

**106,500 SF
FOR SALE**

CONTACT BROKERS FOR PRICING



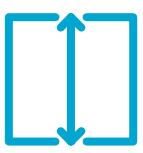
14001 SOUTH LAKES DRIVE

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

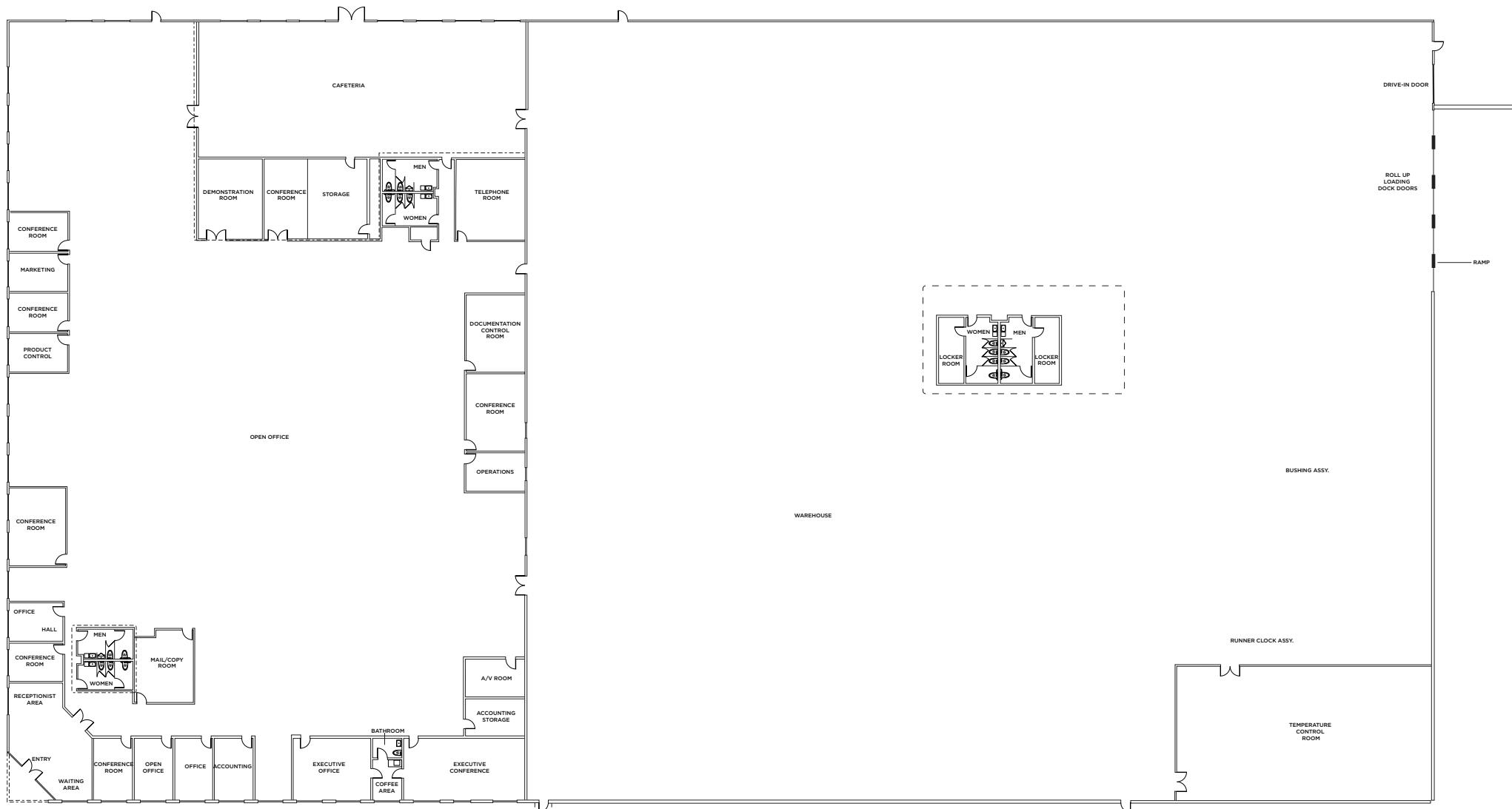


Wet
Sprinkler
System



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

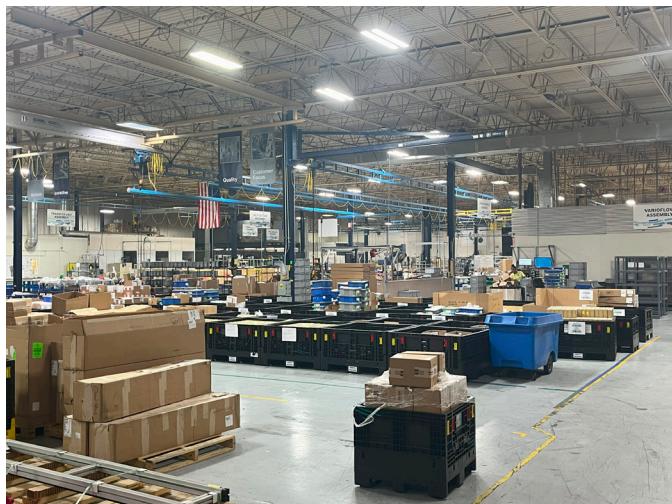
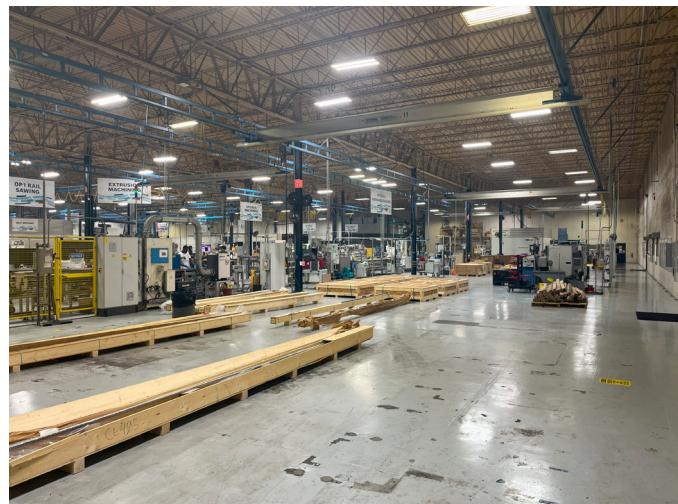
I-277

27 min (12.1 mi) via S Tryon St

I-85

22 min (12.3 mi) via I-485

PROPERTY PHOTOS





For more information, contact us:

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