

For Lease

4235 Silverpark Dr
Charlotte, NC

SilverPark North III

60,932 s.f. rear-load warehouse

Less than 1 mile to I-485 and less than 2 miles to I-77



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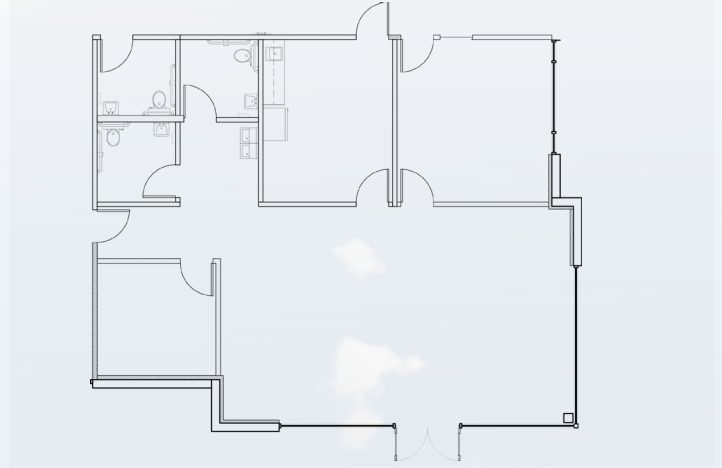
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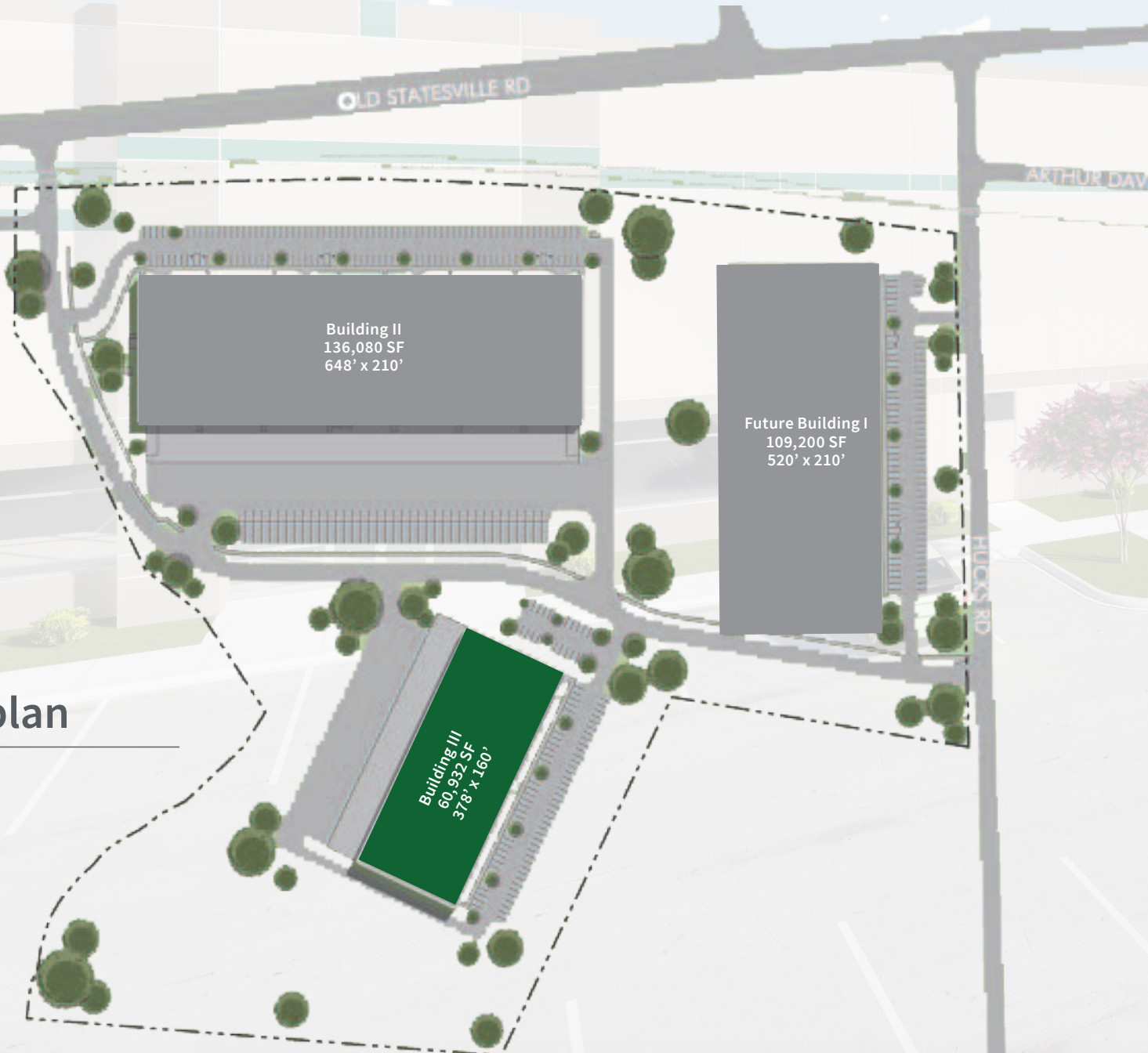
Property plans



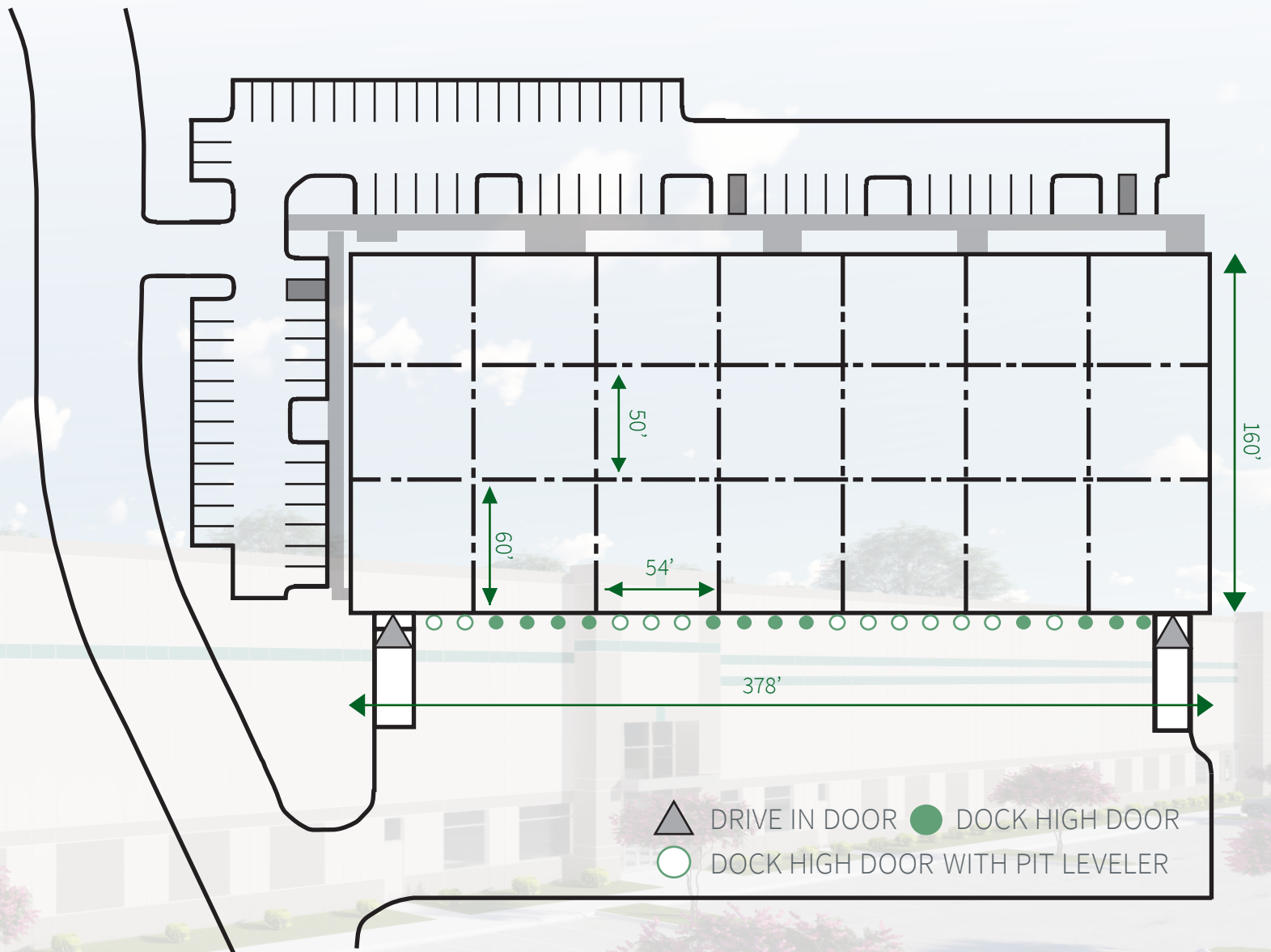
Office plan



Site plan



Building specifications



Total building	60,932 SF (378' x 160')	Column spacing	54 x 50, with 60' speed bay
Available	60,932 SF	Dock high doors	21 (9' x 10') 12 pit levelers
Office size	1,750 SF	Drive-in doors	2 (12' x 20')
Clear height	32'	Sprinkler	ESFR
Zoning	I-2, CD	Power	1600 Amp, 277/480V
Utilities	Duke Power, PNG, City of Charlotte (water and sewer)	Car Parking	±80 spaces
Floor	6" reinforced slab (4000 psi)	TICAM	\$1.78/SF



LOCATION

- ±1 MILE TO I-485
- ±2 MILES TO I-77
- ±5 MILES TO I-85
- ±15 MILES TO CHARLOTTE CBD
- ±20 MILES TO CLT INT'L AIRPORT

Old Statesville Rd



SilverPark North Site

W.T. HARRIS BLVD

