

For Lease

Spec Office

10,000 SF

Concrete Slab

4140 Taggart Creek Road

Charlotte, NC 28052

**±10,000 s.f. stand-alone facility
with concrete slab**

Zoned ML-2 (Outdoor storage permitted)

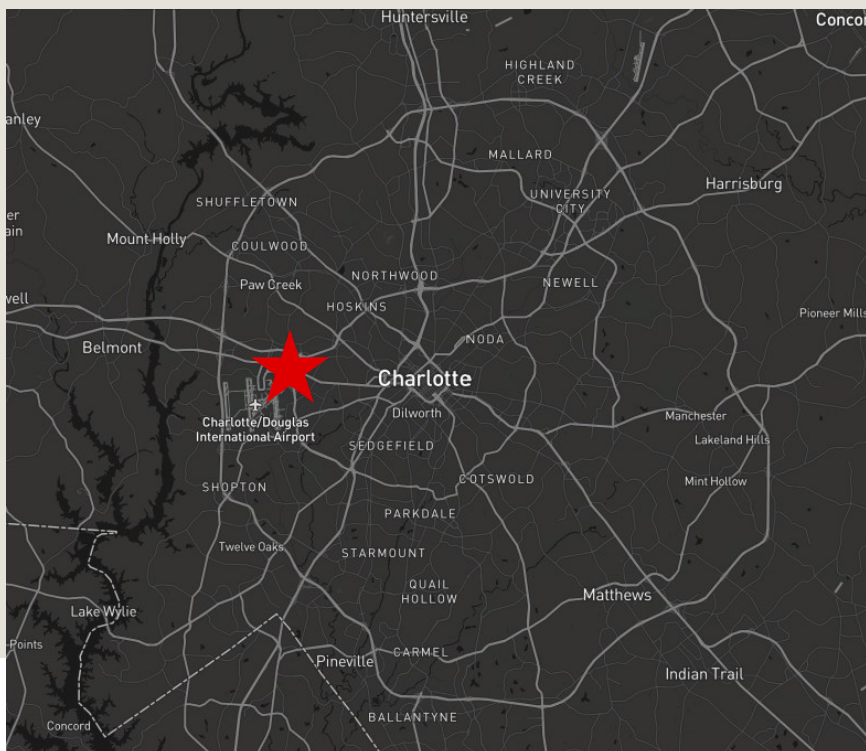
Under Construction - Delivering March 1, 2025

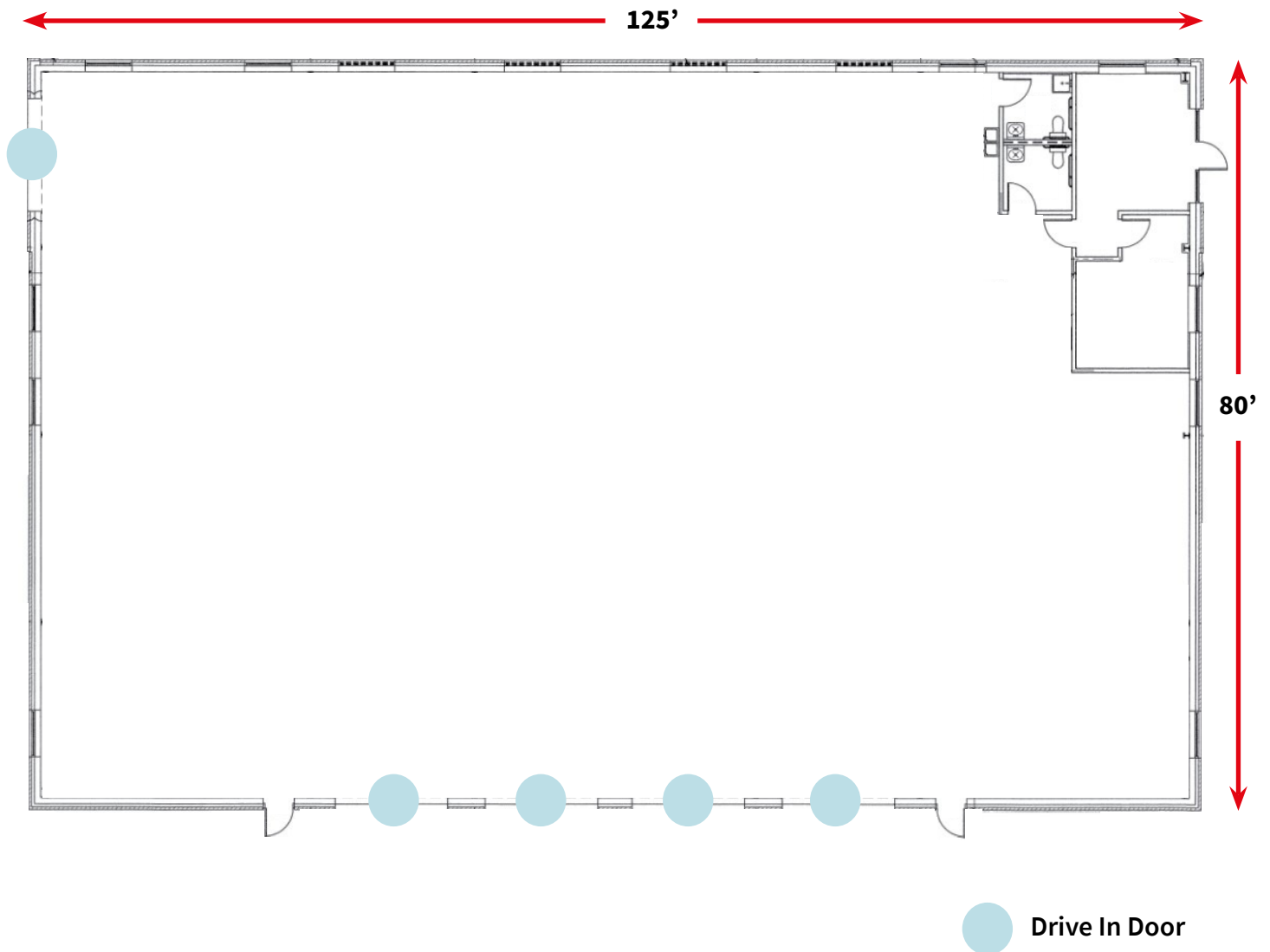
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Property specifications

Available s.f.	±10,000 SF
Office s.f.	±578 SF
Building dimensions	125' x 80'
Clear height	20'
Construction	PEMB (clear span)
Grade level doors	5 (12' x 14')
Warehouse lighting	LED
Power	400 amps, 277/480V
Warehouse Heat	Suspended gas fired

Zoning	ML-2	
Auto Parking	17 positions	
Concrete Slab	34' x 80'	
Asking Rate	\$16.00/SF NNN	
Delivery	March 1, 2025	
Location	I-85	± 1.0 mile
	CLT Airport	± 1.5 miles
	I-485	± 3.0 miles
	I-77	± 5.0 miles