

# 28,000 SF

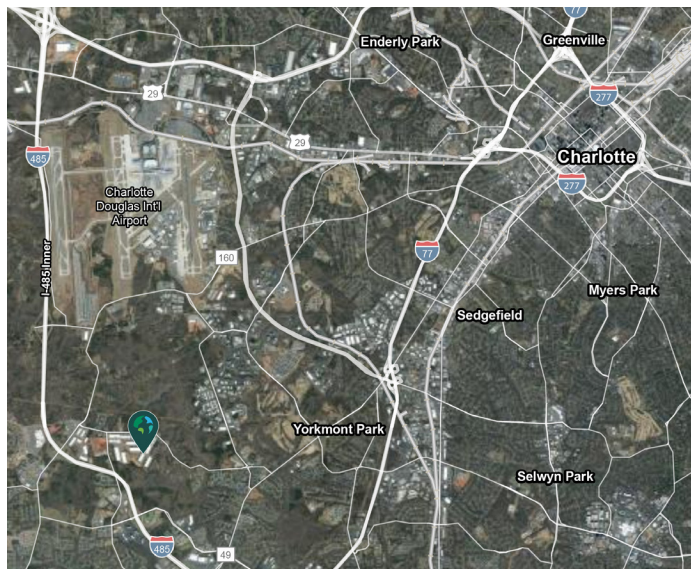
Industrial Space For Lease



## Prologis Shopton Ridge Park 5033



5033 Sirona Drive, Suite 800  
Charlotte, NC 28273 USA



**Your single-source service for efficient move-in and operations: [prologisessentials.com](https://www.prologisessentials.com)**

### LOCATION

- 4.5 miles to Charlotte Douglas International Airport
- 2 miles to I-485, 4 miles to I-77 & 7.5 miles to I-85
- 3.5 miles to Norfolk Southern Intermodal

### FACILITY

- 120,000 total SF
- 28,000 available SF
- 11,463 conditioned warehouse SF
- 4,660 office SF
- 30' clear height
- 4 dock doors (3 with EOD levelers)
- 40' x 40' column spacing
- ESFR sprinkler system
- LED lighting
- 400 amps available
- 201' building depth
- End cap unit

### ADVANTAGES AND AMENITIES

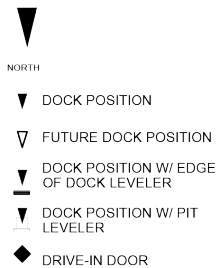
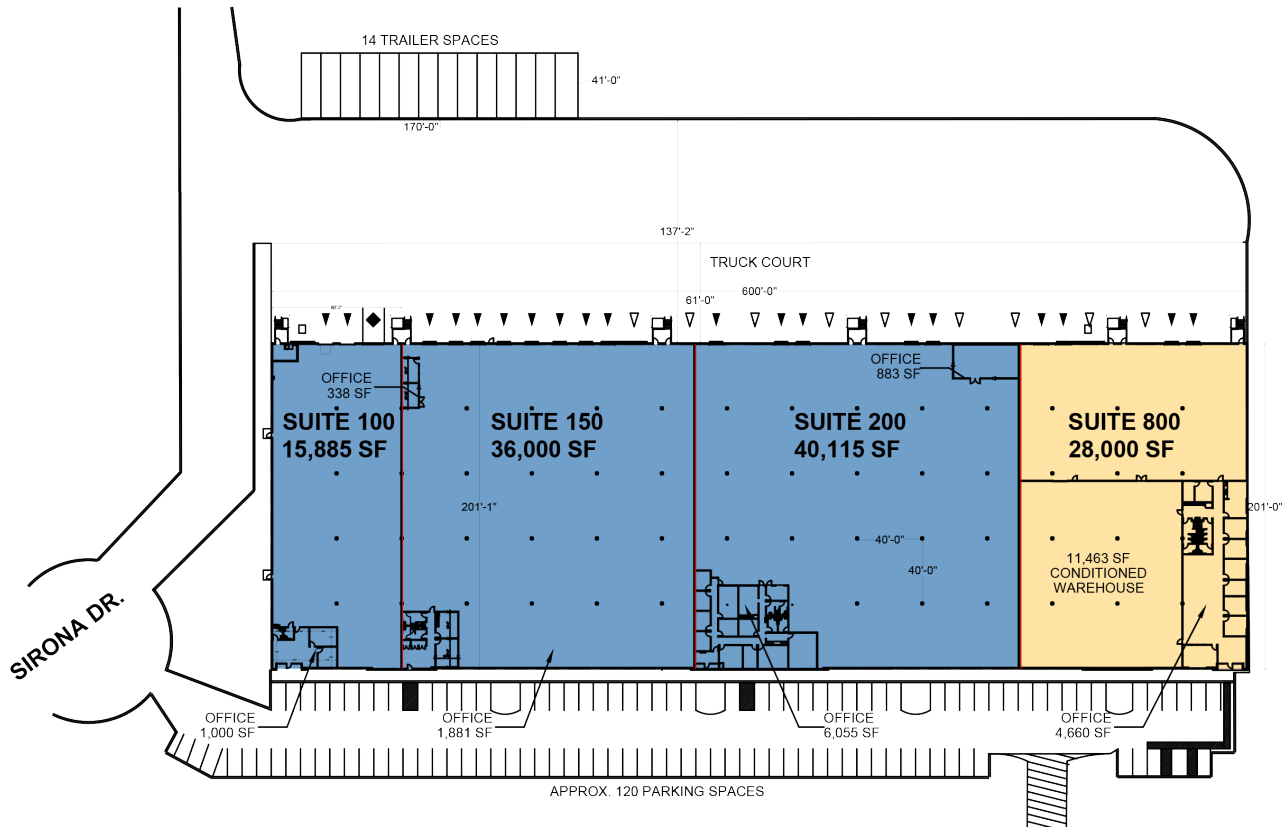
- Professionally landscaped, controlled environment
- Prologis Clear Lease - a simplified lease that fixes operating and capital expenses for the entire lease term
- Efficient and cost-effective warehouse solutions through Prologis Essentials

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