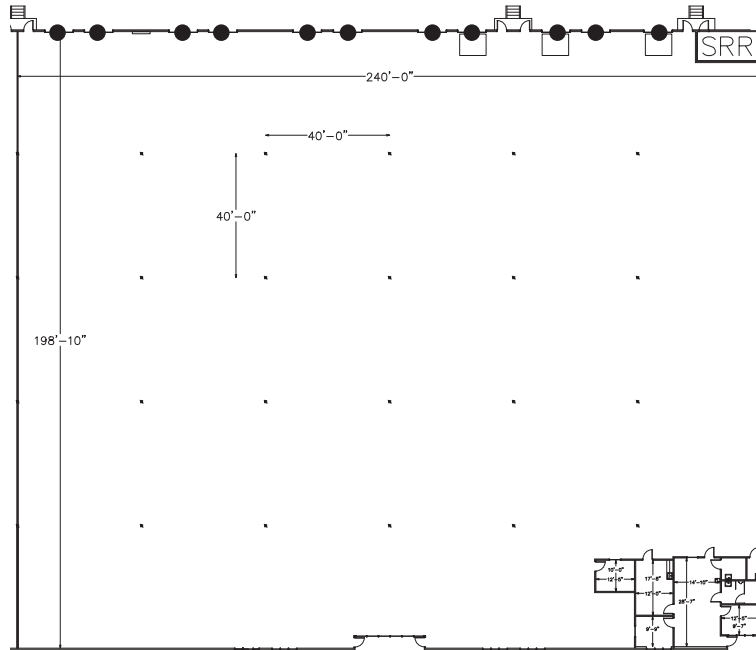


# ±48,000 SF INDUSTRIAL SPACE AVAILABLE

13827 Carowinds Blvd | Charlotte, NC 28273



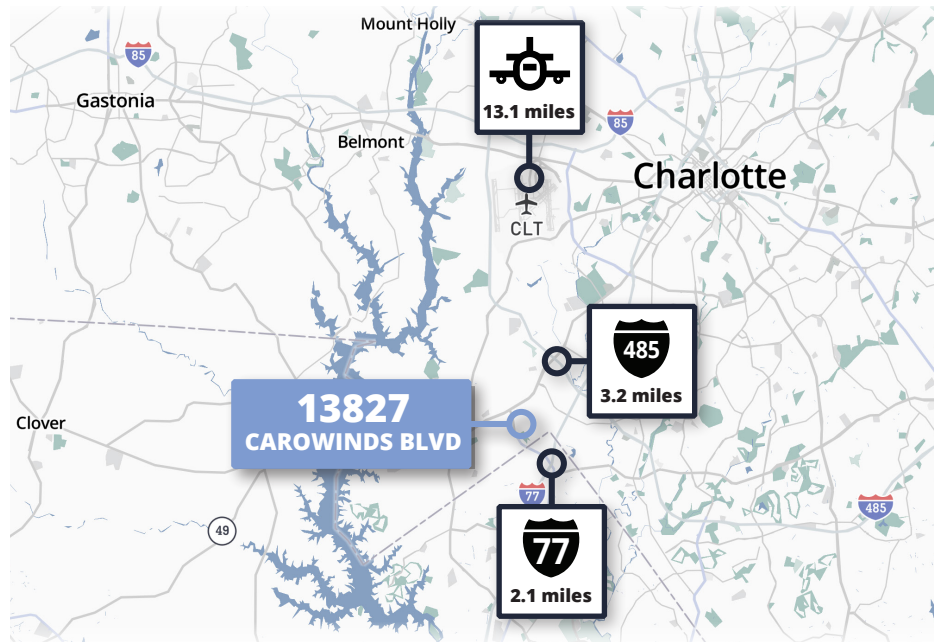
### FLOOR PLAN KEY

- Dock High Door
- ◻ Dock High Door With Pit-Leveler



## Property Specifications

<b>Building SF:</b>	±136,000 sf	<b>Column Spacing:</b>	40' x 40'
<b>Available SF:</b>	±48,000 sf	<b>Power:</b>	600 amps
<b>Est. Office SF:</b>	±1,336 sf	<b>HVAC:</b>	100% conditioned
<b>Year Built:</b>	1998	<b>Sprinklers:</b>	ESFR
<b>Zoning:</b>	I-1	<b>Warehouse Lights:</b>	LED
<b>Clear Height:</b>	24'	<b>Construction:</b>	Concrete tilt-up
<b>Column Spacing:</b>	40' x 40'	<b>Floor:</b>	6" reinforced concrete
<b>Dock High Doors:</b>	11 (9' x 10') with 3 mechanical pit-levelers	<b>Availability:</b>	Available Immediately



### For more information:

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