

34,020 SF

Industrial Space For Lease



Prologis Shopton Ridge Park



3923 Shutterfly Road, Suite 100
Charlotte, NC 28273 USA

LOCATION

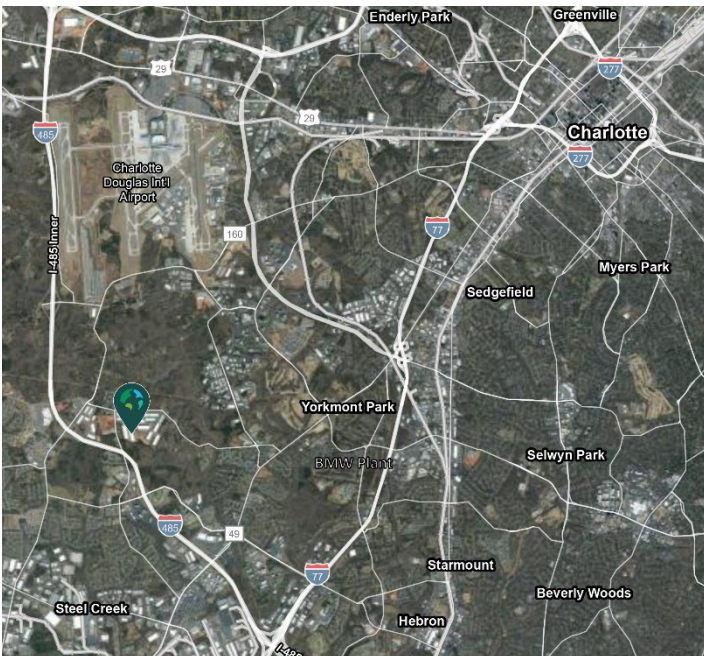
- 8 miles to Charlotte Douglas International Airport
- 5 miles to I-77 with direct access to I-277 in 9 miles
- < 2 miles to I-485 with direct access to I-85 in 7 miles

FACILITY

- 158,760 total SF building
- 34,020 SF available
- 1,759 SF office
- 34' clear height
- 5 dock doors (3 equipped with pit levelers & 2 with EOD levelers)
- 1 drive-in
- 50' x 54' column spacing
- 400 amps, 480/277 volt, 3 phase power
- ESFR sprinkler system
- 210' building depth
- 200' truck court depth
- LEED Silver Certified

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 Essentials



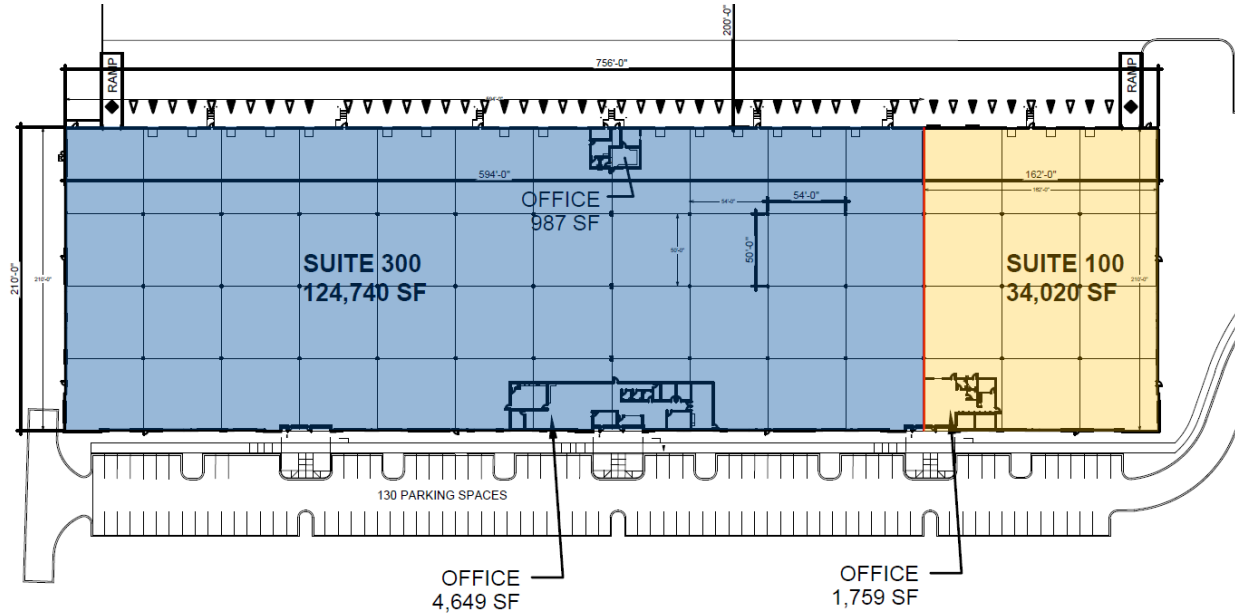
Prologis Essentials: your single-source service for efficient move-in and operations at prologisessentials.com

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- ▼ DOCK POSITION
- ▽ FUTURE DOCK POSITION
- ▼ DOCK POSITION W/ EDGE OF DOCK LEVELER
- ▼ DOCK POSITION W/ PIT LEVELER
- ◆ DRIVE-IN DOOR



- LEASED
- AVAILABLE



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