

# INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

## June 2024

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS	BROKER
<b>SOUTHWEST   CHARLOTTE</b>						
CAROLINA LOGISTICS PARK <a href="#">12038 Carolina Logistics Drive</a> Pineville, NC 28134	±50,000 - 208,819	BTS	41 DH 2 DI 5 KO DH 2 KO DI	32'	Zoning G-I; (41) 9' x 10' overhead doors, (2) 14' x 16' drive-In doors, 50 trailer spaces; 90 car spaces; 52'6" x 63'4" typical with 60' speed bay	<a href="#">Tim Robertson</a>
CAROLINA LOGISTICS PARK <a href="#">12020 Carolina Logistics Drive</a> Pineville, NC 28134	±21,215 - 50,450	BTS	49 DH 2 DI 6 KO DI	32'	Zoning G-I; (49) 9' x 10' overhead doors, (2) 14' x 16' drive-In doors; 303 car parking spaces; 52'6" x 60' typical with 60' speed bay	<a href="#">Tim Robertson</a>
CAROLINA LOGISTICS PARK <a href="#">12032 Carolina Logistics Drive</a> Pineville, NC 28134	±23,100 - 199,564	BTS	41 DH 2 DI 2 KO DI	32'	Zoning G-I; (41) 9' x 10' overhead doors, (2) 14' x 16' drive-In doors; 210 car parking spaces; 68 trailer parking spaces; 52'6" x 60' typical with 60' speed bay	<a href="#">Tim Robertson</a>
COMMERCE PARK <a href="#">1407 Westinghouse Blvd, Suite B</a> Charlotte, NC 28273	±29,020	±1,843	5 DH 1 DI	20'	Located within Commerce Park; ±29,020 SF for lease; zoned ML-2; visibility along Westinghouse Blvd; 20' clear height; front load building; Potential to be railed served; ESFR Sprinkler System; Conveniently located near I-77 and I-485	<a href="#">Alex Habecker</a>
COMMERCE PARK <a href="#">11000 S. Commerce Blvd, Suite A</a> Charlotte, NC 28273	±11,840	±2,616	1 DH 1 DI	20'	Located within Commerce Park; ±11,840 SF for lease; Zoned ML-2; End unit; 20' clear height; Front load building; Potential to be railed served; Wet sprinkler system; Conveniently located near I-77 and I-485	<a href="#">Alex Habecker</a>
COMMERCE PARK <a href="#">11000 S. Commerce Blvd, Suite C</a> Charlotte, NC 28273	±17,760	±1,969	3 DH 1 DI	20'	Located within Commerce Park; ±17,760 SF front load facility; (2) 10 x 10 dock high doors with edge of dock levelers; (1) 8'x10' dock high door; (1) 8' x 10' drive-in door; zoned ML-2; Wet sprinkler; Conveniently located near I-77 and I-485	<a href="#">Alex Habecker</a>

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<b>SOUTHWEST   CHARLOTTE</b>						
COMMERCE PARK <a href="#">10800 S. Commerce Blvd, Suite L</a> Charlotte, NC 28273	±27,403	±1,978	5 DH 1 DI	20'	Located within Commerce Park; ±27,403 SF front load facility; (5) 8x10 dock high doors; (1) 10 x 10 drive in door; zoned ML-2; Wet sprinkler; Conveniently located near I-77 and I-485	<a href="#">Alex Habecker</a>
COMMERCE PARK <a href="#">10800 S. Commerce Blvd, Suite Z</a> Charlotte, NC 28273	±22,500	±3,164	3 DH 2 DI	20'	Located within Commerce Park; ±22,500 SF front load facility; End unit; (3) 8'x10' dock high doors; (1) has pit leveler; (1) 10' x 12' drive-in door; (1) 22' x 10' drive-in door; zoned ML-2; Wet sprinkler; Conveniently located near I-77 and I-485	<a href="#">Alex Habecker</a>
GENERAL DRIVE <a href="#">13021 General Drive</a> Charlotte, NC 28273	±156,000	BTS	BTS	32'	Build-to-suit opportunity; 12 acre site zoned ML-2; Easy access to Westinghouse Blvd; strategic distribution location; convenient to I-77, I-485, CLT Airport, and CBD; Ideal for distribution/industrial user	<a href="#">Tim Robertson</a>
MAPLECREST <a href="#">2725 Westinghouse Blvd, Suite 300</a> Charlotte, NC 28273	±2,400	±520	1 DH 1 DI	18'	Located within Maplecrest Industrial Center; ±2,400 SF for lease; (1) 9' x 10' dock high door; (1) 12' x 14' drive in door; 18' clear height; Zoned ML-2; Ample parking with gated truck court; Convenient to I-77, I-485, CLT Airport, and CBD	<a href="#">Alex Habecker</a>
MAPLECREST <a href="#">2905 Westinghouse Blvd, Suite 700</a> Charlotte, NC 28273	±2,400	±520	1 DH 1 DI	18'	Located within Maplecrest Industrial Center; ±2,400 SF for lease; (1) 9' x 10' dock high door; (1) 10' x 14' drive in door; 18' clear height; Zoned ML-2; Ample parking with gated truck court; Convenient to I-77, I-485, CLT Airport, and CBD	<a href="#">Alex Habecker</a>



PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS	BROKER
<b>CENTRAL   CHARLOTTE</b>						
ATANDO BUSINESS PARK <a href="#">1430 Ameron Drive</a> Charlotte, NC 28206	±13,600	±1,523	2 DH 1 DI	16'	Clear height of 16'; wet sprinkler; (2) dock high doors (8'x10"); (1) drive-in door; Paved truck court; direct access to I-77 at Atando/LaSalle (Exit 12); Central Charlotte location with immediate access to I-85, I-77, CBD and UPS facility	<a href="#">Alex Habecker</a>
ATANDO BUSINESS PARK <a href="#">1025 McClelland Court</a> Charlotte, NC 28206	±4,000	±1,000	1 DI	12'	±4,000 SF single tenant warehouse facility with ±1,000 SF office; (1) 10' x 10' drive-in door with concrete ramp; Fenced outside storage in rear of building; Central Charlotte location with immediate access to I-85, I-77, CBD and UPS facility	<a href="#">Alex Habecker</a>
ATANDO BUSINESS PARK <a href="#">1319-1321 Upper Asbury Avenue</a> Charlotte, NC 28206	±20,375	±1,154	3 DH 1 DI	22'	±20,375 SF multi-tenant warehouse facility with ±1,154 SF office; (3) dock high doors; (1) drive in door; Front load facility; Truck court 130'; Central Charlotte location with immediate access to I-85, I-77, CBD and UPS facility	<a href="#">Alex Habecker</a>
ATANDO BUSINESS PARK <a href="#">1303 Upper Asbury Avenue</a> Charlotte, NC 28206	±10,200	±1,398	2 DH	19'	±10,200 SF multi-tenant warehouse facility with ±1,398 SF office; (2) dock high doors; Front load facility; Truck court 130'; Potential outside storage; Building signage opportunity; Central Charlotte location with immediate access to I-85, I-77, CBD and UPS facility	<a href="#">Alex Habecker</a>
ATANDO BUSINESS PARK <a href="#">3348 Service Street, Suite H</a> Charlotte, NC 28206	±2,625	±694	1DH	12'	±2,625 SF multi-tenant warehouse facility with ±694 SF office; (1) dock high door; End cap front load facility; Truck court 110'; Ample store front glass; Central Charlotte location with immediate access to I-85, I-77, CBD and UPS facility	<a href="#">Alex Habecker</a>
ATANDO BUSINESS PARK <a href="#">3001 N Graham Street</a> Charlotte, NC 28206	±104,226	±17,022	3DH 1 DI	20'	±104,226 SF single tenant warehouse facility with ±17,022 SF office; (3) dock high doors, (1) drive in doo, (90) auto parking spaces; outside storage available; signage opportunity at the intersection of N. Graham St and Atando Ave; Central location with immediate access to I-85, I-77, CBD and UPS facility	<a href="#">Alex Habecker</a>
ATANDO BUSINESS PARK <a href="#">3429 Vane Court</a> Charlotte, NC 28206	±9,145	±3,600	8 DI	17'	±9,145 SF single tenant warehouse facility with ±3,600 SF office; (8) drive in doors; Covered storage; Fenced-in and 2.70 acres of fenced-in storage; Central location with immediate access to I-85, I-77, CBD and UPS facility	<a href="#">Alex Habecker</a>

Charlotte, NC 28202 | Raleigh, NC 27605 | [beacondevelopment.com](https://beacondevelopment.com)

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.





PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS	BROKER
<b>AIRPORT   CHARLOTTE</b>						
RAPID COMMERCE PARK Building A <a href="#">2615 Verde Creek Road</a> Charlotte, NC 28214	±21,580 - 74,671	BTS	19 DH 2 DI	32'	±21,580 SF up to 74,671 SF; A ±1.1 million SF master-planned manufacturing and logistics park; 130' truck court; ESFR sprinkler system; Zoning I-1 (CD); Located less than a mile from I-485 / Mount Holly Road (Exit 14) and Moores Chapel Road (Exit 12); Nineteen (19) 9' x 10' overhead doors, Two (2) 14' x 16' drive-in doors	<a href="#">Tim Robertson</a>
RAPID COMMERCE PARK Building B <a href="#">2605 Verde Creek Road</a> Charlotte, NC 28214	±42,865 - 271,200	BTS	60 DH 2 DI	36'	±42,865 SF up to 271,200 SF; A ±1.1 million SF master-planned manufacturing and logistics park; 190' truck court; ESFR sprinkler system; Zoning I-1 (CD); Located less than a mile from I-485 / Mount Holly Road (Exit 14) and Moores Chapel Road (Exit 12); Sixty (60) 9' x 10' overhead doors, Two (2) 14' x 16' drive-in doors	<a href="#">Tim Robertson</a>
RAPID COMMERCE PARK Building C <a href="#">Rhyne Road &amp; Mt Holly</a> <a href="#">Huntersville Road</a> Charlotte, NC 28214	±504,698	BTS	BTS	32' - 40'	A +1.1 million SF master-planned manufacturing and logistics park; Located less than a mile from I-485 / Mount Holly Road (Exit 14) and Moores Chapel Road (Exit 12); 32' - 40' minimum clear height; Full concrete truck court; ESFR sprinkler system; Zoning I-1 (CD)	<a href="#">Tim Robertson</a>
RAPID COMMERCE PARK Building D <a href="#">Rhyne Road &amp; Mt Holly</a> <a href="#">Huntersville Road</a> Charlotte, NC 28214	±155,400	BTS	BTS	32' - 40'	A +1.1 million SF master-planned manufacturing and logistics park; Located less than a mile from I-485 / Mount Holly Road (Exit 14) and Moores Chapel Road (Exit 12); 32' - 40' minimum clear height; Full concrete truck court; ESFR sprinkler system; Zoning I-1 (CD)	<a href="#">Tim Robertson</a>
RAPID COMMERCE PARK Building E <a href="#">Rhyne Road &amp; Mt Holly</a> <a href="#">Huntersville Road</a> Charlotte, NC 28214	±90,000	BTS	BTS	32' - 40'	A +1.1 million SF master-planned manufacturing and logistics park; Located less than a mile from I-485 / Mount Holly Road (Exit 14) and Moores Chapel Road (Exit 12); 32' - 40' minimum clear height; Full concrete truck court; ESFR sprinkler system; Zoning I-1 (CD)	<a href="#">Tim Robertson</a>
<a href="#">4101 Wilkinson Boulevard</a> <a href="#">Charlotte, NC 28208</a>	±30,669 - 79,628 SF	BTS	16 DH	20'	A 7.2 acre site with ±3.5 acres of outside storage opportunity; Located 1.5 miles to I-85, 2 miles to I-77, 3 miles to CLT airport, 3.5 miles to Charlotte CBD, and 4.5 miles to Norfolk Southern; 20' clear height; 16 dock high doors; and frontage on Wilkinson Blvd.	<a href="#">Tim Robertson</a> & <a href="#">Alex Habecker</a>



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<b>NORTH   CHARLOTTE</b>						
METROLINA PARK <a href="#">7335 Statesville Road</a> Charlotte, NC 28269	±217,493	±7,823	34 DH 2 DI	32'	±217,493 SF total with 108 car parking spaces and 39 stalls for trailer parking; fourteen (14) 10'x10' dock-high doors, twenty (20) 9'x10' dock-high doors, and two (2) drive-in doors. Zoned ML-1; located in Metrolina Park - 1 mile from I-77, 6.4 miles from Charlotte CBD and I-85	<a href="#">Tim Robertson</a> & <a href="#">Alex Habecker</a>
<b>FREEMORE WEST   CHARLOTTE</b>						
<a href="#">1540 Enderly Road</a> <a href="#">Charlotte, NC 28208</a>	±8,916	-	9 DI	16'	A 1.10 acre site; One story warehouse facility with storage shed; Fully fenced in and secured lot; Nine (9) 18' x 11' drive-in doors; 16'-4" clear height; Located 3 minutes to I-85, 4 minutes to I-77, 5 minutes to Charlotte CBD, and 10 minutes to CLT airport; Zoning CG (Commercial General)	<a href="#">Alex Habecker</a>
<a href="#">1304 Berryhill Road</a> <a href="#">Charlotte, NC 28208</a>	±54,072	±5,771	6 DH 3 DI	15' - 18'	Fully conditioned warehouse facility with heavy power; Six (6) dock high doors and three (3) drive-in doors; 15' - 18' clear height; Located 1.2 miles to I-77, 1.7 miles to I-85, 2 miles to Charlotte CBD, and 3.5 miles to CLT Airport	<a href="#">Tim Robertson</a> & <a href="#">Alex Habecker</a>
<b>GASTON COUNTY   CHARLOTTE</b>						
<a href="#">Saxony Drive</a> <a href="#">McAdenville, NC 28101</a>	±150,000- 1,200,000	<u>BTS</u>	BTS	32' - 40'	Build-to-suit opportunities from 150,000 SF to 1.2 million SF; Rail served on Charlotte Western, a 13 mile short line railroad operated by the NCDOT, providing access to both Norfolk Southern and CSX between Mount Holly and Gastonia; Adjacent to power substation; Great access to I-85, McAdenville Road, Highway 321, and CLT airport	<a href="#">Tim Robertson</a>





PROPERTY/ADDRESS	PRODUCT TYPE	CITY	ACREAGE	ZONING	COMMENTS	BROKER
<b>LAND/OUTDOOR STORAGE   CHARLOTTE</b>						
GENERAL DRIVE <a href="#">13021 General Drive</a> Charlotte, NC 28273	Outdoor Storage	Charlotte	±5 - 8	ML-2	Existing 5 usable acres of gravel yard with ability to expand up to 8 usable acres; Available for IOS (industrial outdoor storage) and MRO (maintenance repair and operations) Facility BTS; Ideal uses for site includes truck and trailer parking, material and equipment storage or laydown yard; Option to pave or gravel the site; Capacity for 255 truck/trailer parking stalls	<a href="#">Alex Habecker</a>
10911 GRANITE <a href="#">10911 Granite Street</a> Charlotte, NC 28273	Outdoor Storage	Charlotte	±1.88	ML-2	Ideal uses for site includes truck and trailer parking, material and equipment storage or laydown yard; Option to pave or gravel the site; Located directly off I-77 and Westinghouse Boulevard in Southwest Charlotte's submarket; Ability to fence, light, and secure; Capacity for 70 truck/trailer parking stalls	<a href="#">Alex Habecker</a>
NATIONS FORD <a href="#">11501 Nations Ford Road</a> Pineville, NC 28134	Outdoor Storage	Pineville	±1.54	ML-2	Ideal uses for site includes truck and trailer parking, material and equipment storage or laydown yard; Option to pave or gravel the site; Located within the center of North Carolina's largest industrial district, Charlotte's Southwest sub-market; Ability to fence, light, and secure; Capacity for 49 truck/trailer parking stalls	<a href="#">Alex Habecker</a>
<b>LAND   YORK COUNTY</b>						
<a href="#">907-955 Caterpillar Drive</a> <a href="#">Rock Hill, SC 29730</a>	Land	Rock Hill	±77.58	ML-2	Evaluated as part of Duke Energy's Site Readiness Program; Ideal for manufacturing/distribution users; excellent accessibility within less than one mile of the I-77/SC Highway 901 Interchange	<a href="#">Tim Robertson</a>

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### EAST WAKE COUNTY | RALEIGH

BEACON COMMERCE PARK <a href="#">4900 Jones Sausage Road (Bldg #3)</a> Garner, NC 27529	±27,298	±2,476	4 DH 1 DI	32'	±27,298 SF available for lease with 2,476 SF of spec office space; (4) 9' x 10' dock high doors; (1) 14' x 16' drive-in doors; 135' - 185' concrete truck court; 7" concrete slab; In close proximity to I-40, I-440, US-70, and 6.5 miles from Downtown Raleigh	<a href="#">Tim Robertson</a>
BEACON COMMERCE PARK <a href="#">5100 Jones Sausage Road (Bldg #1)</a> Garner, NC 27529	±74,927	BTS	24 DH	36'	Ramps and additional dock high doors available; (24) 9' x 10' dock high doors; 130'-180' concrete truck court; 120 spaces - expandable to 173; Excellent location in Eastern Wake County, in close proximity to I-40, I-440, US-70, and 6.5 miles from Downtown Raleigh	<a href="#">Tim Robertson</a>
CITATION DRIVE <a href="#">2000 Citation Drive</a> Garner, NC 27529	±37,957	BTS	23 DH 3 KO 2 DI	30'	Small bay infill distribution, city-counter space, and/or showroom opportunities; Concrete truck court; ESFR Sprinkler System; 140 parking spaces; 40' x 52'6" typical; 60' speed bay column spacing; 180' x 620' building dimensions; Excellent location in Eastern wake county in close proximity to I-40, I-440, US-70 and 6 miles from Downtown Raleigh	<a href="#">Tim Robertson</a>
KNIGHTDALE GATEWAY <a href="#">421 Milburnie Lake Drive (Bldg #1)</a> Raleigh, NC 27610	±289,870	BTS	60 DH 2 DI	36'	Premier location with convenient access to the Research Triangle region by way of I-540 and US Highway 64; 50' x 50' with 60' Speedbay; (60) 9' x 10' dock high doors; (2) 14' x 16' drive-in doors; 235 car parking spaces; ESFR Sprinkler; MI-PUD Zoning; Delivering Q2 2024	<a href="#">Tim Robertson</a>
POOLE ROAD <a href="#">4213 Poole Road</a> Raleigh, NC 27610	±54,481	±5,734	2 DH 3 DI	22'	Available Q1 2025; 54,481 SF freestanding warehouse; Ideal city counter building minutes from I-440; 3 acre site; Additional outside storage expansion opportunity; Clear Height in Warehouse - 21'11"; Wet Sprinkler System; Zoning: IH	<a href="#">Tim Robertson</a> & <a href="#">Walker Gorham</a>

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<b>SOUTHWEST   RALEIGH</b>						
APEX GATEWAY <a href="#">US Highway 64 &amp; NC 751</a> (Bldg #1) Apex, NC 27523	±66,711	BTS	37 DH 2 DI	32'	Up to ±66,711 SF available; 685' x 210' overall dimensions; Typical bay spacing: 52'6" x 50' with a 60' speed bay; Typical bay size between ±11,025 SF - ±8,400 SF; Thirty seven (37) 9' x 10' dock high doors; Two (2) 14' x 16' drive-in doors; Centrally located between Raleigh, Durham, Chapel Hill and the South Wake County growth corridors; Delivering Q3 2024	<a href="#">Tim Robertson</a>
APEX GATEWAY <a href="#">US Highway 64 &amp; NC 751</a> (Bldg #3) Apex, NC 27523	±136,500	BTS	BTS	36'	Up to ±136,500 SF available at the intersection of NC-751 and US-64 in Apex, NC; Delivering Q3 2024; Centrally located between Raleigh, Durham, Chapel Hill and the South Wake County growth corridors; The 1.2MM SF park features state-of-the-art construction and building aesthetics, a prime distribution location, numerous nearby amenities, and access to major population centers; Concrete truck court with ample trailer parking	<a href="#">Tim Robertson</a>
APEX GATEWAY <a href="#">US Highway 64 &amp; NC 751</a> (Bldg #4) Apex, NC 27523	±204,750	BTS	BTS	36'	Up to ±204,750 SF available at the intersection of NC-751 and US-64 in Apex, NC; Delivering Q3 2024; Centrally located between Raleigh, Durham, Chapel Hill and the South Wake County growth corridors; The 1.2MM SF park features state-of-the-art construction and building aesthetics, a prime distribution location, numerous nearby amenities, and access to major population centers; Concrete truck court with ample trailer parking	<a href="#">Tim Robertson</a>
APEX GATEWAY <a href="#">US Highway 64 &amp; NC 751</a> (Bldg #5) Apex, NC 27523	±359,600	BTS	BTS	36'	Up to ±359,600 SF available at the intersection of NC-751 and US-64 in Apex, NC; Delivering Q3 2024; Centrally located between Raleigh, Durham, Chapel Hill and the South Wake County growth corridors; The 1.2MM SF park features state-of-the-art construction and building aesthetics, a prime distribution location, numerous nearby amenities, and access to major population centers; Concrete truck court with ample trailer parking	<a href="#">Tim Robertson</a>
APEX GATEWAY <a href="#">US Highway 64 &amp; NC 751</a> (Bldg #3-4) Apex, NC 27523	±605,000	BTS	BTS	36'	Up to ±605,000 SF available at the intersection of NC-751 and US-64 in Apex, NC; Delivering Q3 2024; Centrally located between Raleigh, Durham, Chapel Hill and the South Wake County growth corridors; The 1.2MM SF park features state-of-the-art construction and building aesthetics, a prime distribution location, numerous nearby amenities, and access to major population centers; Concrete truck court with ample trailer parking	<a href="#">Tim Robertson</a>
PROPERTY/ADDRESS	PRODUCT TYPE	CITY	ACREAGE	ZONING	COMMENTS	BROKER
<b>RETAIL   RALEIGH</b>						
APEX GATEWAY <a href="#">US Highway 64 &amp; NC 751</a> Raleigh, NC 27523	Development Site	Raleigh	±1-7	(CX-3)	300 acre mixed-use development - Multiple points of ingress and egress to site via fully signalized intersections; Close proximity to multiple existing and under development residential communities including Sweetwater Apex, Deer Creek, Cedar Crossing, Willow Hills, and Smith Farm	<a href="#">Tim Robertson</a>



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CENTRAL   RALEIGH							
CAPITAL BOULEVARD <a href="#">2728 Capital Boulevard</a> Raleigh, NC 27604	±15,585-140,000	±3,500	13 DH 3 DI	16'	Property is situated on 32 acres; Frontage along and immediate access to Capital Boulevard (US-1) and adjacent to Interstate I-440 (Raleigh's "Inner Beltline"); Space features loading platform with dock-high position, access to ramped drive-in, wet sprinkler system, and a large fan		<a href="#">Tim Robertson</a>
PROPERTY/ADDRESS	PRODUCT TYPE	CITY	ACREAGE	PROPOSED SF	ZONING	COMMENTS	BROKER
LAND   RALEIGH							
HODGES STREET <a href="#">912 Hodges Street</a> Raleigh, NC 27608	Development Site	Raleigh	±13.3	±33,890 - 59,000	(CX-3)	Site's permitted uses include retail sales and services, light manufacturing, research & development, office, indoor /outdoor recreation, and storage; Desired infill location at the epicenter of the high-density Wake Forest Rd & Atlantic Avenue corridors	<a href="#">Walker Gorham</a>
GREENSBORO							
EDWARDIA INDUSTRIAL PARK <a href="#">400-A Edwardia Drive</a> Greensboro, NC 27409	±16,000	±4,351	2 DH 1 DI	14'	Located within Edwardia Industrial Park 9.26 acre site; Light Industrial (LI) zoning; 2 (two) dock high doors 8' x 8' with one (1) drive-in door 12' x 12'; Space will accommodate a variety of uses including infill warehouse, showrooms, distribution, etc. Central Greensboro location with great access to amenities and within 1.6 miles to I-40		<a href="#">William Mann</a>
EDWARDIA INDUSTRIAL PARK <a href="#">406 Edwardia Drive</a> Greensboro, NC 27409	±2,600	±2,600	—	—	Located within Edwardia Industrial; stand-alone single tenant flex space, great for a local business; ample parking; layout includes reception area, break room and private offices; outstanding location off Wendover Ave with great proximity to I-40		<a href="#">William Mann</a>