

# 34,020 SF

Industrial Space For Lease



## Prologis Shopton Ridge Park



5032 Sirona Drive, Suite 500  
Charlotte, NC 28273 USA

### LOCATION

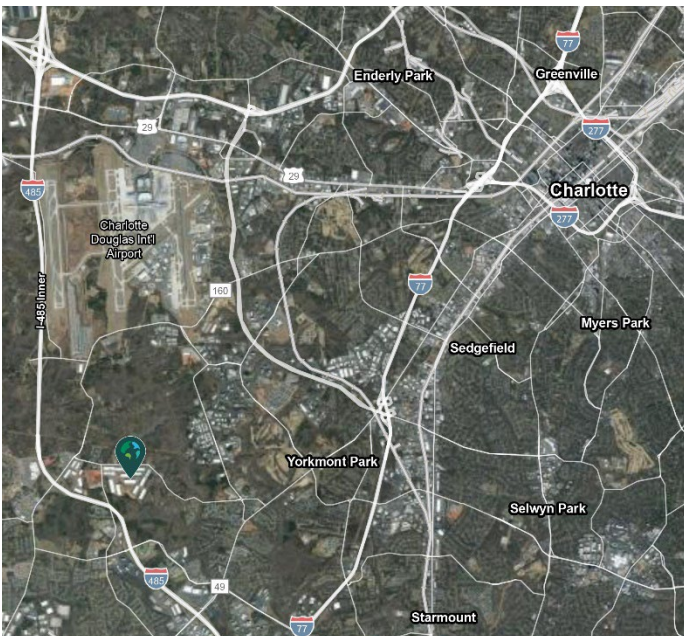
- 8 miles to Charlotte Douglas International Airport
- 5 miles to I-77 with direct access to I-277 in 9 miles
- 3 miles to I-485 with direct access to I-85 in 7 miles

### FACILITY

- 34,020 SF available
- 1,754 SF office
- 30' clear height
- 5 existing dock doors; 1- 3 knock out panels available
- 1 drive-in door (14' x 15')
- 50' x 54' column spacing
- 400 amps, 480/277 volt, 3 phase power
- ESFR sprinkler system
- 210' building depth
- Rear load building
- Additional trailer parking available

### ADVANTAGES AND AMENITIES

- Professionally landscaped, controlled park 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



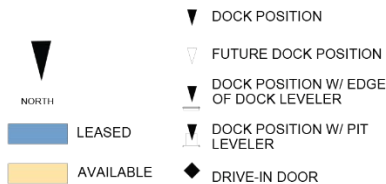
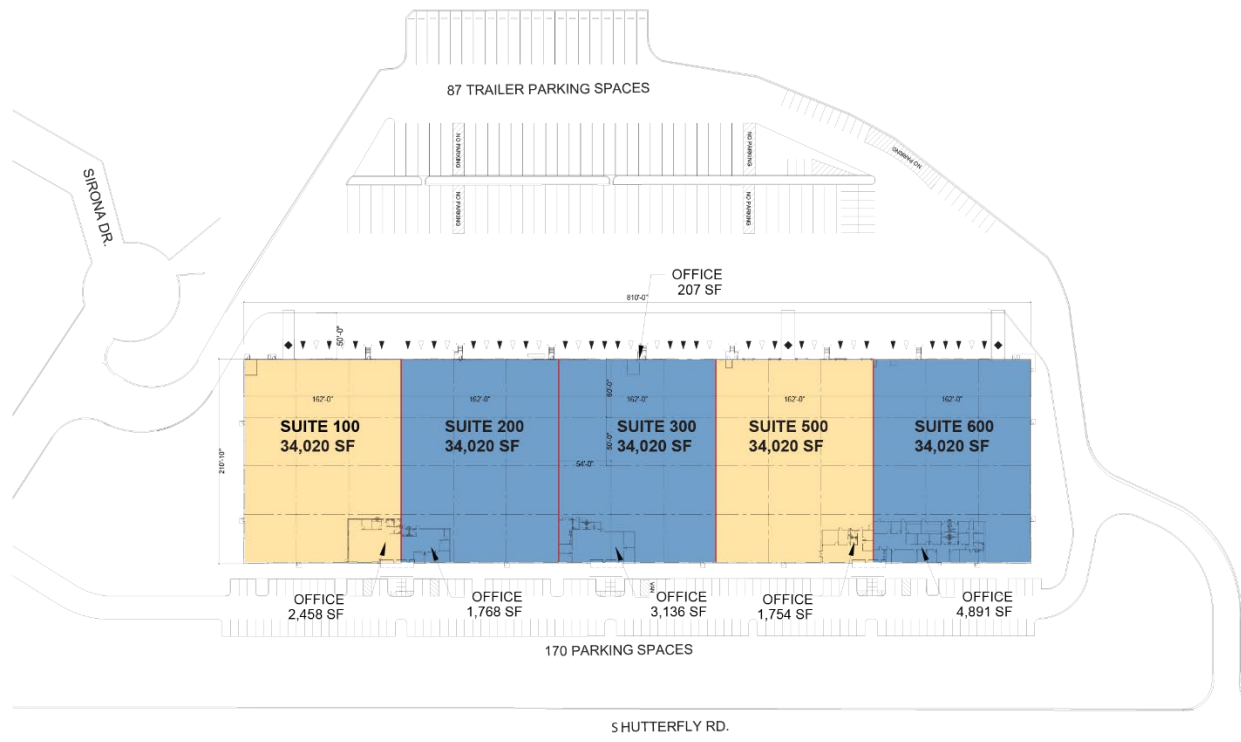
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