

34,020 SF

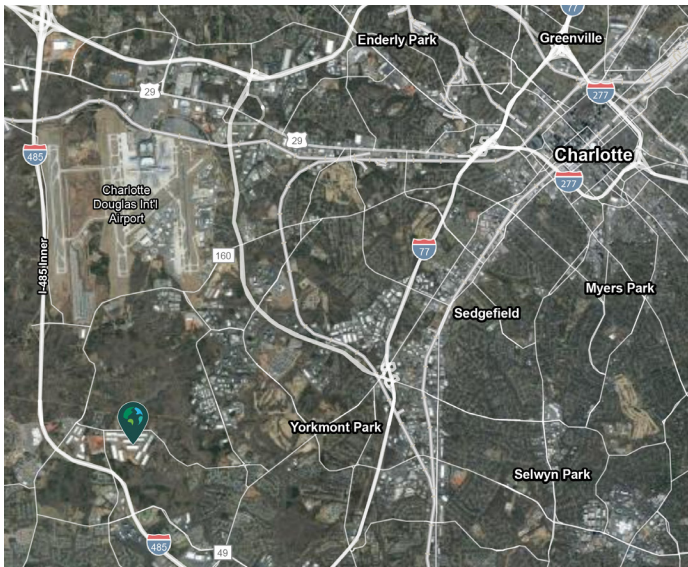
Industrial Space For Lease



Prologis Shopton Ridge Park 5032



5032 Sirona Drive, Suite 100
Charlotte, NC 28273 USA



Your single-source service for efficient move-in and operations: 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

- 170,100 total SF
- 34,020 available SF
- 2,458 office SF
- 30' clear height
- 4 existing dock doors (1 with EOD leveler); 2 knock out panels
- 1 drive-in door
- 50' x 54' column spacing
- 400 amps, 480/277 volt, 3 phase power
- ESFR sprinkler system
- 210' building depth
- Additional trailer parking available

ADVANTAGES AND AMENITIES

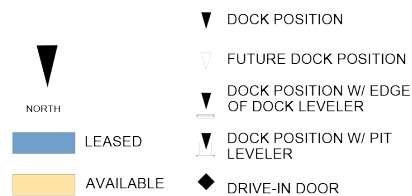
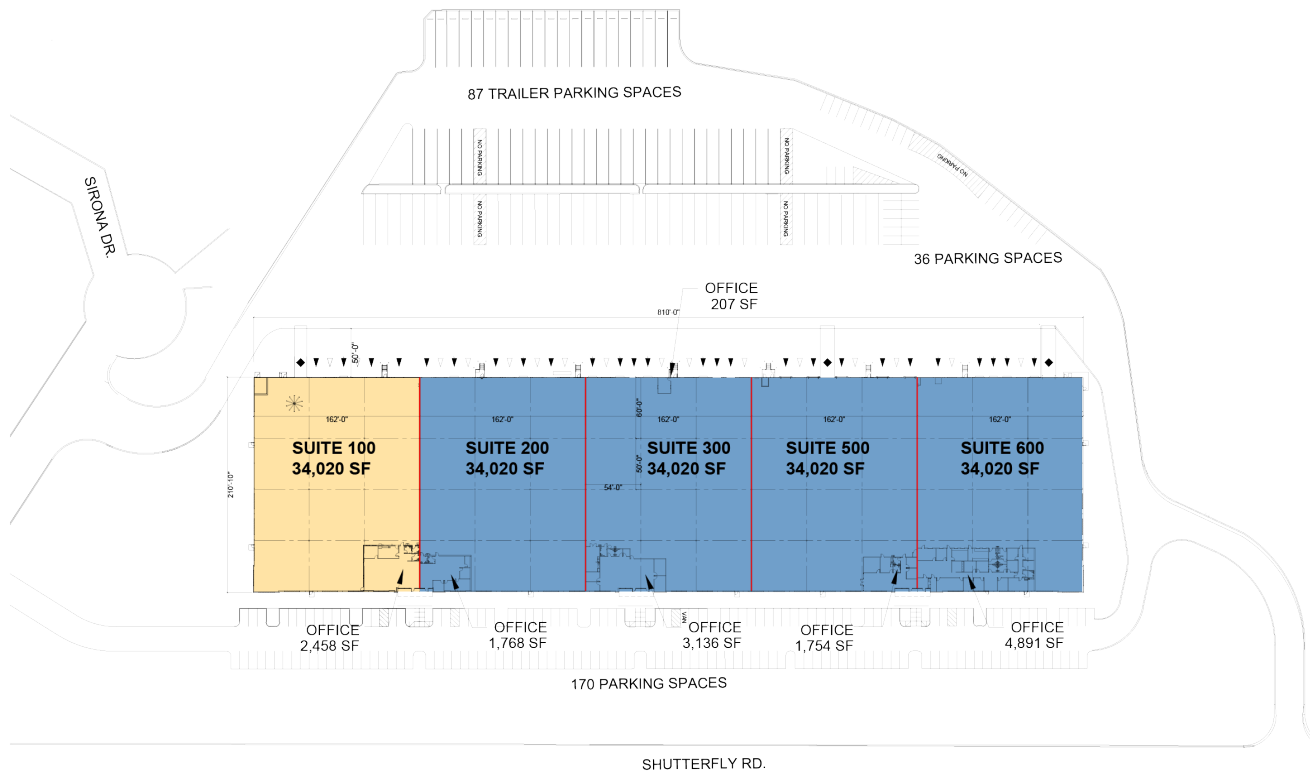
- Professionally landscaped, controlled environment
- Prologis Clear Lease - a simplified lease that fixes operating and capital expenses for the entire lease term
- Efficient and cost-effective warehouse solutions through Prologis Essentials

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