

Charlotte Industrial Availability Report

SEPTEMBER 2019

PROPERTY SPOTLIGHT:

WHITEHALL TECHNOLOGY CENTER

📍 CHARLOTTE, NC

- *Class A+ business park environment.
- *Unparalleled, immediate access to amenities, interstate system and Charlotte-Douglas International Airport

WHITEHALL I - 2745 WHITEHALL PARK DRIVE

+90,000 SF CUSTOM CALL CENTER FACILITY

*AVAILABLE 5/01/20

*7.6/1000 PARKING RATIO (DEDICATED LOT)

WHITEHALL II - 2915 WHITEHALL PARK DRIVE

SUITE 700 - +12,000 SF +5,674 SF EXISTING OFFICE

*AVAILABLE 1/01/20



[CLICK HERE TO VIEW ALL LISTINGS >>](#)

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PARTNERS**

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CENTRAL



SOUTH END BUSINESS PARK

At the corner of Clanton Rd. and South Tryon St.

TOTAL SF	OFFICE SF	DOCK-HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
3,296 - 37,000	TBD	Yes	Yes	12'	Call

- Spec suites ready for occupancy
- Suites available from 3,296 - 37,000 sf
- At the corner of Clanton Rd. and South Tryon St.

CONTACT: Bill Wood

CENTRAL



SOLD

1221 AMBLE DRIVE

TOTAL SF	OFFICE SF	DOCK-HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	SALE PRICE
5,000	2,200 Office	1	1	10' - 13'	\$525,000

FREE STANDING BUILDING FOR SALE

- 2,800 SF warehouse
- I-2 zoning
- Opportunity Zone Designation
- Dock high and drive-in access
- Small storage yard

CONTACT: William Maxwell

NORTH



NORTHCROSS CENTER

9825 Northcross Center Ct.

TOTAL SF	OFFICE SF	DOCK-HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
Suite A: 16,000	4,500	3	-	18'	Call

- 225 amps @ 480/277
- "End Cap" unit with substantial glass
- Available immediately
- 200 amps @ 208/120
- Warehouse ventilation
- Easy access to I-77

CONTACT: Bill Wood

NORTH



NORTHWOODS BUSINESS CENTER

5900 Northwoods Business Parkway

TOTAL SF	OFFICE SF	DOCK-HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
Suite M 4,800	3,984	0	1	22'	Call

- Available 2/1/20
- 2.176/1,000 parking ratio
- Zoned I-1 (CD)
- Immediate access to Northlake Mall area amenities and interstate system
- Suites M&O are contiguous and can be combined for 12,490 SF

CONTACT: Bill Wood

NORTH



NORTHWOODS BUSINESS CENTER

5901 Northwoods Business Parkway

TOTAL SF	OFFICE SF	DOCK-HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
Suite O 7,690	6,733	0	1	22'	Call

- Available 2/1/19
- 2.176/1,000 parking ratio
- Zoned I-1 (CD)
- Immediate access to Northlake Mall area amenities and interstate system
- Suites M&O are contiguous and can be combined for 12,490 SF

CONTACT: Bill Wood

NORTH



PERIMETER WOODS BUSINESS PARK

9006 Perimeter Woods Drive

TOTAL SF	OFFICE SF	DOCK-HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
Suite D 18,638	BTS	6	0	20'	Call
Suite E 21,877	10,730	5	1	20'	Call

- Complete renovation of Suite D.
- Suites D + E available immediately and can be combined for 40,515 sf

CONTACT: Bill Wood

NORTH



PERIMETER WOODS BUSINESS PARK

9009 Perimeter Woods Drive

TOTAL SF	OFFICE SF	DOCK-HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
Suite A 5,983	3,599	1	0	18'	Call
Suite E 7,505	3,317	1	1	18'	Call

- Both spaces - Available immediately (end cap) - Suite A
- Oversize drive-in (E)
- Large training room (E)

CONTACT: Bill Wood

NORTH



PERIMETER WOODS BUSINESS PARK

9100 Perimeter Woods Drive

TOTAL SF	OFFICE SF	DOCK-HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
Suite F 14,759	9,337	4	0	20'	Call

- Warehouse HVAC
- Substantial storefront glass
- Available immediately
- Office can be reduced

CONTACT: Bill Wood

NORTH



HARRIS CORNERS CORPORATE CENTER

10420 Harris Oaks Boulevard

TOTAL SF	OFFICE SF	DOCK-HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
Suite C 19,876	100%	0	0	N/A	Call

- Excellent call center space
- End cap with 4.6/1,000 parking ratio
- Substantial glass
- Available immediately

CONTACT: Bill Wood

NORTH



HARRIS CORNERS CORPORATE CENTER

10430 Harris Oaks Boulevard

TOTAL SF	OFFICE SF	DOCK-HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
Suite K 4,800	1,609	1	1	16'	Call
Suite L 4,800	4,650	1	0	16'	Call

- Suite K - Available immediately/warehouse HVAC
- Suite L - Available immediately.
- Suite L - Recently renovated.
- Can be combined for 9,600 SF

CONTACT: Bill Wood

NORTH



HARRIS RIDGE

6135 Lakeview Road

TOTAL SF	OFFICE SF	DOCK-HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
Suite 250 14,893	100%	1	0	N/A	Call
Suite 350 37,438	90%	6	0	N/A	Call

- Substantial glass
- Suite 350 available immediately
- Can be combined for 52,331 SF
- Suite 350 is divisible to 5,798 SF
- Suite 250 available 1/1/20

CONTACT: Bill Wood

NORTH



CROFT STATION

9115 Old Statesville Road

TOTAL SF	OFFICE SF	DOCK-HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
Suite A 3,300	2,300	1	0	18'	\$10.50

- one dock high door
- 18' clear height
- Bay depth: 110'
- 6" concrete reinforced floor
- 100% wet sprinkler system
- Located near I-77, I-485, and Northlake Mall retail amenities

CONTACT: William Maxwell

SOUTHWEST



WESTHALL INDUSTRIAL PARK
12031 Westhall Drive

+/-1.5 Acres
Outside Storage

TOTAL SF	OFFICE SF	DOCK HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
20,000 - 50,000	BTS	14	2	24'	Call

- New construction
- I-2 zoning with outside storage
- ESFR sprinkler
- Custom office BTS
- 20,000 SF - 50,000 SF available
- Southwest Charlotte near Westinghouse Blvd.

CONTACT: William Maxwell

SOUTHWEST



THREE SHOPTON RIDGE
4036 Shutterfly Road

TOTAL SF	OFFICE SF	DOCK HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
37,950	BTS	5	1	24'	\$6.75

FOR SALE OR LEASE

- Corner of Sandy Porter & Shutterfly Road
- Single-tenant building
- 5 knock outs
- ESFR sprinkler
- 39 parking spaces

CONTACT: Terry Brennan

SOUTHWEST



FOUR SHOPTON RIDGE
4026 Shutterfly Road

UNDER CONTRACT

TOTAL SF	OFFICE SF	DOCK HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
33,000	BTS	4	1	24'	\$6.75

FOR SALE OR LEASE

- Single-tenant building
- Tilt wall construction
- 5 knock outs
- ESFR sprinkler
- 28 parking spaces

CONTACT: Terry Brennan

SOUTHWEST



SOUTH POINT BUSINESS PARK
13900 South Lakes Drive

LEASED

TOTAL SF	OFFICE SF	DOCK HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
Suite N 7,397	4,013	3	0	16'	\$10.00

- Professional Business Park environment
- I-1 zoning
- 100% HVAC
- Substantial windows
- Nearby retail amenities

CONTACT: William Maxwell

SOUTHWEST



SOUTH POINT BUSINESS PARK
14201 South Lakes Drive

FOR LEASE

TOTAL SF	OFFICE SF	DOCK HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
Suite A 10,882	3,220	2	1	18'	\$8.50 NNN
Suite B 6,954	1,910	1	1	18'	\$9.50 NNN
Suite C 7,686	1,500	3	1	18'	\$10.25

- All three units can be combined
- End cap unit with abundance of windows
- Wet sprinkler system
- Suite C: 480v power and 100% HVAC
- 14,640 sf, 17,836 sf, 25,522 sf contiguous

CONTACT: William Maxwell

SOUTHWEST



SOUTH POINT BUSINESS PARK **UNDER CONTRACT**
14240 South Lakes Drive

TOTAL SF	OFFICE SF	DOCK HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
9,000	2,600	1	1	17'	\$9.50 NNN

FOR LEASE AND FOR SALE

- Free standing building
- 400 amp power service
- Substantial glass exposure
- Zoned I-1
- Dock high with pit leveler
- Large drive-in door

CONTACT: William Maxwell

**COFFEY CREEK BUSINESS PARK**

1424 Cross Beam Dr.

TOTAL SF	OFFICE SF	DOCK HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
18,000	6,150	3	1	16'	\$10.00

FREE STANDING BUILDING

- 2nd story office & mezzanine storage
- 400 amps of 480v power
- Zoned I-1 (CD)
- 1 ground level drive-in door
- Coffey Creek Business Park

CONTACT: William Maxwell**COFFEY CREEK BUSINESS PARK**

1515 Center Park Drive

TOTAL SF	OFFICE SF	DOCK HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
12,150	5,790	1	1	17'	\$9.75

FREE STANDING BUILDING FOR LEASE

- Fully Air Conditioned Warehouse
- Heavy Power
- Dock high & drive-in door

CONTACT: Terry Brennan**3139 WESTINGHOUSE BOULEVARD**

TOTAL SF	OFFICE SF	DOCK HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
Suite A 5,374	2,011	1	0	17'	\$8.75- \$10.75
Suite B 4,646	1,658	1	0	17'	\$8.75- \$10.75
Suite C 10,176	3,350	1	1	17'4"	\$8.75- \$10.75

FOR LEASE

- Redevelopment in September
- New landscape
- Fully Air Conditioned Warehouse
- New parking lot
- Facade improvements
- 480v power

CONTACT: Terry Brennan or John Ellis

SOUTHWEST



WHITEHALL I 2745 Whitehall Park Drive

TOTAL SF	OFFICE SF	DOCK HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
90,000	100%	0	0	24'	Call

FOR LEASE

- Available 5/1/20
- High-end call center space with 7.6/1000 parking
- End Cap with substantial glass
- Dual fiber; raised floor server/IT room
- Large employee canteen with patio
- Exercise room with restrooms, showers, lockers
- Class A+ business park environment

CONTACT: Bill Wood

SOUTHWEST



WHITEHALL II 2915 Whitehall Park Drive

TOTAL SF	OFFICE SF	DOCK HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
Suite 700 12,000	5,674	2	0	18'	Call

FOR LEASE

- Available 1/1/20
- End Cap with substantial glass
- Fully air-conditioned
- Heavy power
- ESFR sprinkler
- Class A+ business park environment

CONTACT: Bill Wood

AIRPORT



4816 SIRUS LANE

TOTAL SF	OFFICE SF	DOCK HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
6,000	2,621	2	1	17'	Call

FOR LEASE OR SALE

- 1.3 acre site with possible expansion capacity.
- Minutes from Charlotte Douglas International Airport
- Close proximity to I-485, I-77 and I-85

CONTACT: Bill Wood

PINEVILLE, NC



1038 CULP ROAD

TOTAL SF	OFFICE SF	DOCK HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
7,500	2,440	1	2	21'	\$9.00

FOR LEASE

- Located near I-77 & I-485 interchanges
- Two (2) 12 x 14 drive-in doors
- One dock high door
- Flexible lease terms

CONTACT: William Maxwell

CONCORD, NC



CAROLINA TRADEPORT

160 & 180 International Drive

TOTAL SF	OFFICE SF	DOCK HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
180: 136,000	BTS	Up to 36	2	36'	Call
160: 147,000	BTS	Up to 43	2	32'	Call

FOR LEASE

- 21,000 - 147,000 SF available
- Available immediately
- Trailer parking
- ESFR sprinklers
- Located close to I-85
- 36' clear height available

CONTACT: Terry Brennan or William Maxwell

ROCK HILL, SC



WATERFORD BUSINESS PARK

SOLD

1800 Overview Drive

TOTAL SF	OFFICE SF	DOCK HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
185,935	55,621	5	3	26'	Call

FOR SALE OR LEASE

- 130,314 SF production space
- Expandable to 400,000 SF
- 100% wet sprinklers
- 389 parking spaces
- T-5 lighting

CONTACT: Terry Brennan or Bill Wood

LAND SITES

SOUTHWEST

LOT 8



WESTLAKE CORPORATE CAMPUS

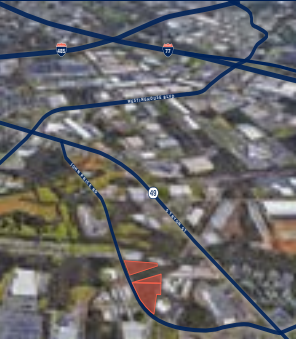
Westlake Drive

LOCATION	TOTAL ACREAGE	ZONING	UTILITES	TEST-FIT BUILDING SF	PRICE PER ACRE
Lot 8	6.48	I-2 / I-1	Sewer Gas Water	up to 112,500	BTS only

- Last site in Westlake Corporate Campus
- Zoned I-2 / I-1
- Build-to-suit opportunity
- Corporate campus setting

CONTACT: Terry Brennan

SOUTHWEST



JOHN PRICE ROAD

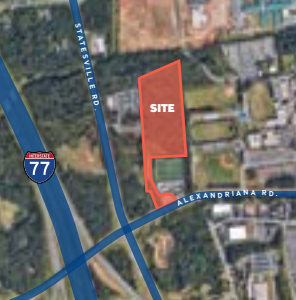
10575 John Price Road

LOCATION	TOTAL ACREAGE	ZONING	UTILITES	TEST-FIT BUILDING SF	PRICE PER ACRE
10575 John Price Rd	1.7-7.27	I-1	-	-	\$100,000

- Parcel ID: 20118115, 20118114, 20118113
- Located off South Tryon near Westinghouse Blvd.
- I-77 & I-485 nearby

CONTACT: William Maxwell

HUNTERSVILLE



ALEXANDRIANA RD

Huntersville, NC

SOLD

LOCATION	TOTAL ACREAGE	ZONING	UTILITES	TEST-FIT BUILDING SF	PRICE PER ACRE
11711 Alexandriana Rd.	13.02	CB	-	-	Call

- Located near I-77 & I-485 junction
- Zoning allows for office, warehouse, manufacturing, and general commercial
- Court-ordered sale

CONTACT: William Maxwell

Contact

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