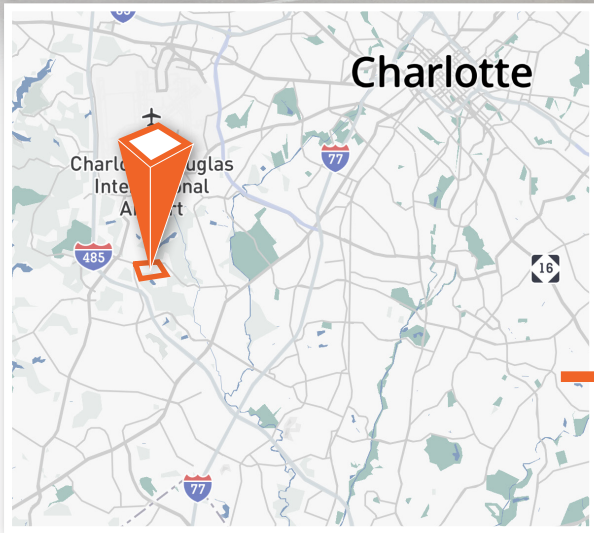
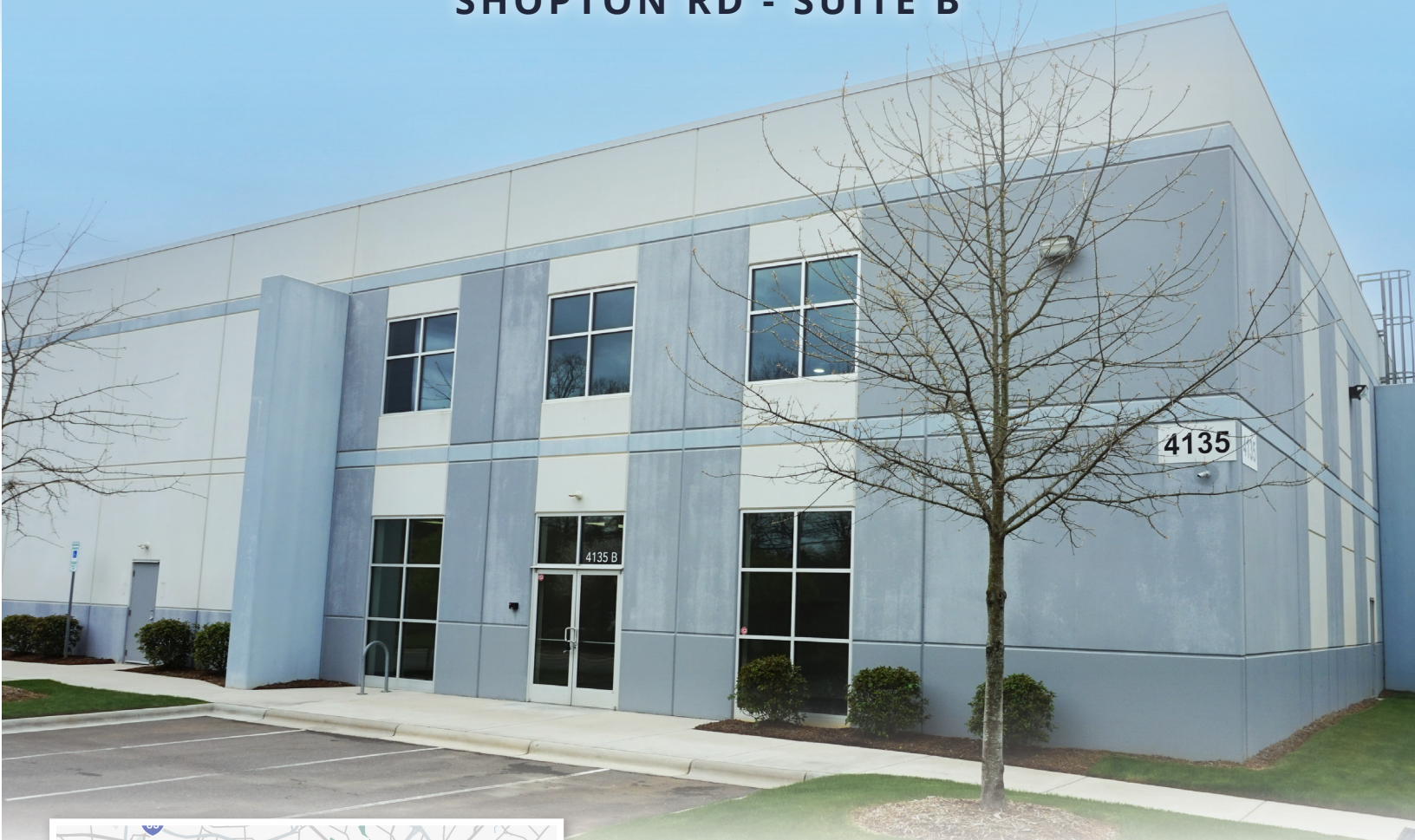


# 4135

SHOPTON RD - SUITE B



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

**CHARLOTTE, NORTH CAROLINA**

**Zach Simpson**

Vice President

704 315 5091

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**Henry Lobb, SIOR**

Principal

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**AVISON  
YOUNG**

# INDUSTRIAL SPACE AT TWO SHOPTON RIDGE

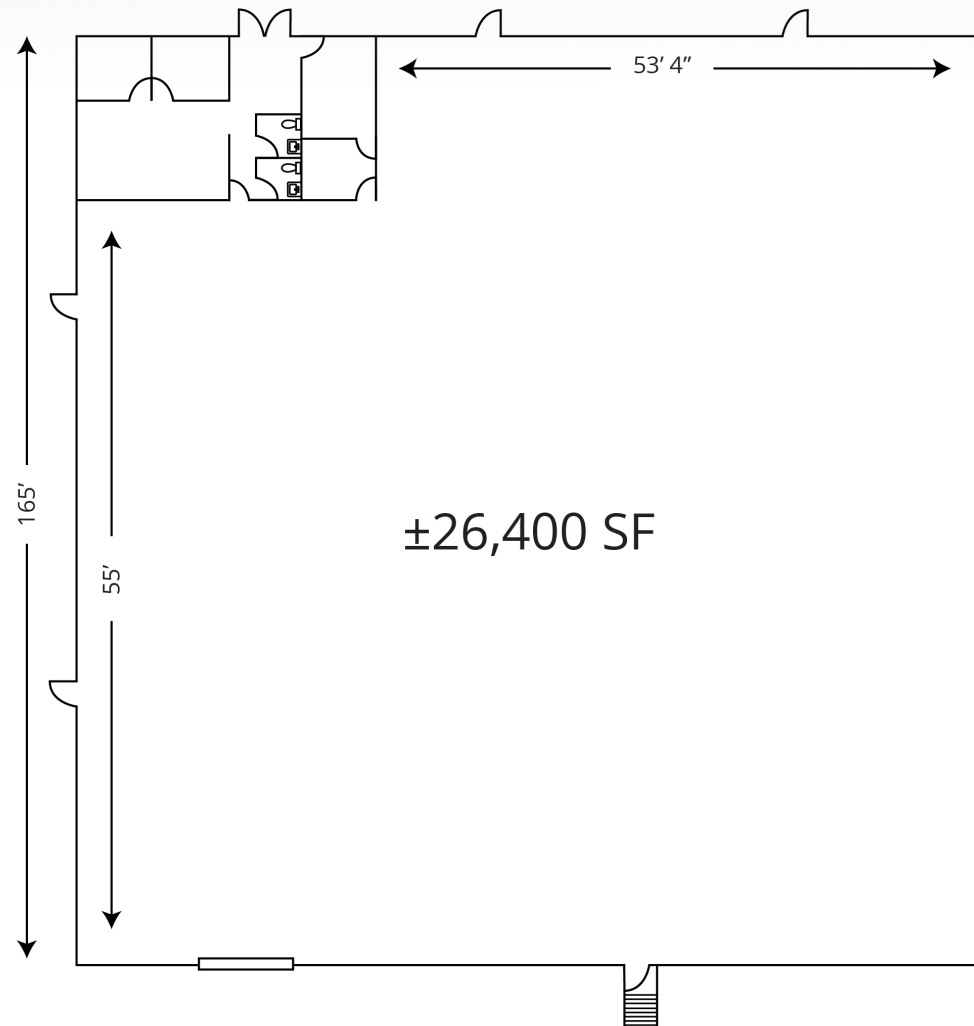
4135 Shopton Rd, Charlotte, NC

**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

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



# INDUSTRIAL SPACE AT TWO SHOPTON RIDGE

4135 Shopton Rd, Charlotte, NC



INTERSTATE 485  
1.0 miles



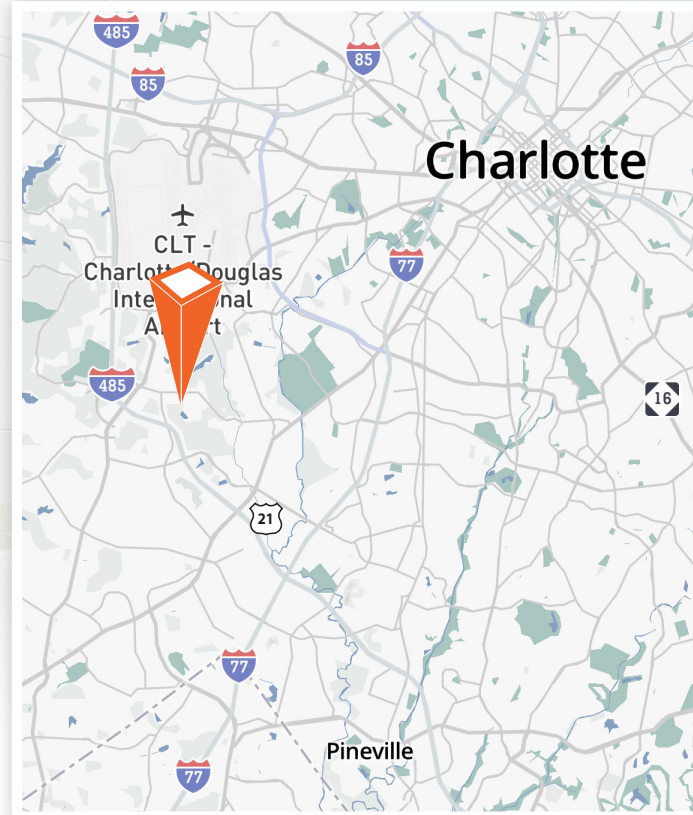
INTERSTATE 77  
4.5 miles



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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