

28,000 SF

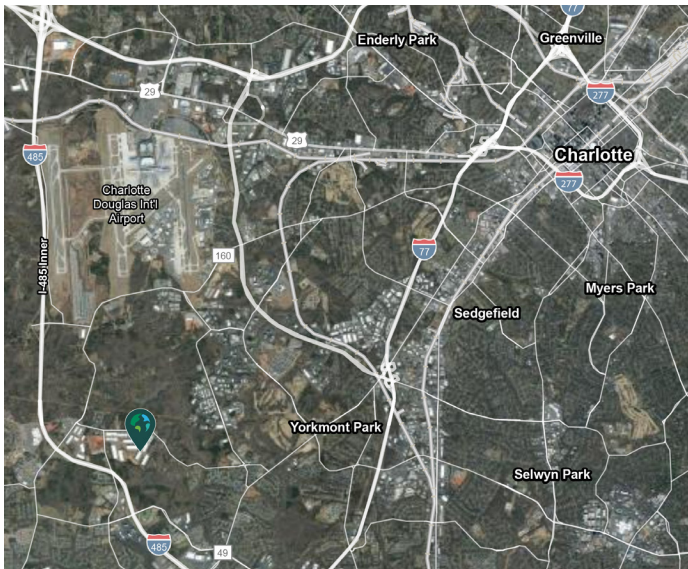
Industrial Space For Lease



Prologis Shopton Ridge Park 5033



5033 Sirona Drive, Suite 800
Charlotte, NC 28273 USA



Your single-source service for efficient move-in and operations: [prologisessentials.com](https://www.prologisessentials.com)

LOCATION

- 4.5 miles to Charlotte Douglas International Airport
- 2 miles to I-485, 4 miles to I-77 & 7.5 miles to I-85
- 3.5 miles to Norfolk Southern Intermodal

FACILITY

- 120,000 total SF
- 28,000 available SF
- 11,463 conditioned warehouse SF
- 4,660 office SF
- 30' clear height
- 4 dock doors (3 with EOD levelers)
- 40' x 40' column spacing
- ESFR sprinkler system
- LED lighting
- 400 amps available
- 201' building depth
- End cap unit

ADVANTAGES AND AMENITIES

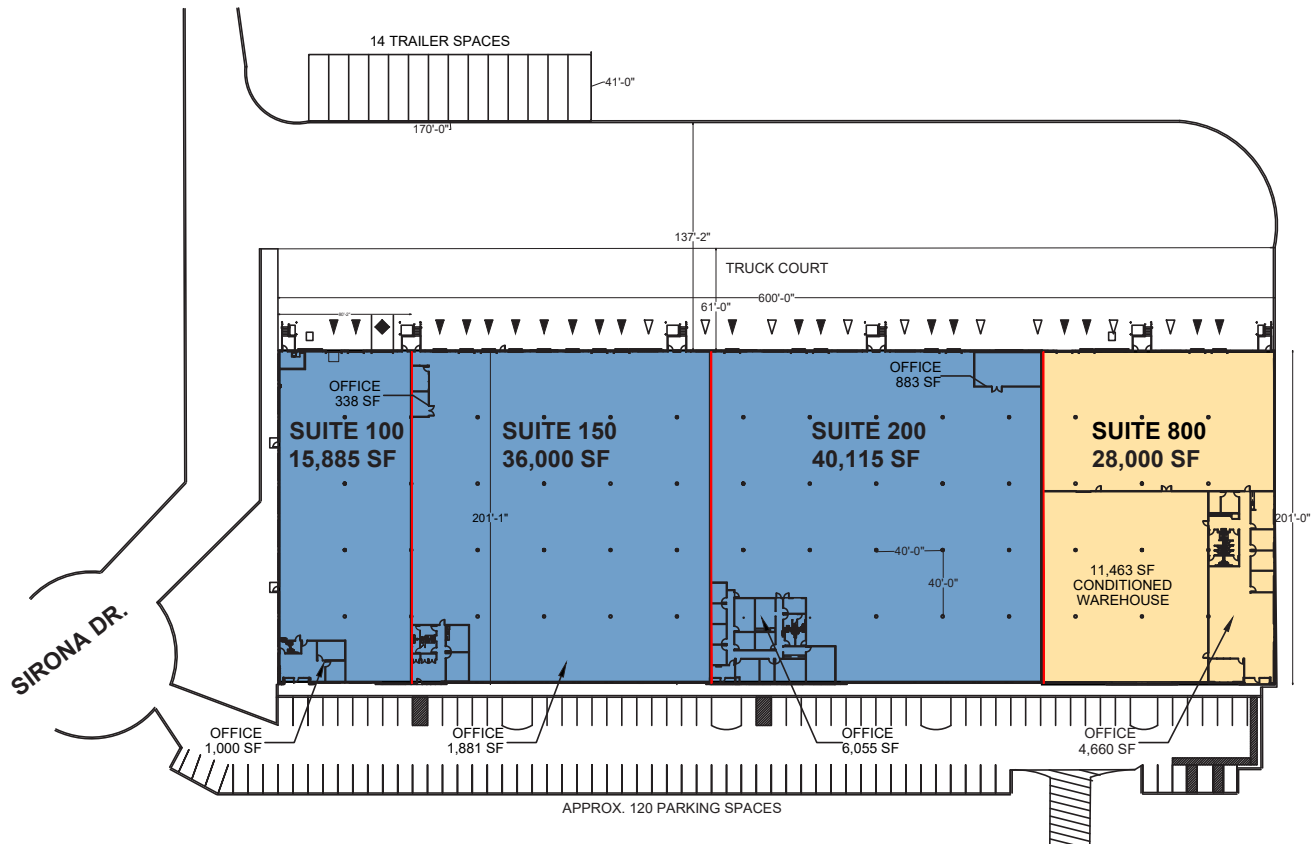
- Professionally landscaped, controlled environment
- Prologis Clear Lease - a simplified lease that fixes operating and capital expenses for the entire lease term
- Efficient and cost-effective warehouse solutions through Prologis Essentials

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NORTH

▼ DOCK POSITION

▽ FUTURE DOCK POSITION

▼ DOCK POSITION W/ EDGE OF DOCK LEVELER

▼ DOCK POSITION W/ PIT LEVELER

◆ DRIVE-IN DOOR

LEASED

AVAILABLE



Cushman & Wakefield

Fermin Deoca
fermin.deoca@cushwake.com
ph +1 704 335 4436
cell +1 225 235 7899
300 S. Tryon Street
Suite 1110
Charlotte, NC 28208 USA

Cushman & Wakefield

Matt Treble
matt.treble@cushwake.com
ph +1 704 335 4430
cell +1 615 440 1939
300 S. Tryon Street
Suite 1110
Charlotte, NC 28208 USA

Prologis

Caitlin Ciniero
cciniero@prologis.com
ph +1 980 422 0807
cell +1 443 745 6463
1900 South Blvd.
Suite 302
Charlotte, NC 28203 USA

Prologis

Todd Summerfield
tsummerfield@prologis.com
ph +1 704 426 8002
cell +1 410 441 1145
1900 South Blvd.
Suite 302
Charlotte, NC 28203 USA