



INDUSTRIAL SPACE AVAILABLE FOR LEASE - 55,967 SF

3801-M Woodpark Boulevard | Charlotte, North Carolina 28206



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**AVISON
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Overview

The Woodland Business Park is comprised of twelve buildings totaling 944,403 sf. The park consists of light industrial, flex and distribution space, making it an appealing option for various types of tenants. Located within close proximity to the I-85/I-77 interchange, the Park offers quick and convenient access to highly efficient interstate systems.



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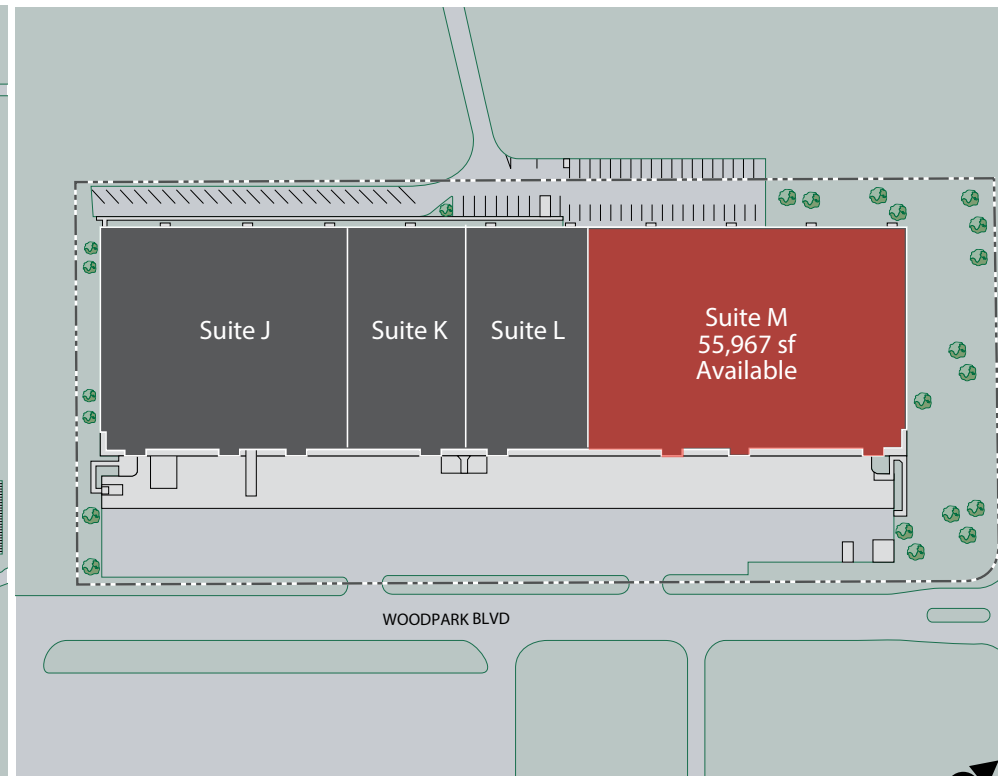
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Site Plan

SUITE M - 55,967 SF AVAILABLE



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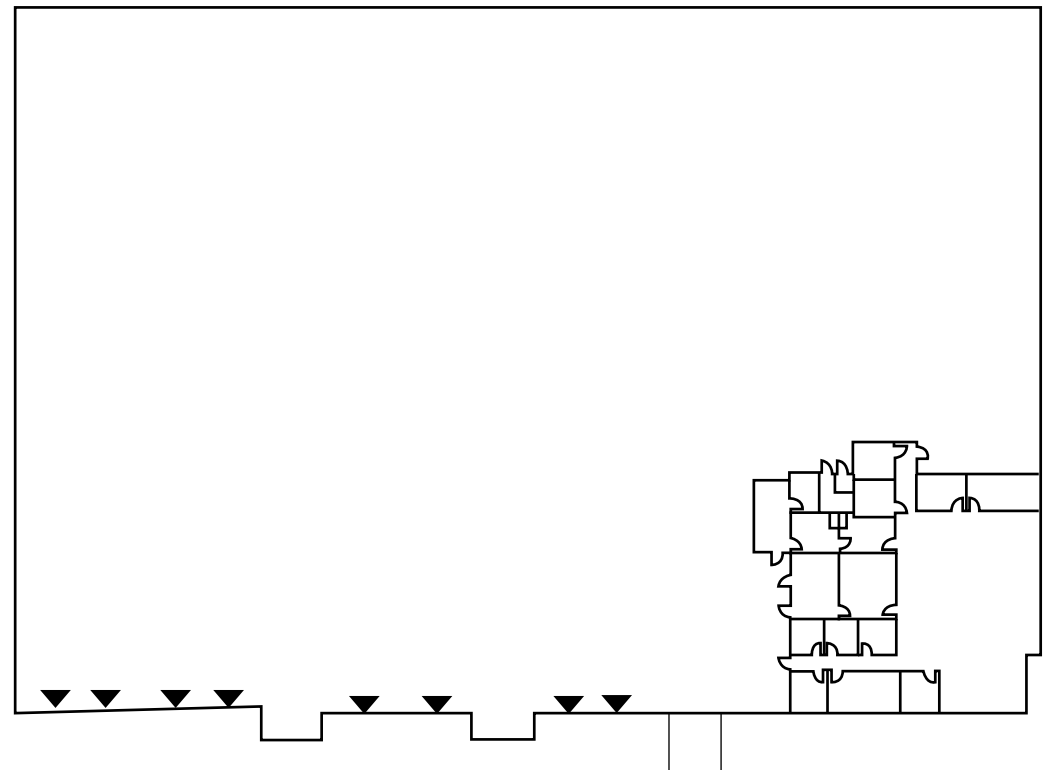
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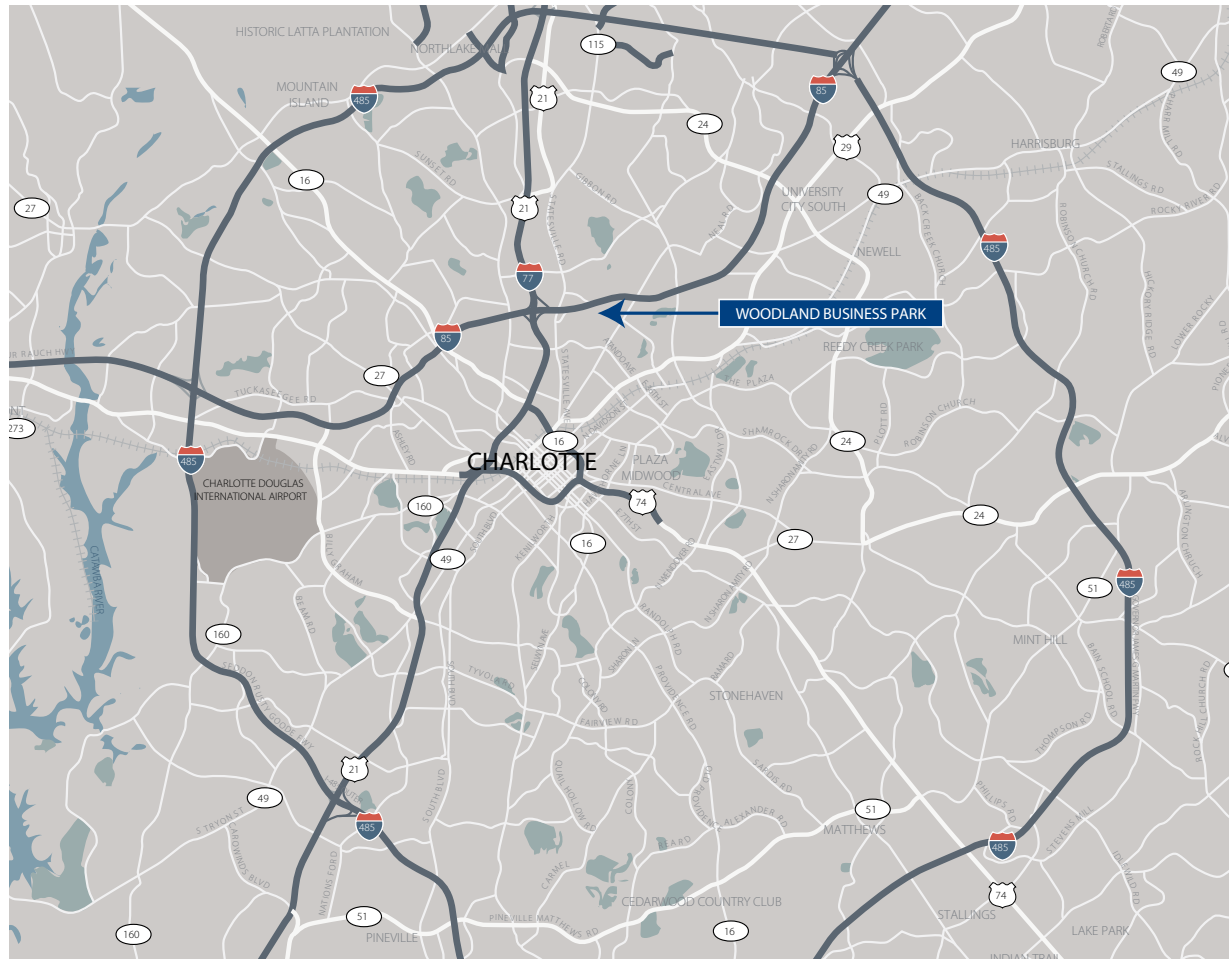
BUILDING SPECS

Square Footage	
Total Area (SF)	140,000
Available SF	55,967
Estimated Office Area (SF)	3,300
Property Features	
Site Size (Acres)	± 6.428
Year Built	1985
Zoning	I-1
HVAC	Warehouse fully conditioned
Sprinkler	Wet
Clear Height	20'
Column Spacing	35' x 40'
Dock Doors	8
Drive-In Doors	1
Construction Overview	
Construction	Steel structure with brick cavity walls
Roof Type	EPDM
Roof Age	2004

Suite M Floor Plan



Location Map



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