

# For Lease

4330 Silverpark Dr  
Charlotte, NC

SilverPark North II

136,080 s.f. rear-load warehouse

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

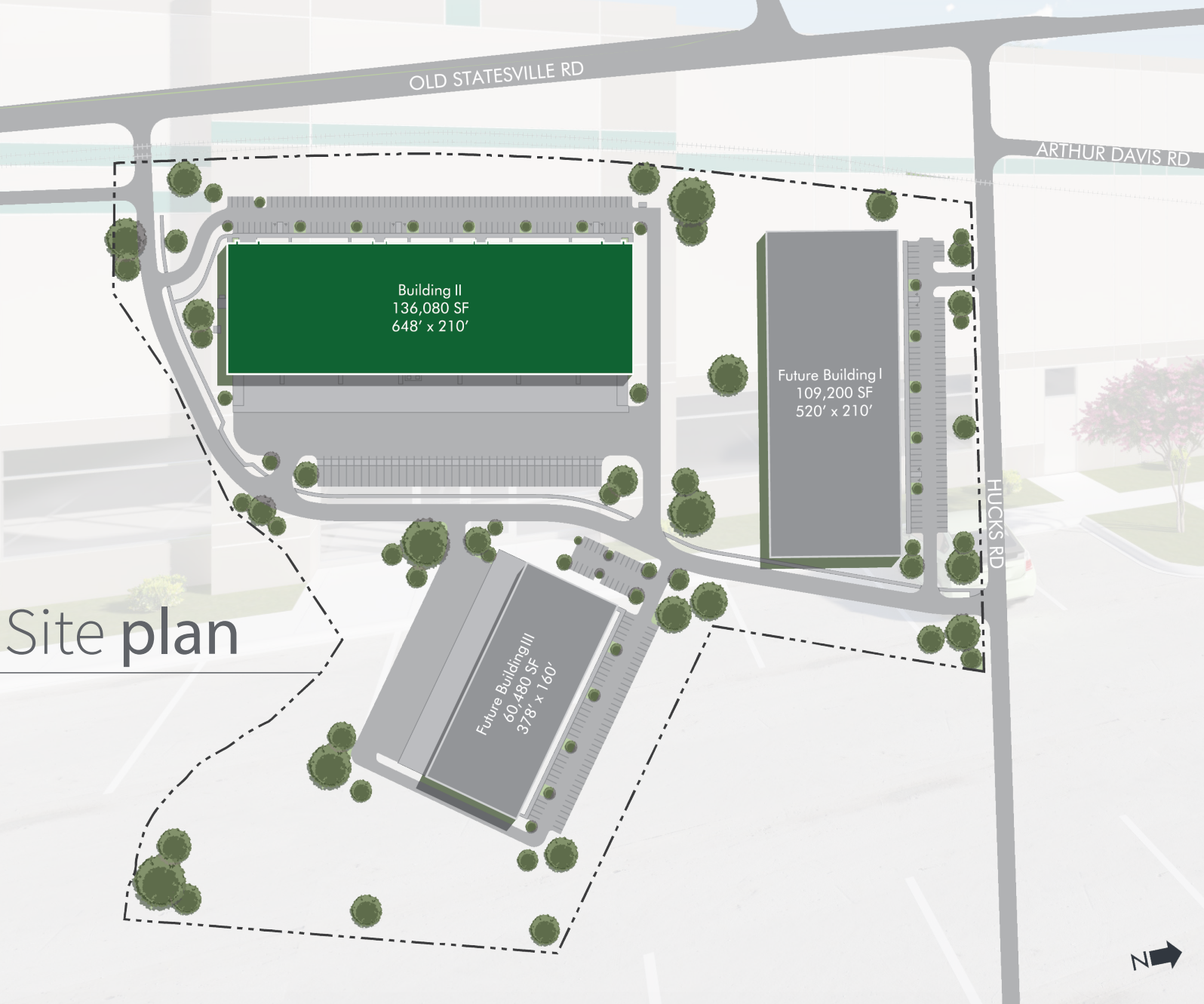


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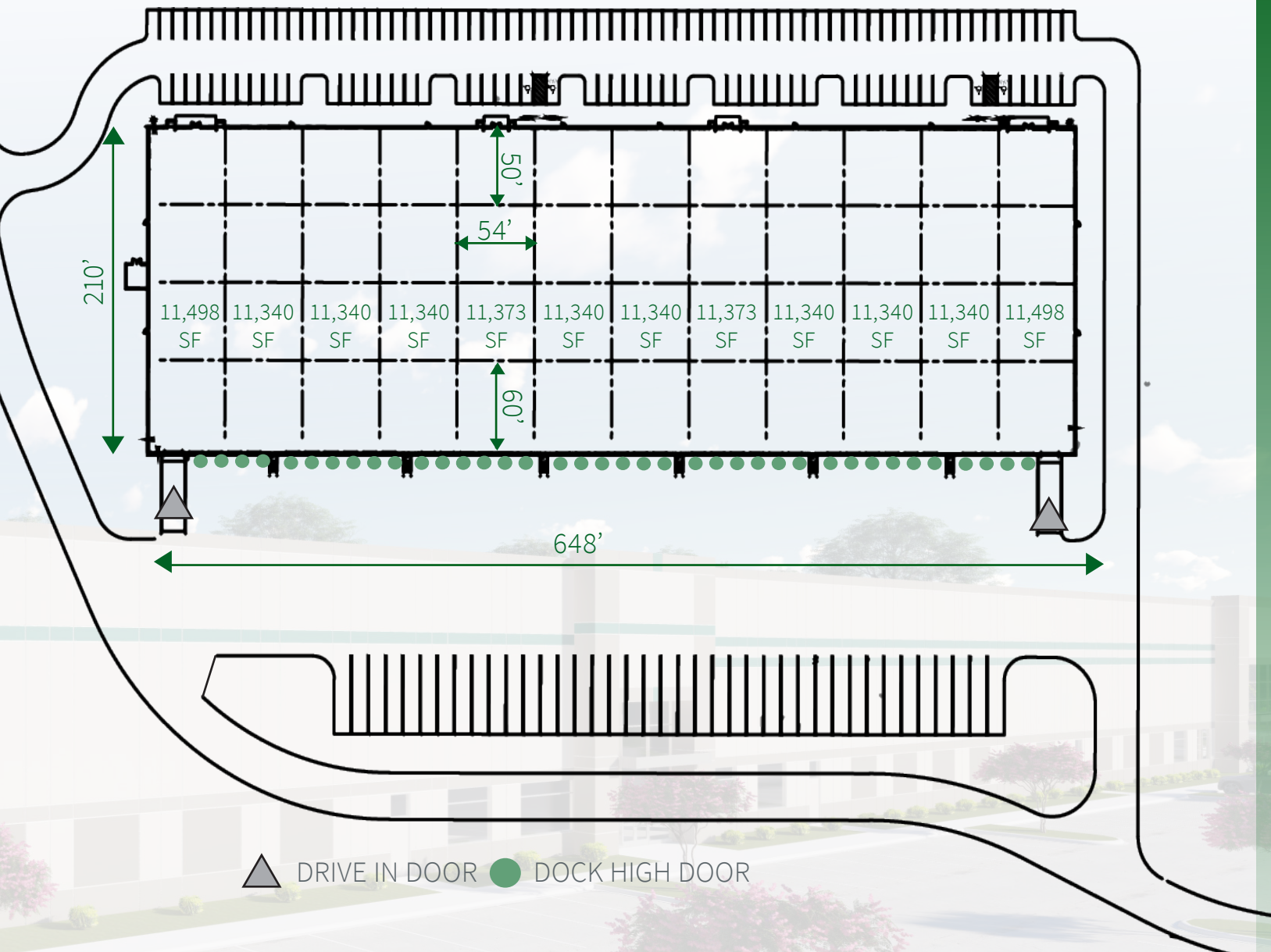
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# Park renderings



# Building specifications



▲ DRIVE IN DOOR ● DOCK HIGH DOOR

<b>Total building</b>	136,080 s.f. (210' x 648')	<b>Column spacing</b>	54 x 50, with 60' speed bay
<b>Available</b>	±34,178- ±136,080 s.f.	<b>Dock high doors</b>	40 (9' x 10' with view panel)
<b>Floor</b>	6" concrete slab (4000 psi)	<b>Drive-in doors</b>	2 (12' x 14')
<b>Clear height</b>	32'	<b>Sprinkler</b>	ESFR
<b>Zoning</b>	I-2, CD	<b>Trailer storage</b>	±40 spaces in addition to dock area trailer parking
<b>Utilities</b>	Duke Power, PNG, City of Charlotte (water and sewer)	<b>Car Parking</b>	±130 spaces



Old Statesville Rd

## 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



SilverPark North Site

W.T. HARRIS BLVD

