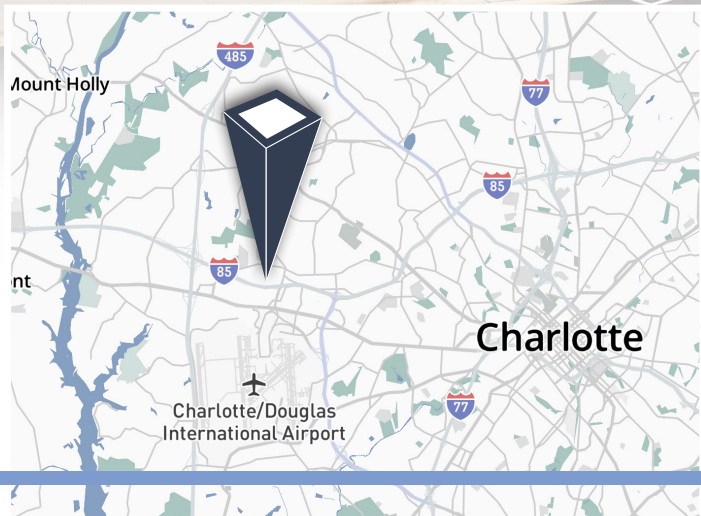


# 4250

BUSINESS CENTER DR, SUITE 100



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

**FOR MORE INFORMATION:**

**Henry Lobb, SIOR**

Principal

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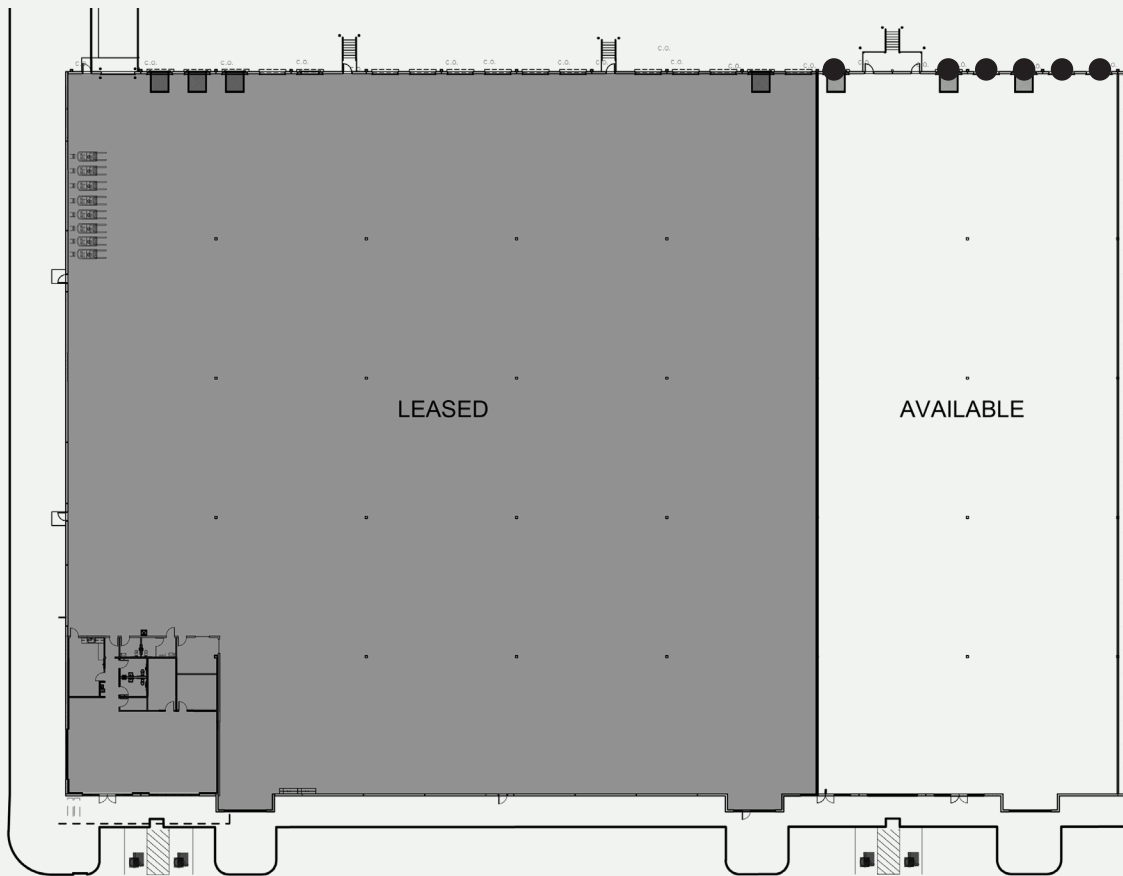
954 336 8001

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**AVISON  
YOUNG**

## SUITE DETAILS

<b>Available SF:</b>	±14,040 - 28,080 SF
<b>Clear Height:</b>	32'
<b>Column Spacing:</b>	50' x 54'
<b>Dock High Doors:</b>	Six (6) with three (3) pit-levelers
<b>Sprinkler:</b>	ESFR
<b>Lighting:</b>	LED
<b>Truck Court:</b>	130'
<b>Speed Bay:</b>	60'
<b>Floor:</b>	6" concrete slab
<b>Lease Rate:</b>	\$9.95/SF NNN



### Floor Plan

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

### FOR MORE INFORMATION:

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## NEARBY BUSINESSES



**4250 BUSINESS CENTER DR**

## 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**



**INTERSTATE 85**  
±0.8 miles



**INTERSTATE 485**  
±2.5 miles



**CHARLOTTE DOUGLAS  
INTERNATIONAL AIRPORT**  
±1.7 miles



**UPTOWN  
CHARLOTTE**  
±9.0 miles

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