

# TWIN LAKES BUSINESS PARK

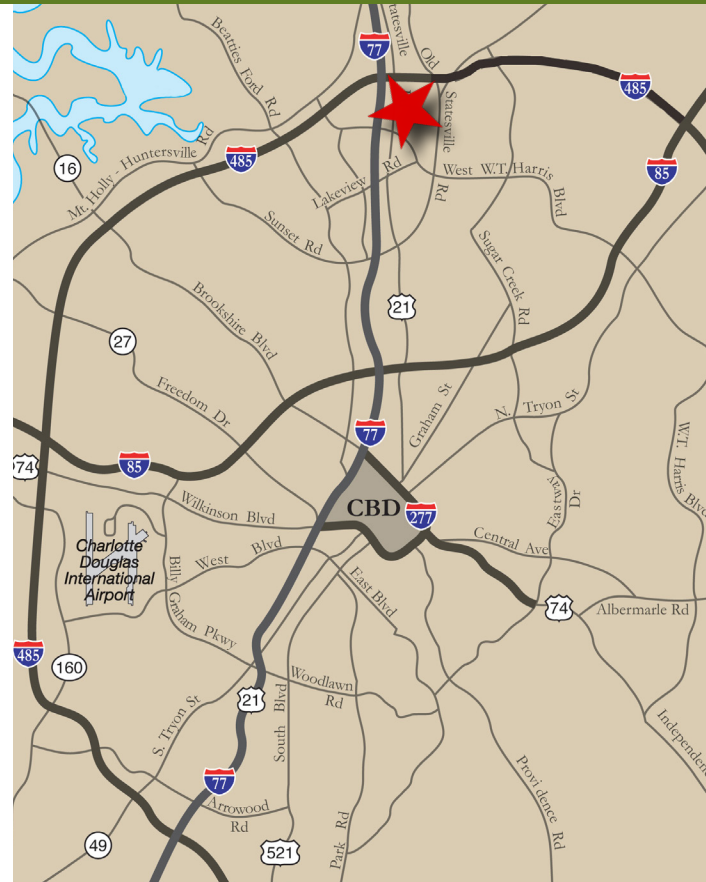
±28,850 SF FOR LEASE

12210 VANCE DAVIS DRIVE | CHARLOTTE, NC 28269



## FEATURES

- ±28,850 SF space available
- ±2,733 SF spec office under construction
- 1,200 Amps of 277/480V power
- Rear-load facility with two (2) 9' x 10' dock high doors with pit levelers and one (1) 12' x 14' drive-in door
- Potential ±60,000 SF building expansion or additional yard-laydown opportunity
- Located within Twin Lakes Business Park, a 185-acre, master-planned business park, convenient to Northlake Mall and area amenities
- Excellent location north of the Charlotte CBD, in close proximity to I-77, I-485, I-85 and Charlotte Douglas International Airport
- Developed and managed by Beacon Partners, the largest single-entity owner of industrial space in Charlotte, providing maximum flexibility and service to customers



FOR MORE INFORMATION, CONTACT:

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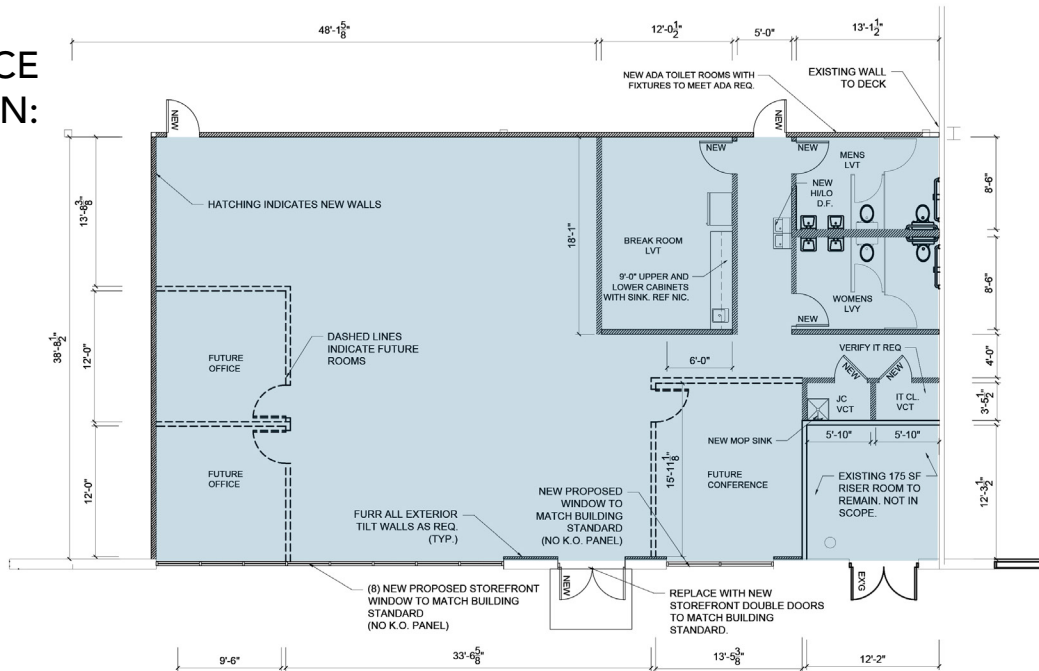


All information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the property is subject to prior sale, lease or withdrawal.

# 12210 VANCE DAVIS DRIVE

## BUILDING PLAN & SPECS

### SPEC OFFICE PLAN:



ADDRESS: 12210 Vance Davis Drive, Suite B  
Charlotte, NC 28269

COUNTY: Mecklenburg

TOTAL SF: ±28,850 SF

OFFICE SF: ±2,733 SF spec planned office

CLEAR HEIGHT: 24'

FIRE PROTECTION: ESFR

CONSTRUCTION:

WALLS: Masonry construction

STRUCTURE: Steel framing

COLUMN SPACING: 40' x 40'

DOCK HIGH DOORS: Two (9' x 10') with Pit Levelers

#### UTILITIES:

WATER / SEWER: CMUD

POWER: Duke Energy

GAS: Piedmont Natural Gas



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# SITE PLAN

