

Shopton Ridge II

4135 SHOPTON ROAD CHARLOTTE, NC

26,400 SF INDUSTRIAL SPACE

FOR LEASE



Square Footage:	26,400 SF
Clear Height:	24'
Dock High:	(3) 9' x 10' Dock High Doors
Knock Out Doors:	(4) Knock Out Panels
Drive In:	(1) 12' x 14' Drive In Door
Bay Size:	165' x 53' 4"
Sprinkler:	ESFR
Construction Type:	Tilt Wall
Floor:	6" Reinforced 4,000 PSI
Truck Court:	44' Concrete Apron
Electrical:	277/480V, 3 Phase
Parking:	49 Auto Spaces
Lease Rate:	\$7.50 PSF NNN \$12.00 PSF TI

FEATURES

- 26,400 SF Available
- Rear Loading
- Class 'A' Facility
- Convenient Interstate Access to I-485, I-85 & I-77
- Tilt Wall Construction
- Located in Charlotte's Southwest Industrial Submarket
- ESFR Sprinkler
- Abundant Amenities & Services Nearby
- Dock High & Drive In Loading

CONTACT

Lawrence Shaw, SIOR
704.409.2360
lawrence.shaw@colliers.com

Justin Smith
704.409.2379
justin.smith@colliers.com



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Points of Interest Access:

I-485.....0.8 Miles

I-77.....4.5 Miles

I-85.....6.7 Miles

CLT Airport.....4.8 Miles

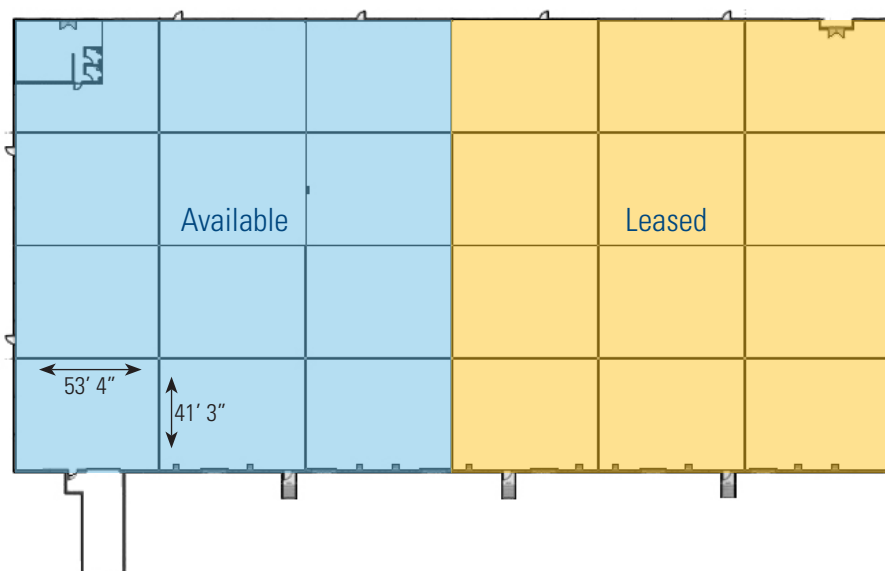
Charlotte Intermodal.....4.8 Miles

CBD.....9.2 Miles

South Carolina.....7.1 Miles

Port of Charleston.....205 Miles

Port of Wilmington.....214 Miles



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