

±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
- 25,266 SF of Office Space, 26,857 SF of Training or Warehouse Space and 52,327 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

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

FOR MORE INFORMATION, CONTACT:

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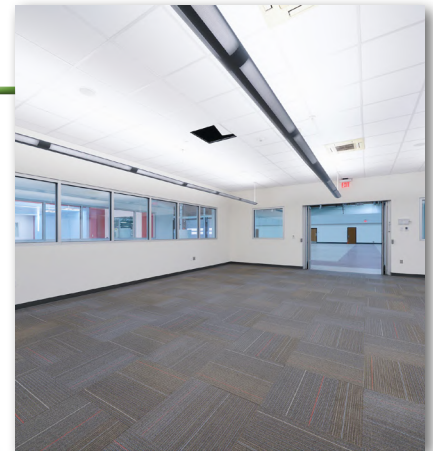
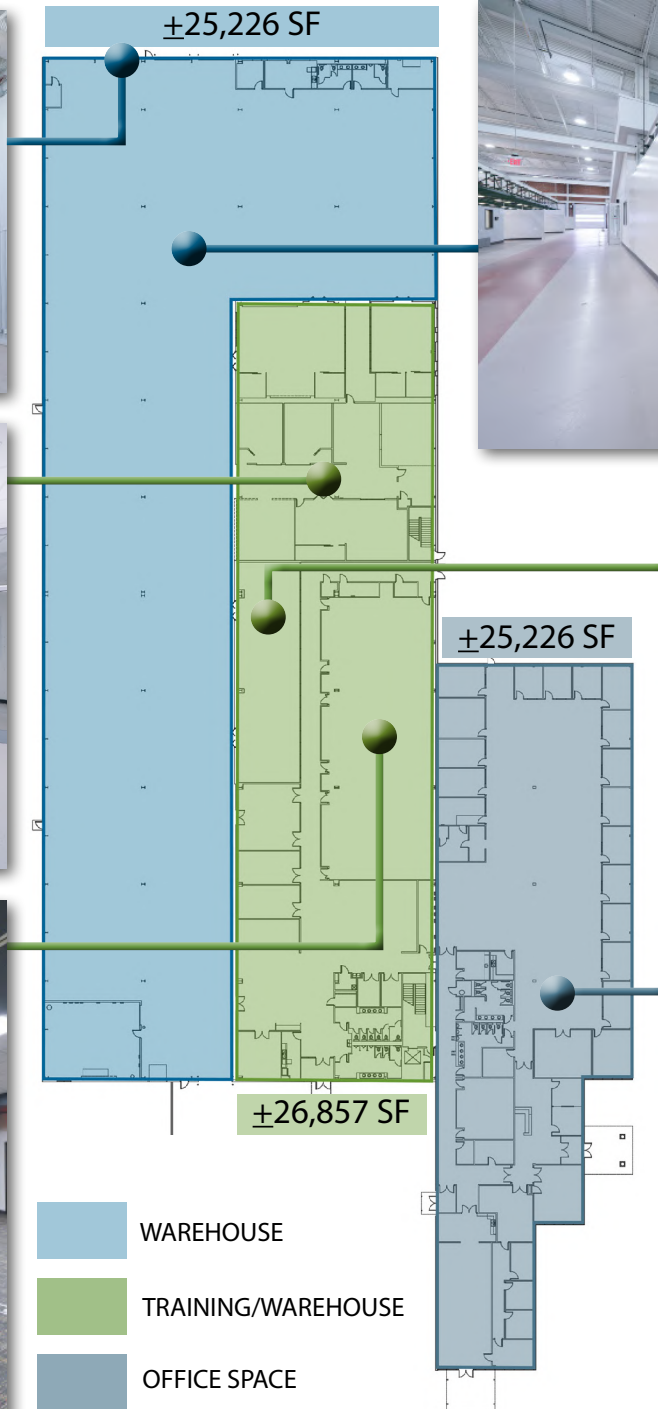
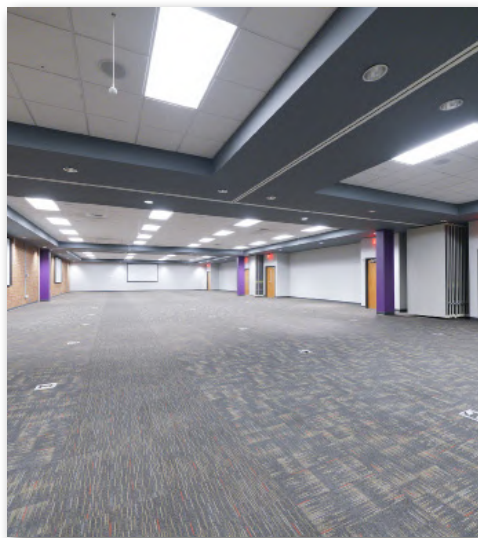
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BUILDING PLAN:



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