

**106,500 SF  
FOR SALE**

**CONTACT BROKERS FOR PRICING**



 **CUSHMAN &  
WAKEFIELD**

**14001 SOUTH LAKES DRIVE**

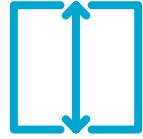
CHARLOTTE, NC



# PROPERTY HIGHLIGHTS



**11.55 Acres**



**23' Clear Height**



**Zoning ML-1**



**1 Drive-In Door**  
(8' x 10')



**5 Dock  
High Doors**



**40' x 40'  
Column  
Spacing**



**Fully  
Conditioned  
Warehouse**



**180  
Parking  
Spaces**



**Power +/-2400  
AMPS 480/3  
Phase**

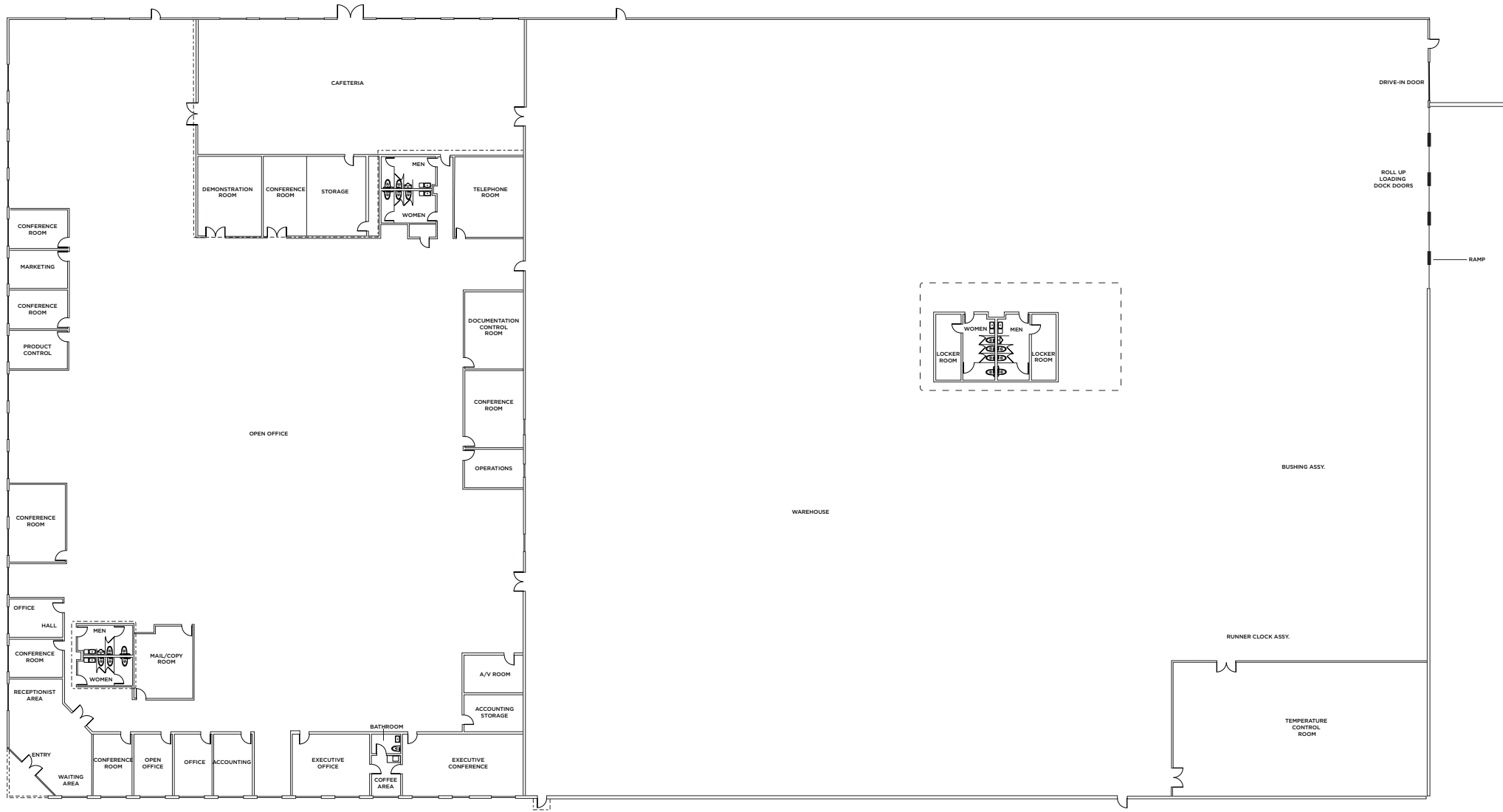


**Wet  
Sprinkler  
System**



# FLOORPLAN

Total SF: 106,500  
Warehouse: 67,200 SF  
Office: 38,400 SF



\*not reflective of recent office renovations



# LOCATION OVERVIEW



## DRIVE TIMES (approximate)

### DOWNTOWN CHARLOTTE

29 min (12.9 mi)

### CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT

21 min (13.1 mi) via I-485

### I-77

6 min (2.1 mi)

### I- 485

10 min (5.0 mi) via I-77 N

### I-277

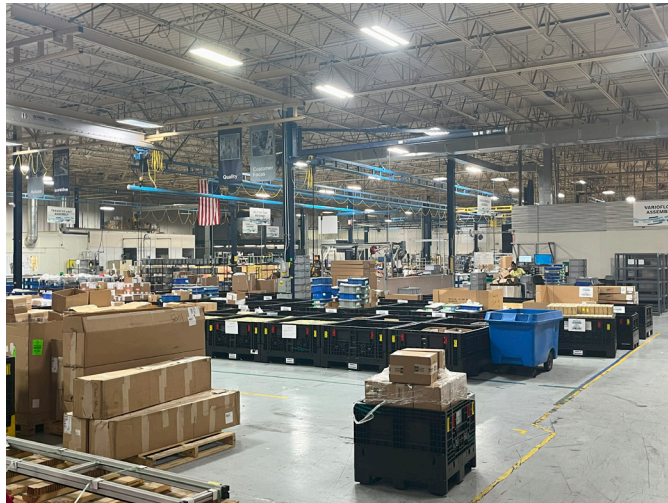
27 min (12.1 mi) via S Tryon St

### I-85

22 min (12.3 mi) via I-485



# PROPERTY PHOTOS







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