

TWIN LAKES BUSINESS PARK

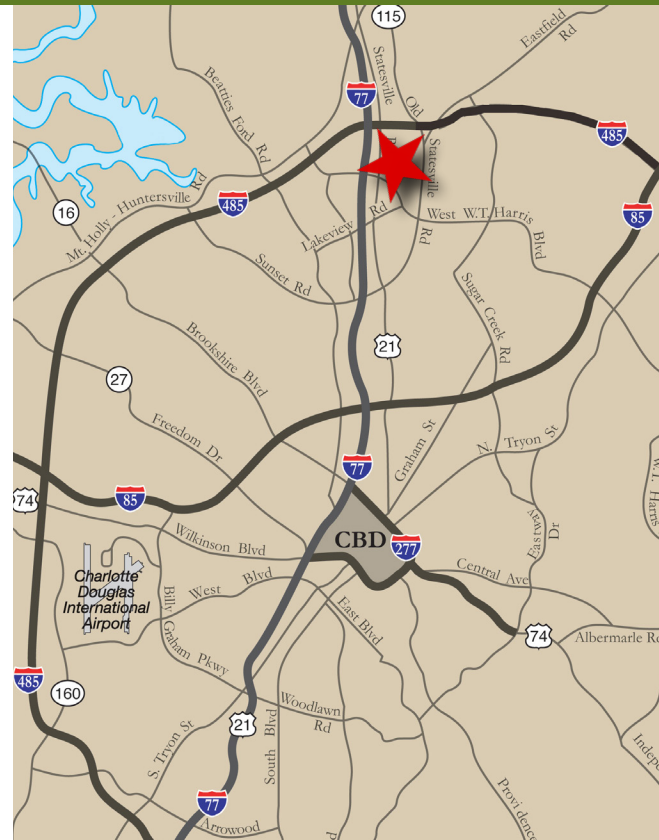
±66,649 - 95,499 SF FREESTANDING BUILDING FOR LEASE

12210 VANCE DAVIS DRIVE | CHARLOTTE, NC 28269



FEATURES:

- ±66,649 - 95,499 SF freestanding building for lease
- Potential expansion up to ±148,249 SF or additional yard
- 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, 2 with edge levelers); 2 Drive-In Doors
- 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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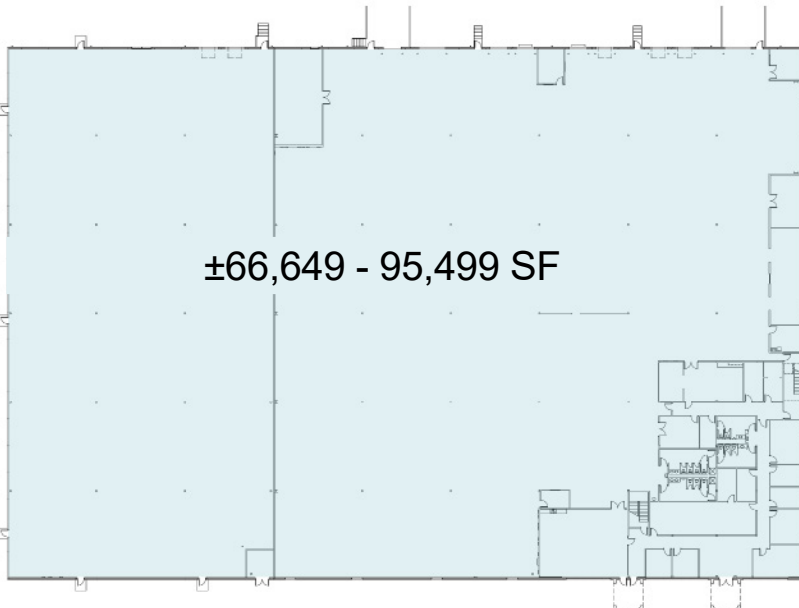
www.beacondevelopment.com



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



LOCATION: 12210 Vance Davis Drive
Charlotte, NC 28269

COUNTY: Mecklenburg

TOTAL SF: ±66,649 - 95,499

OFFICE SF: ±10,615

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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