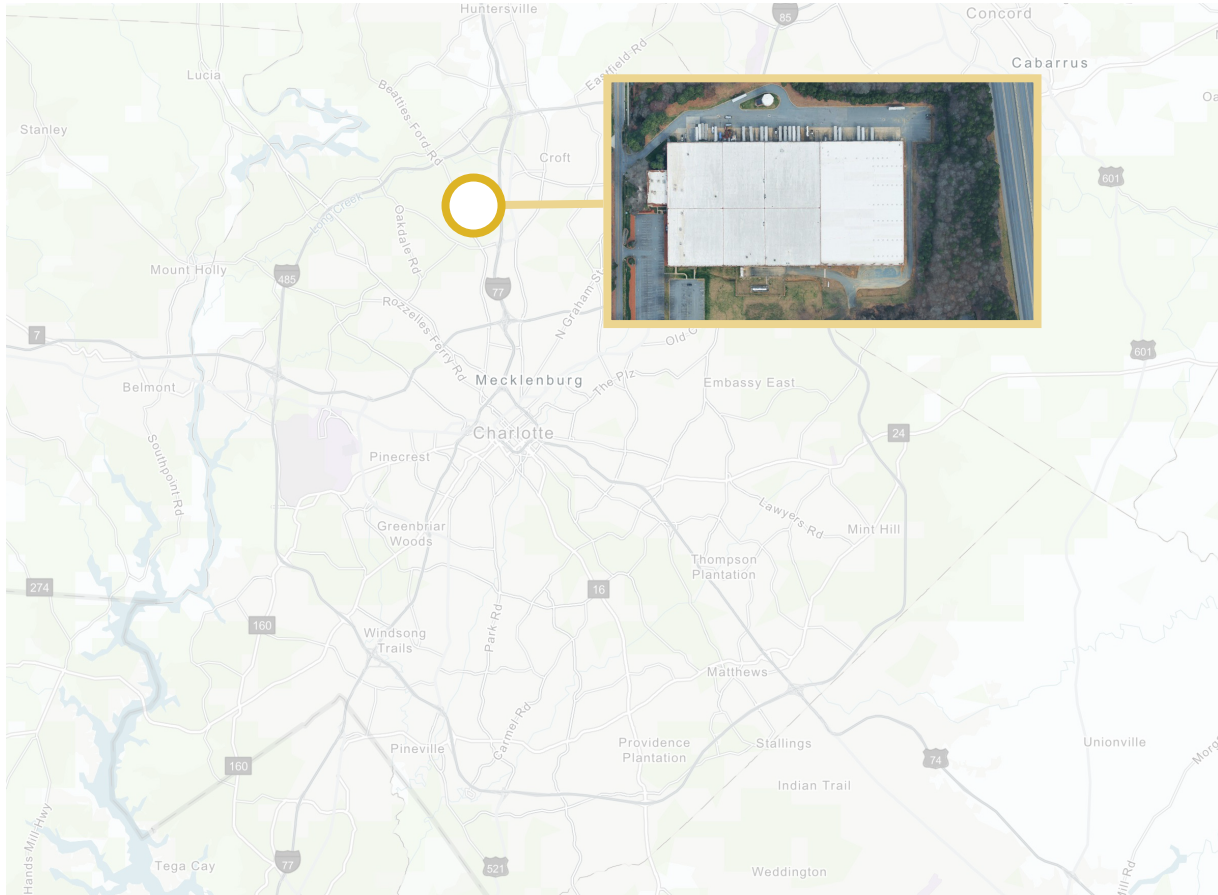
PROPERTY FEATURES



| | |
|-----------------|-----------------------------------------------------------------------------------------------------------|
| Available Space | ±115,295 SF |
| Office Space | ±1,324 SF Existing |
| Clear Height | 24' |
| Sprinklers | ESFR |
| Loading | 12 DH (pit levelers and seals) Ability to add 7 additional doors 1 drive-in with a ramp (12' x 16') |
| Column Spacing | 46'6" x 37'6" |
| Lighting | T-5 motion-sensored |
| Floors | 6", 4,000 PSI on 6 mil. poly capor barrier over 2" crushed stone |
| Walls | 4" utility brick over 6" precast concrete panel |
| Roof | 45 mil. EPDM |
| Year Built | 1986 |
| Available | Immediately |
| OPEX | \$1.44/SF |
| Rate | \$7.15/SF |

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LOCATION HIGHLIGHTS

- 1.5 miles to I-77
- 4 miles to I-485 and I-85
- 8 miles to Charlotte CBD
- 12 miles to Charlotte Douglas International Airport

1.5 miles
to interstate 77

8 miles
to Charlotte, NC