

# ±104,410 SF CORPORATE OFFICE/WAREHOUSE BUILDING FOR LEASE

10510 TWIN LAKES PARKWAY | CHARLOTTE, NC 28269



## FEATURES:

- 104,410 SF Former Corporate Headquarters Situated on 17.33 Acres Available for Single Tenant Use and Occupancy
- 20,086 SF of Office Space, 42,037 SF of Training or Warehouse Space and 42,287 SF of Warehouse Space with 27' Clear Height
- Situated in Twin Lakes Business Park, 185-acre master planned office park, with convenient access to I-77, I-485, Northlake Mall and other amenities
- Property infrastructure and finished fully modernized in 2015
- Building offers 3,700 amps (277/480V) power with back up generator also in place

<b>LOCATION</b>	10510 Twin Lakes Pkwy Charlotte, NC 28269
<b>COUNTY</b>	Mecklenburg
<b>TOTAL SF</b>	±104,410
<b>ZONING</b>	I-1
<b>CLEAR HEIGHT</b>	27'
<b>CAR PARKING</b>	148 spaces
<b>FIRE PROTECTION</b>	Wet/ESFR
<b>CONSTRUCTION:</b>	
WALLS:	Masonry construction
STRUCTURE:	Steel framing
COLUMN SPACING:	40' x 40'
<b>UTILITIES:</b>	
WATER / SEWER:	CMUD
POWER:	Duke Energy
GAS:	Piedmont Natural Gas

## FOR MORE INFORMATION, CONTACT:

### TIM ROBERTSON

704.926.1405 (o) | 704.654.9880 (m)  
[tim.robertson@beacondevelopment.com](mailto:tim.robertson@beacondevelopment.com)  
500 East Morehead Street | Suite 200 | Charlotte, NC 28202  
[www.beacondevelopment.com](http://www.beacondevelopment.com)

### ERIN SHAW

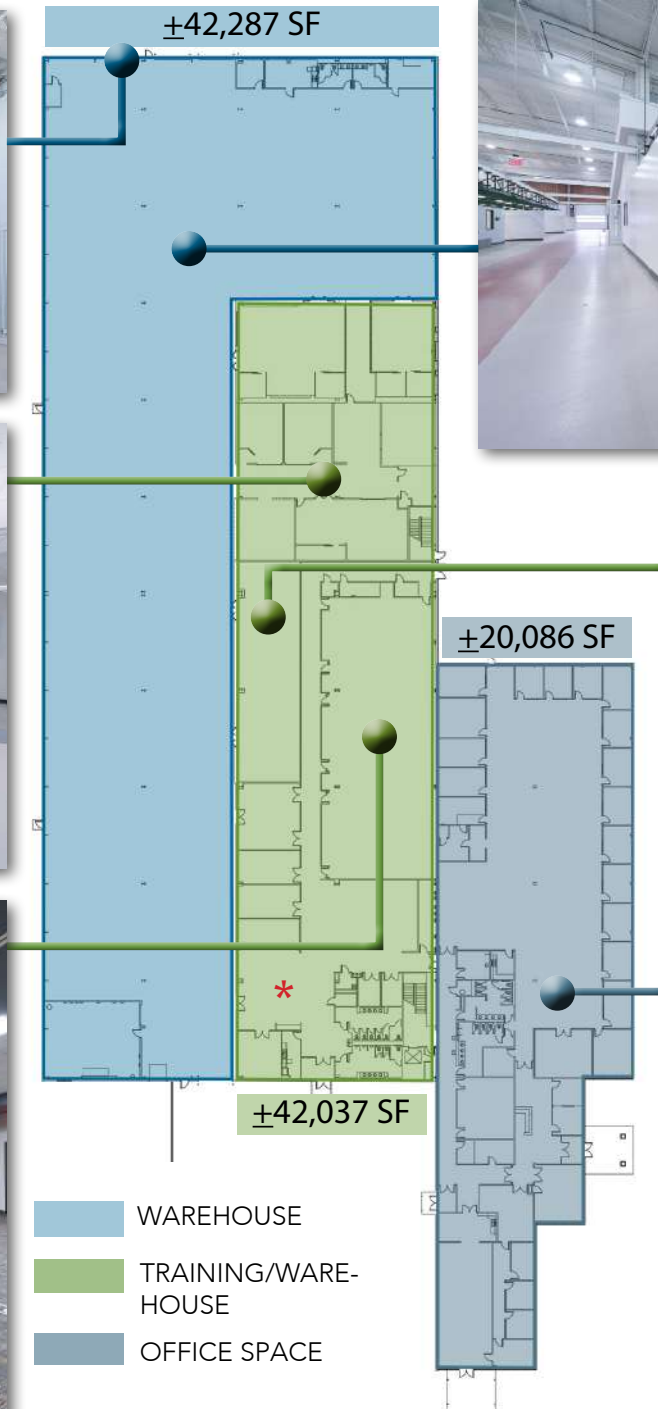
704.926.1414 (o) | 914.924.1826 (m)  
[erin@beacondevelopment.com](mailto:erin@beacondevelopment.com)  
500 East Morehead Street | Suite 200 | Charlotte, NC 28202  
[www.beacondevelopment.com](http://www.beacondevelopment.com)



# ±104,410 SF CORPORATE OFFICE/WAREHOUSE BUILDING FOR LEASE

10510 TWIN LAKES PARKWAY | CHARLOTTE, NC 28269

## BUILDING PLAN:



\* includes 15,180 SF mezzanine



FOR MORE INFORMATION, CONTACT:

### TIM ROBERTSON

704.926.1405 (o) | 704.654.9880 (m)  
[tim.robertson@beacondevelopment.com](mailto:tim.robertson@beacondevelopment.com)  
500 East Morehead Street | Suite 200 | Charlotte, NC 28202  
[www.beacondevelopment.com](http://www.beacondevelopment.com)

### ERIN SHAW

704.926.1414 (o) | 914.924.1826 (m)  
[erin@beacondevelopment.com](mailto:erin@beacondevelopment.com)  
500 East Morehead Street | Suite 200 | Charlotte, NC 28202  
[www.beacondevelopment.com](http://www.beacondevelopment.com)



# ±104,410 SF CORPORATE OFFICE/WAREHOUSE BUILDING FOR LEASE

10510 TWIN LAKES PARKWAY | CHARLOTTE, NC 28269

AERIAL:



FOR MORE INFORMATION, CONTACT:

## TIM ROBERTSON

704.926.1405 (o) | 704.654.9880 (m)  
[tim.robertson@beacondevelopment.com](mailto:tim.robertson@beacondevelopment.com)  
500 East Morehead Street | Suite 200 | Charlotte, NC 28202  
[www.beacondevelopment.com](http://www.beacondevelopment.com)

## ERIN SHAW

704.926.1414 (o) | 914.924.1826 (m)  
[erin@beacondevelopment.com](mailto:erin@beacondevelopment.com)  
500 East Morehead Street | Suite 200 | Charlotte, NC 28202  
[www.beacondevelopment.com](http://www.beacondevelopment.com)

