

**AVISON
YOUNG**



FOR LEASE OR SALE

98,967 Square-Foot Industrial/Flex

South Point Business Park
14125 South Bridge Circle
Charlotte, North Carolina 28273

Henry Lobb
Senior Vice President
704.469.5964
henry.lobb@avisonyoung.com

Christopher J. Skibinski, SIOR
Principal | Managing Director
704.412.5606
chris.skibsinski@avisonyoung.com



Platinum member

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Opportunity

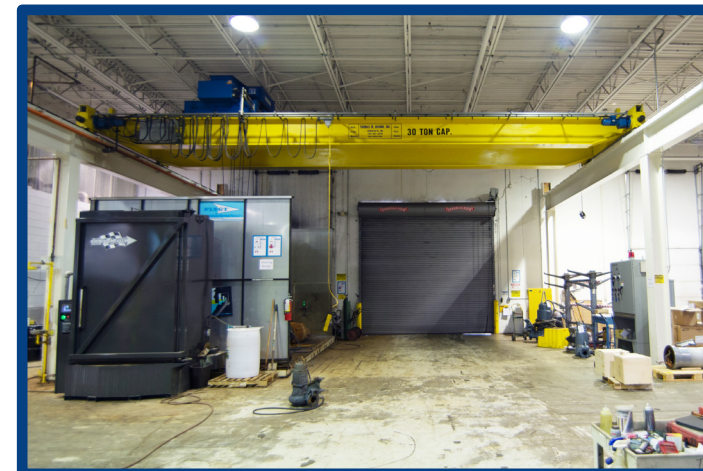
This Class A, 98,967-square-foot manufacturing facility located on 13.93 acres is available for lease. The building is located within South Point Business Park and provides a rare opportunity for a headquarter facility within the Charlotte market. Built in 2003, the 22' clear production area includes a 30-ton bridge crane along with fully

Property Highlights:

- Ideally located within the Westinghouse Submarket, 20 minutes from Charlotte CBD and Charlotte Douglas International Airport
- Fully conditioned production area
- Separate office and production area restrooms and breakroom
- Being located less than 20 minutes from Charlotte's Central Business District and Charlotte Douglas International Airport, the recently renovated two-story office space provides unparalleled corporate setting within Charlotte's core industrial market.
- Recently renovated two-story corporate offices
- Class A manufacturing facility

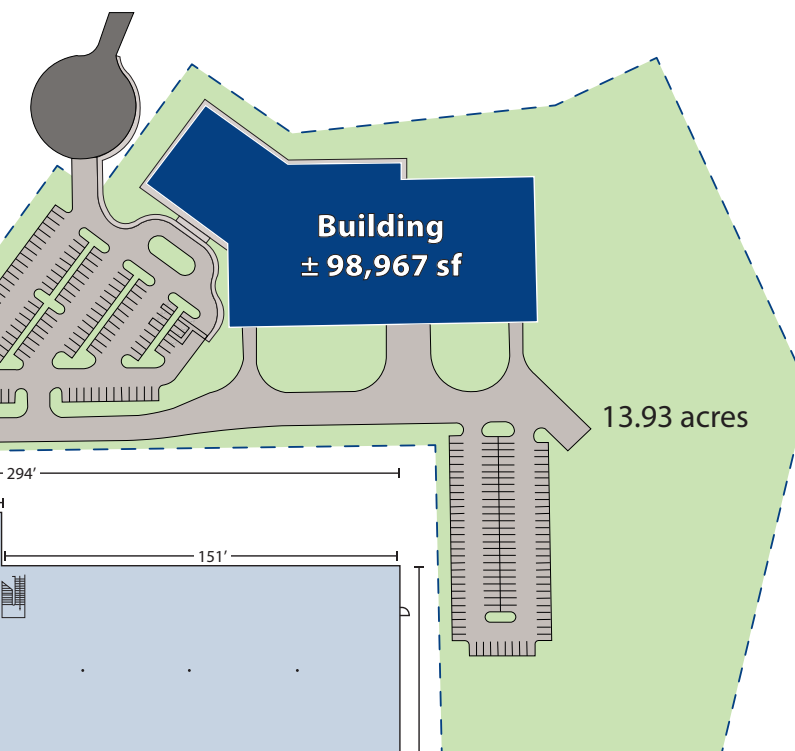
PROPERTY SPECIFICATIONS			
Total SF	98,967 sf	Dock Doors	Four (4) 9'x 10' high lift doors
Acreage	13.93 ac	Drive-In Doors	One (1) 16'x 14' motorized overhead door
Office SF	39,446 sf • First floor - 19,879 sf • Second Floor - 19,567 sf	Floor	6" reinforced concrete slab, 4,000 psi
Manufacturing Area	59,521 sf (365'5" x 201')	Zoning	I-1
Year Built	2003	Sprinkler	Wet Sprinkler
Auto Parking	239	Column Spacing	42' x 42' (50' staging bay)
Clear Height	22' min	Lighting	Metal Haylide
Power	750 KVA and 1500 KVA	HVAC	100% Conditioned

Property Overview

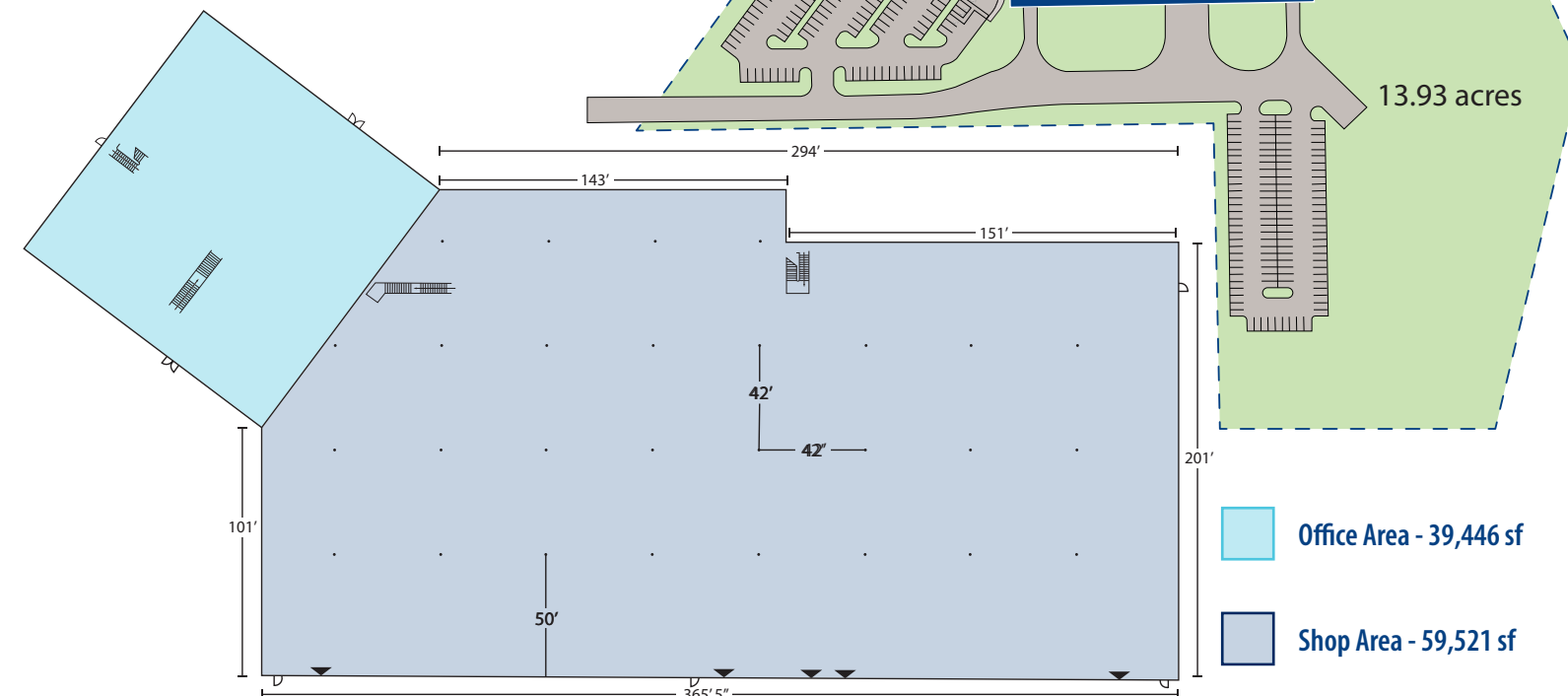


The production area features one (1) thirty (30) ton crane with direct access to the drive in door. (See left image)

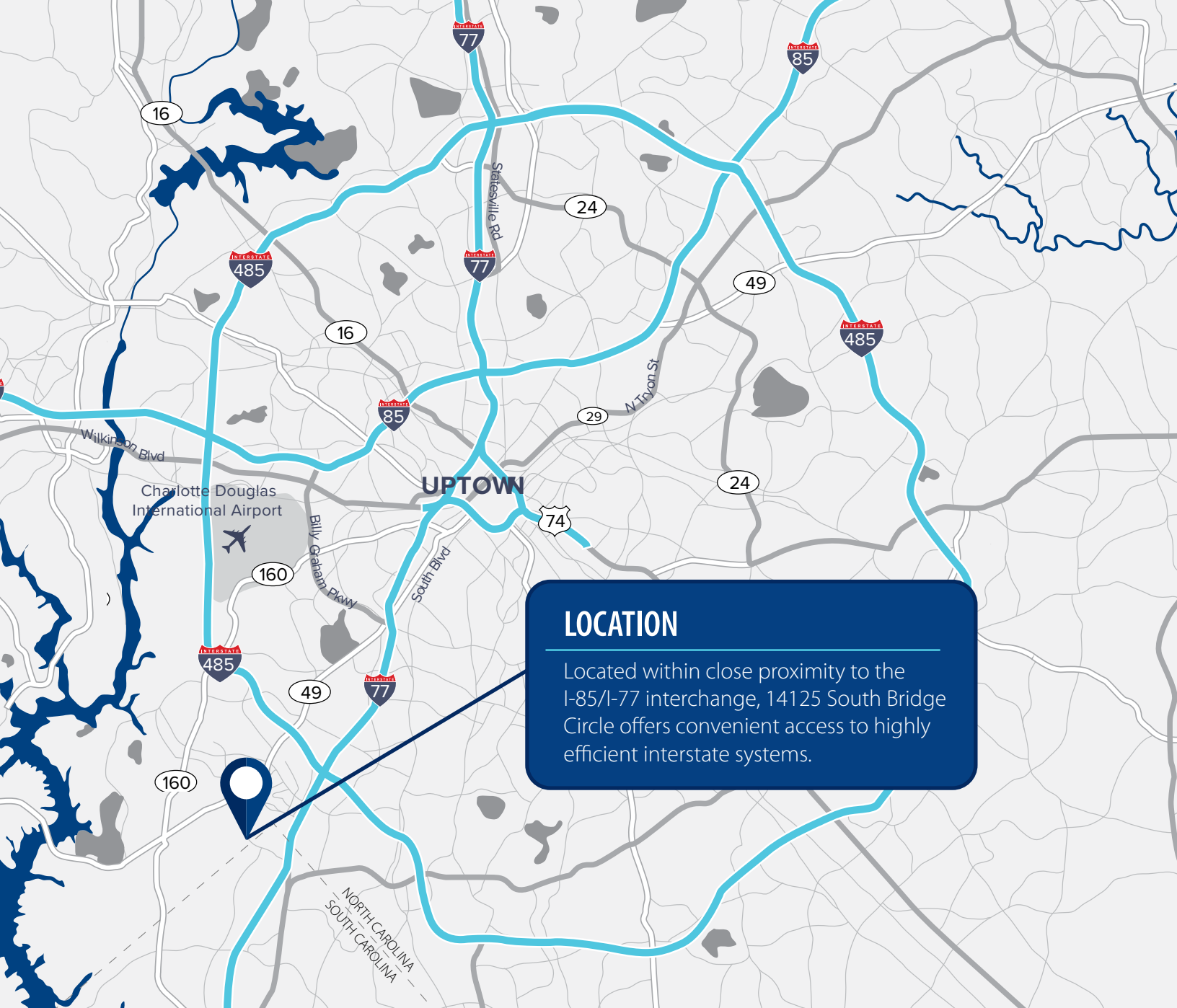
Site Plan



Floor Plan



Office Area - 39,446 sf
Shop Area - 59,521 sf



LOCATION

Located within close proximity to the I-85/I-77 interchange, 14125 South Bridge Circle offers convenient access to highly efficient interstate systems.

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FOR MORE INFORMATION:

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