

5% commission to tenant rep brokers



For Lease

NorthPark Business Park

115,295 s.f. warehouse / distribution space
Possible cross-dock configuration

- Office: 500 s.f.
- Clear height: 24'
- Sprinkler: ESFR
- Lighting: New T-5 lighting
- Column spacing: 46'6" x 37'6"
- Dock doors: 12 existing with pit levelers & seals (9' x 10')
7 additional can be added (for a total of 19)
- Drive-in: 1 with ramp (12' x 16')
- Floors: 6", 4,000 PSI on 6 mil. Poly vapor barrier over 2" crushed stone
- Walls: 4" utility brick over 6" precast concrete panel
- Roof: 45 mil. EPDM
- Lease rate: \$3.65/s.f. NNN
- Est. NNN TICAM: \$0.81/s.f.

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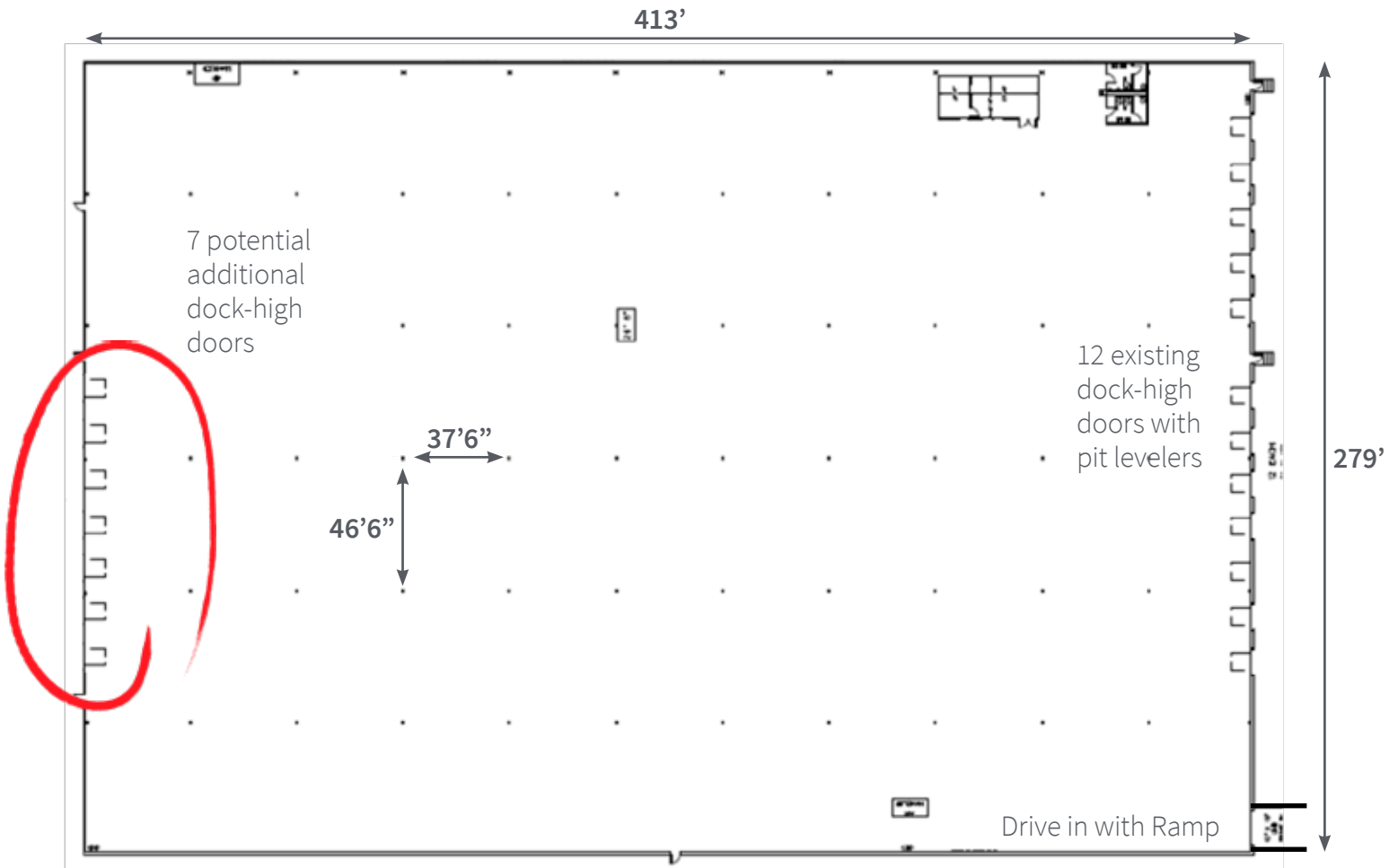
JLL Charlotte

4201 Congress Street, Suite 300

Charlotte, NC 28209

www.jll.com/charlotte







Great interstate access to I-77, I-85 & I-485

Ideal North submarket location



Located in an established distribution park



Professionally managed and maintained



Possible cross-dock configuration



*potential rear loading area for cross dock configuration



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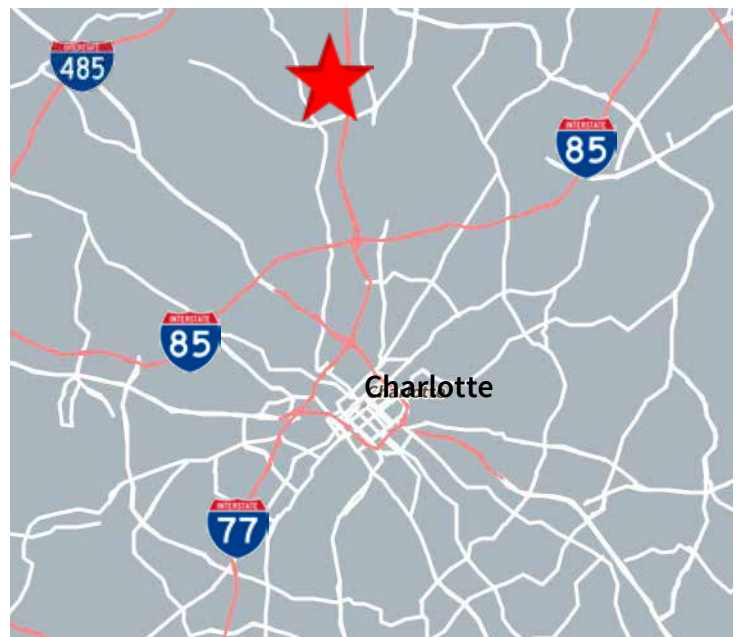
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