

# TWIN LAKES BUSINESS PARK

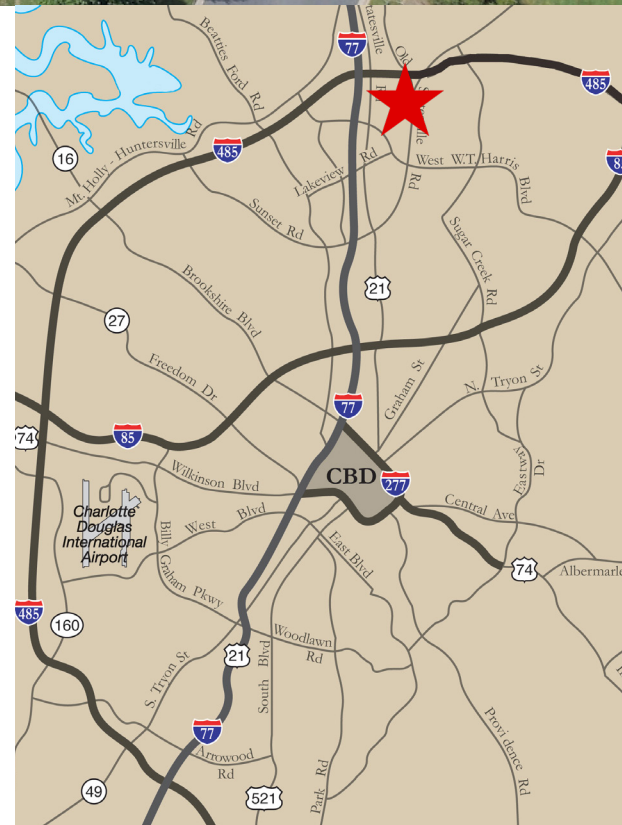
±95,499 SF FREESTANDING BUILDING FOR LEASE

12210 VANCE DAVIS DRIVE | CHARLOTTE, NC 28269



## FEATURES:

- ±95,499 SF freestanding building for lease
- ±10,615 SF of office
- 3,700 Amps of 277/480V power
- Located within Twin Lakes Business Park, a 185-acre, master-planned business park, convenient to Northlake Mall and area amenities
- Rear-load facility with 9 Dock High Doors (5 with pit levelers)
- 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:

**TIM ROBERTSON**

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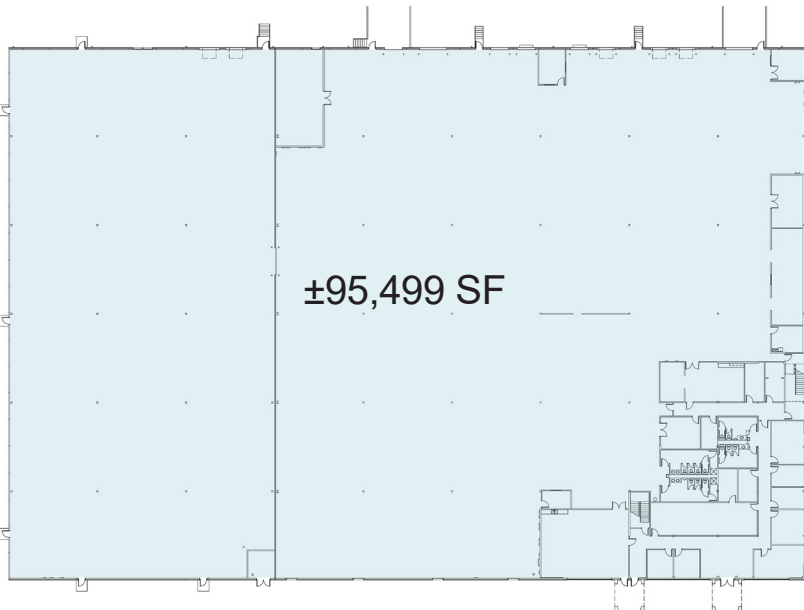
500 East Morehead Street | Suite 200 | Charlotte, NC 28202

[www.beacondevelopment.com](http://www.beacondevelopment.com)



# 12210 VANCE DAVIS DRIVE

## BUILDING PLAN & SPECS



LOCATION: 12210 Vance Davis Drive  
Charlotte, NC 28269

COUNTY: Mecklenburg

TOTAL SF: ±95,499

ZONING: I-1

CLEAR HEIGHT: 24'

CAR PARKING: 90 spaces

FIRE PROTECTION: Wet/ESFR

CONSTRUCTION:

WALLS: Masonry construction

STRUCTURE: Steel framing

COLUMN SPACING: 40' x 40'

DOCK HIGH DOORS: Three (8' x 10') with Pit Levelers

Two (9' x 10') with Pit Levelers

Two (8' x 10') with Edge Levelers

One (8' x 10')

One (12' x 12')

DRIVE-IN DOORS: One (8' x 10')

One (12' x 12')

UTILITIES:

WATER / SEWER: CMUD

POWER: Duke Energy

GAS: Piedmont Natural Gas

LOCATION:

±1 miles I-485

±2 miles I-77

±5 miles I-85

±10 miles Charlotte CBD

±12 miles CLT Airport

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