

FOR SUBLEASE
Ridge Creek West II
10220 Western Ridge Road, Charlotte, NC



±35,000 – 105,828 SF SUBLEASE OPPORTUNITY

SUBLEASE FEATURES

- **Total SF:** Up to 105,828 SF (±5,000 SF Office Total)
- **Availability:** 30-Days
- **Sublease Term:** Flexible
- **Asking Rate:** \$8.00 PSF / NNN

Ridge Creek West Distribution Center is located off of Westinghouse Blvd in Southwest Charlotte with easy access to I-77, I-485, Highway 49, and Charlotte Douglas International Airport. With more than 800,00 square feet, Ridge Creek West sets the standard for highly functional and innovative industrial developments.

PROPERTY HIGHLIGHTS

- 30' clear height
- 52'-wide x 50'-deep column spacing
- 60'-deep loading bay
- 180'-deep concrete and asphalt truck court
- Rear loading dock location
- ESFR Sprinkler
- Zoned I-2
- On-site trailer parking

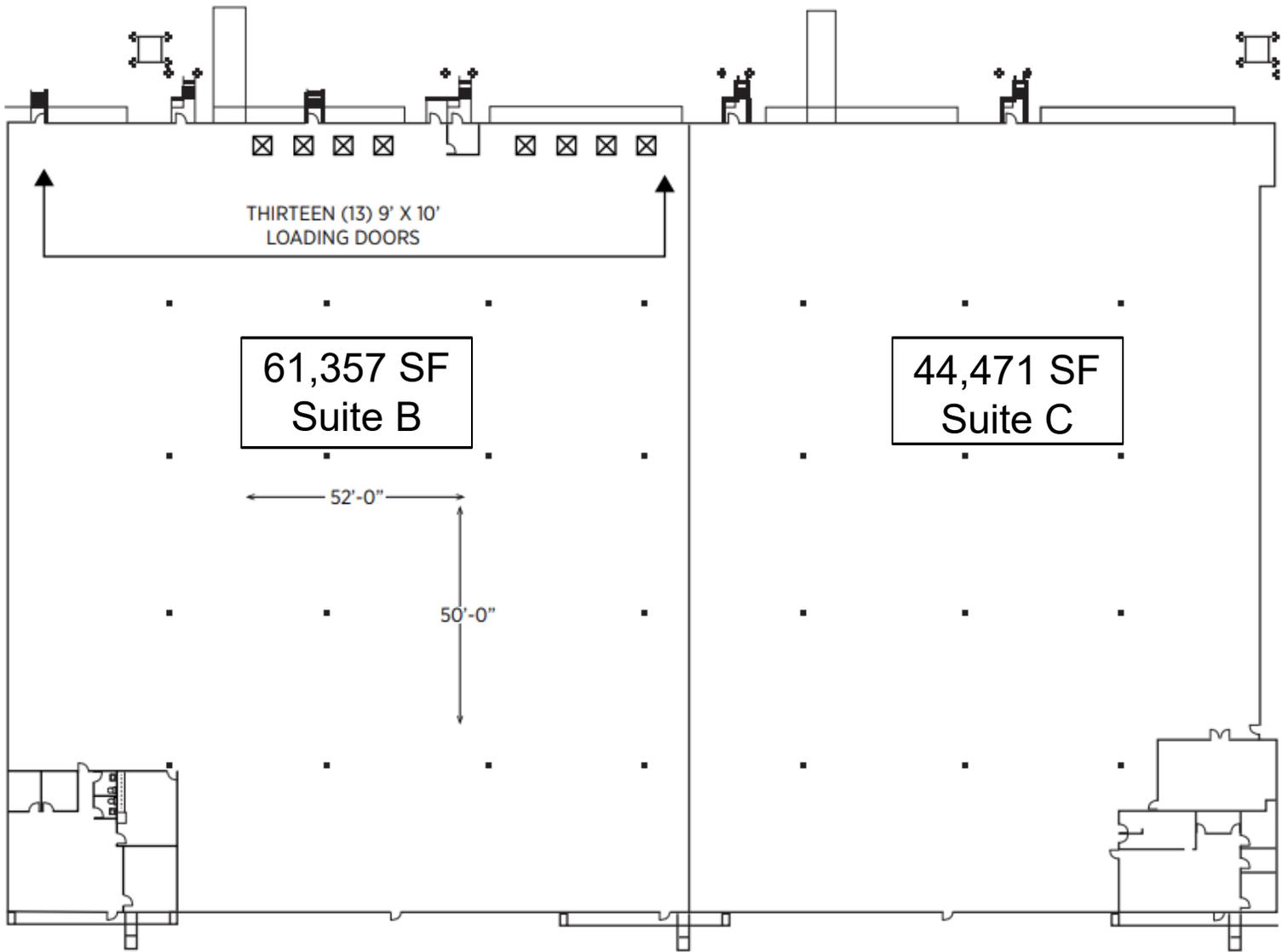
**For More Information,
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Building Specs

Total Available SF	35,000 - 105,828 SF
Office SF	±5,000 SF
Dimensions	206' x 360'
Dock High	Twenty Two (22) 9' x 10' Eight (8) with pit levelers
Drive-Ins	Three (3) 9'x10'