

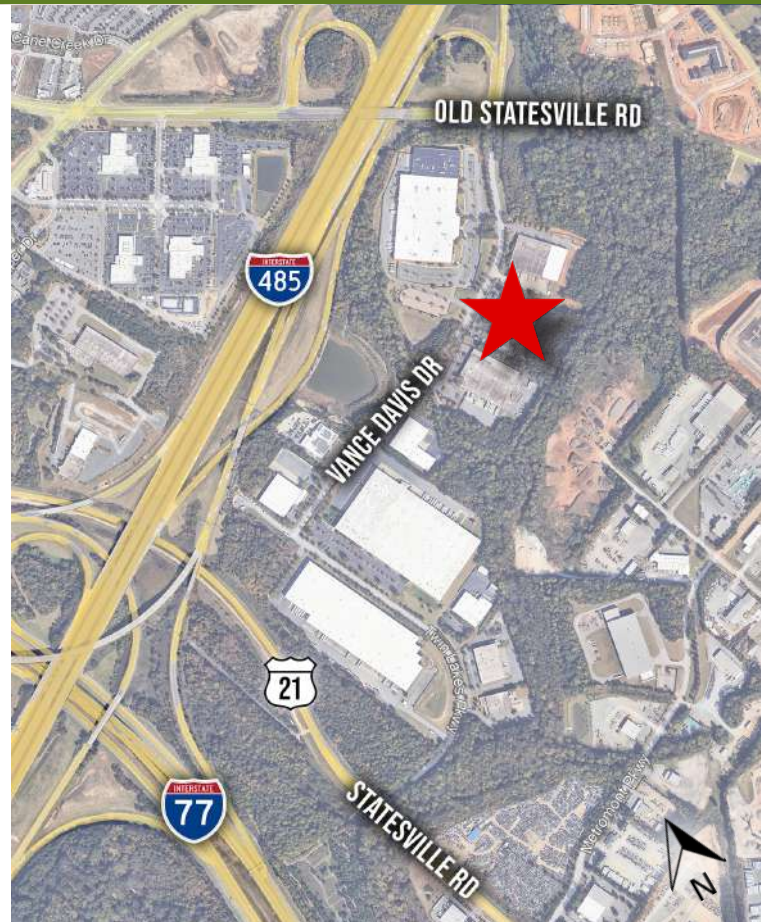
±66,380 SF WAREHOUSE FOR LEASE | TWIN LAKES BUSINESS PARK

12140 VANCE DAVIS DRIVE | CHARLOTTE, NC 28269



FEATURES:

- ±66,380 SF now available for lease (±53,112 SF warehouse/ ±13,268 SF office)
- ±30,855 SF expansion pad or additional parking/yard
- Located in Twin Lakes Business Park, a ±185-acre, master-planned park, convenient to Northlake Mall and area amenities
- Side-load facility with twelve (12) 9' x 10' dock high doors with pit levelers; One (1) 23' x 16' drive-in door
- 45' x 50' column spacing with 60' deep speed bay
- ±160 parking spaces
- 30' clear height
- Power: 1,200 Amps, 480/277V-3Ph
- ESFR sprinkler system
- Excellent location north of the Charlotte CBD, in close proximity to I-77, I-485, I-85 and Charlotte Douglas International Airport



FOR MORE INFORMATION, CONTACT:

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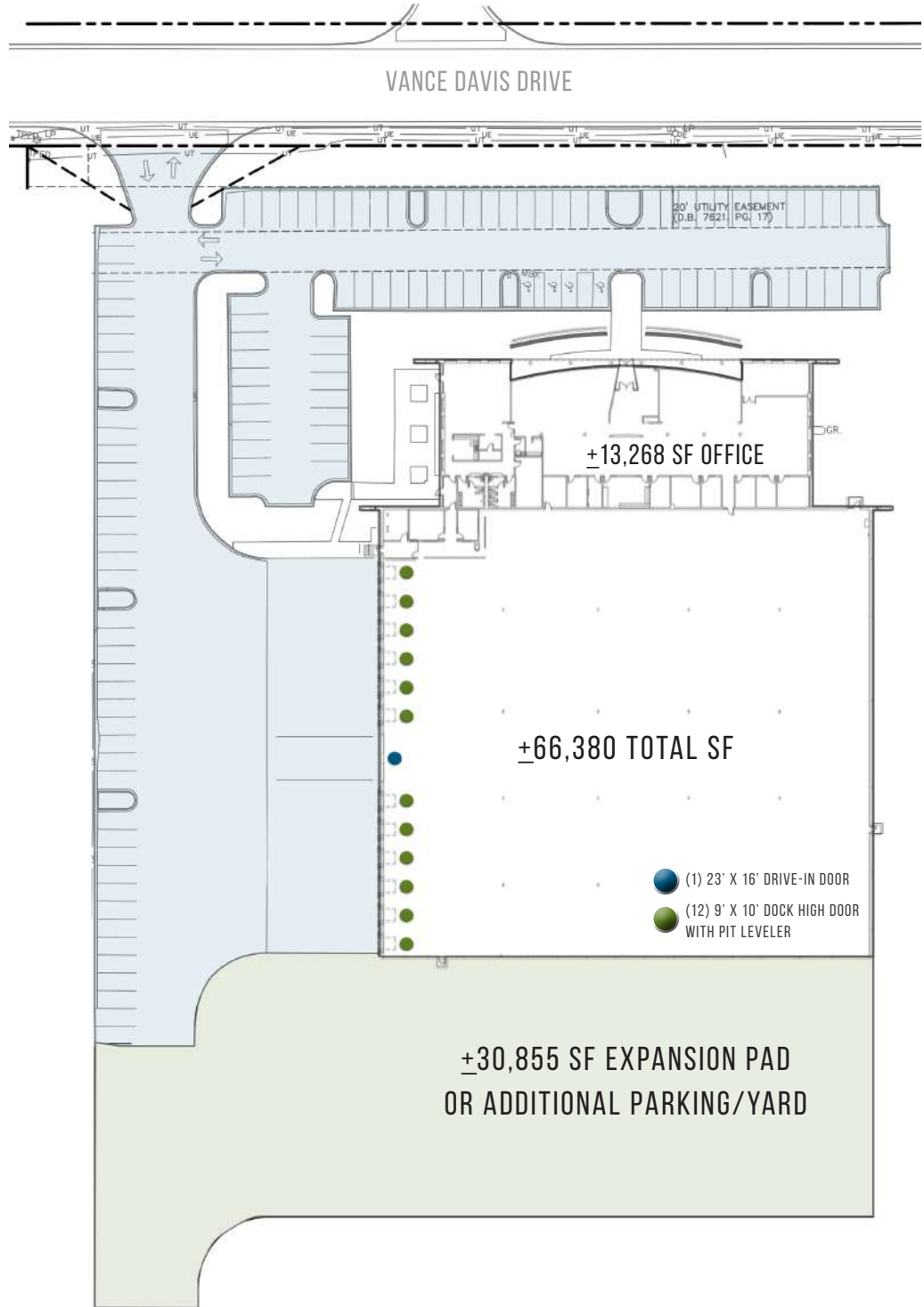


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SITE PLAN:



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