

# WAREHOUSE DISTRIBUTION FOR LEASE

## SOUTH RIDGE DRIVE



<b>PRICE:</b>	\$15.65 nnn \$3.63 TICAM (available 1st Quarter 2024)	<b>SIZE (approx):</b>	6,712 +/- sf total 1,710+/- sf office (approximate)
<b>COUNTY:</b>	Mecklenburg	<b>ZONING:</b>	I1 CD
<b>SPRINKLERS:</b>	No	<b>CITY:</b>	Charlotte
<b>PARKING:</b>	Ample	<b>ELECTRICAL:</b>	208/120V-3 phase 4 wire 600 amps
<b>DOCK/DRIVE-IN:</b>	2 DH	<b>UTILITY PROVIDERS:</b>	Water/Sewer-City of Charlotte Power-Duke Energy Gas-Piedmont Natural Gas
<b>CEILING HEIGHT:</b>	18'		
<b>COMMENTS:</b>	- South Point Business Park - New address will be 13325 South Point Drive, Charlotte, NC 28273		



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