

FOR LEASE > INDUSTRIAL SPACE



Coffey Creek Business Park

1110 CENTER PARK DRIVE, SUITE E, CHARLOTTE, NC



Coffey Creek Business Park >

Excellent industrial facility in great condition with $\pm 15,000$ square feet of availability. Situated on ± 4.5 acres, this facility is located in Airport/West Charlotte Submarket in Coffey Creek Business Park with immediate access to I-485.

Located ± 3.4 miles west of I-77, ± 3.9 miles east of I-485, ± 6.4 miles south of Charlotte Douglas International Airport, ± 9 miles from Charlotte's Central Business District.

Building Amenities >

- > $\pm 15,000$ SF available
- > 100' x 150' space dimensions
- > $\pm 1,000$ SF office space
- > (2) offices
- > (2) bathrooms
- > Open meeting area
- > Break room
- > TICAM: \$2.11 PSF
- > Lease Rate: \$6.35 PSF NNN
- > (3) 9' x 10' dock high doors
- > (2) 12' x 14' drive in doors
- > 18' clear height
- > T-5 lighting in warehouse
- > Electrical hook-up for shore power
 - > (1) 50 amp
 - > (1) 30 amp
- > 110 vol quad outlets located in warehouse on columns

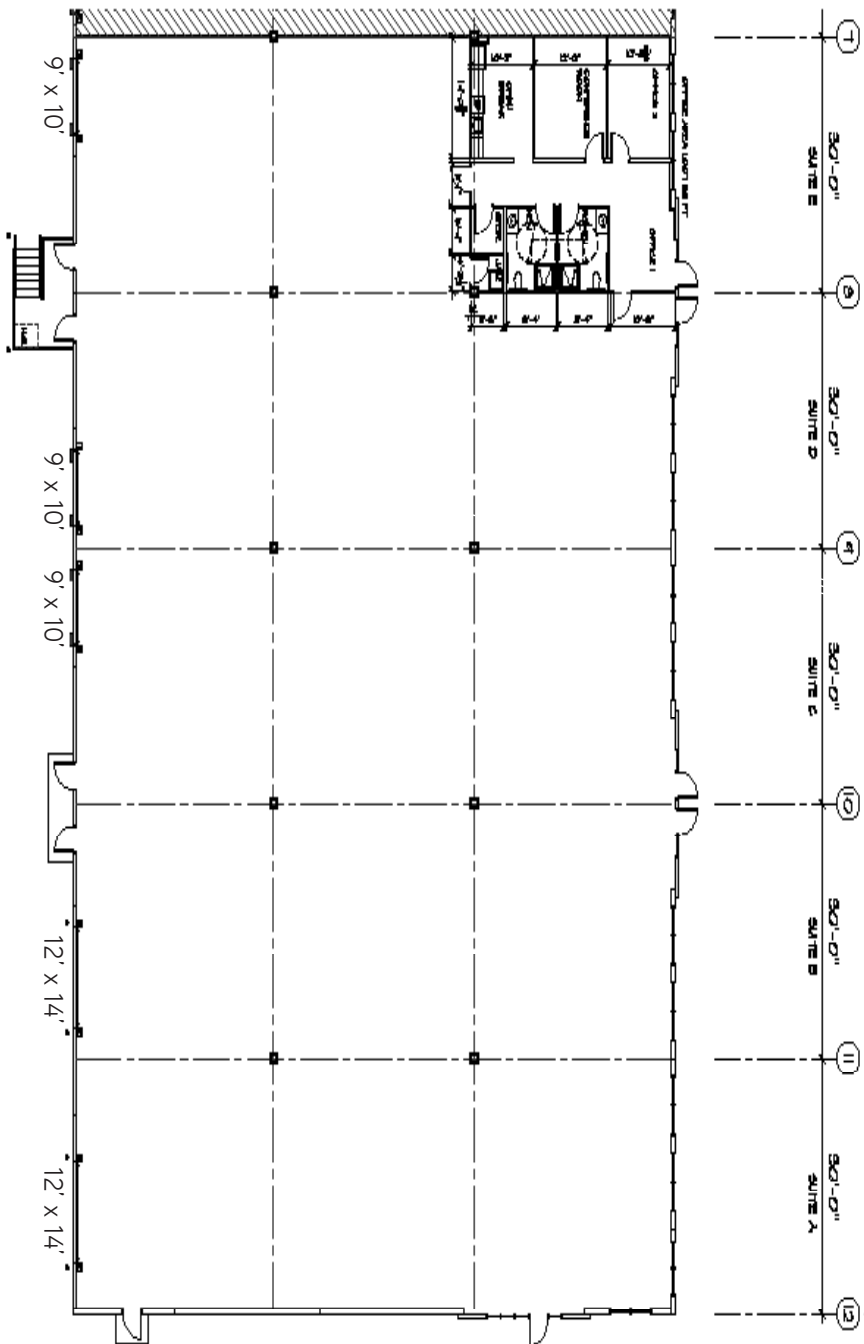


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Suite E Floor Plan >



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