



±10,436 SF
INDUSTRIAL SPACE
AVAILABLE FOR LEASE

3301-P WOODPARK BLVD, CHARLOTTE, NC 28206



STEPSTONE

G|I|D

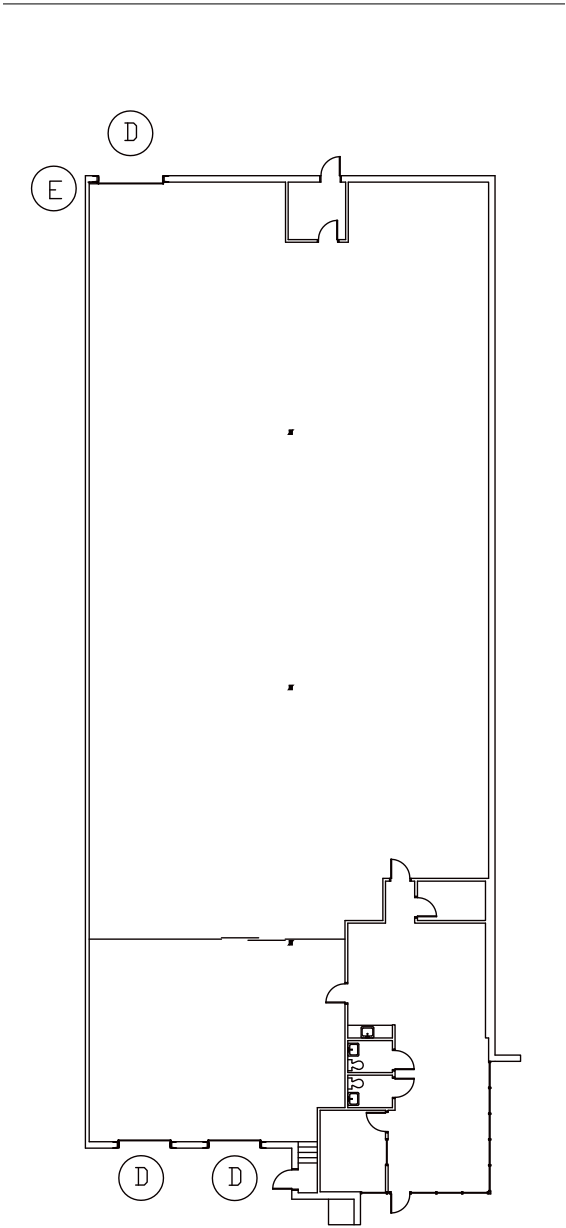
BUILDING SPECS

Woodland Business Park is located just north of Charlotte near the intersection of I-85 and I-77. With close proximity to Charlotte Douglas International Airport (9 miles) and Uptown Charlotte (4 miles), the park offers convenient access to many major thoroughfares to service the full Charlotte Metro.

Total building sf	±91,166 SF
Available sf	±10,436 SF
Estimated office area	±1,399 SF
Year built	1981
Zoning	ML-2
Sprinkler	Wet
Clear height	20'-9"
Column spacing	36' x 40'
Dock high doors	Three (3)
Construction	Masonry
Roof type	TPO
Roof age	2019
Fire protection	Ordinary hazard
Load type	Front
Available	Immediately
Additional features	End-cap unit with 2 pit levelers

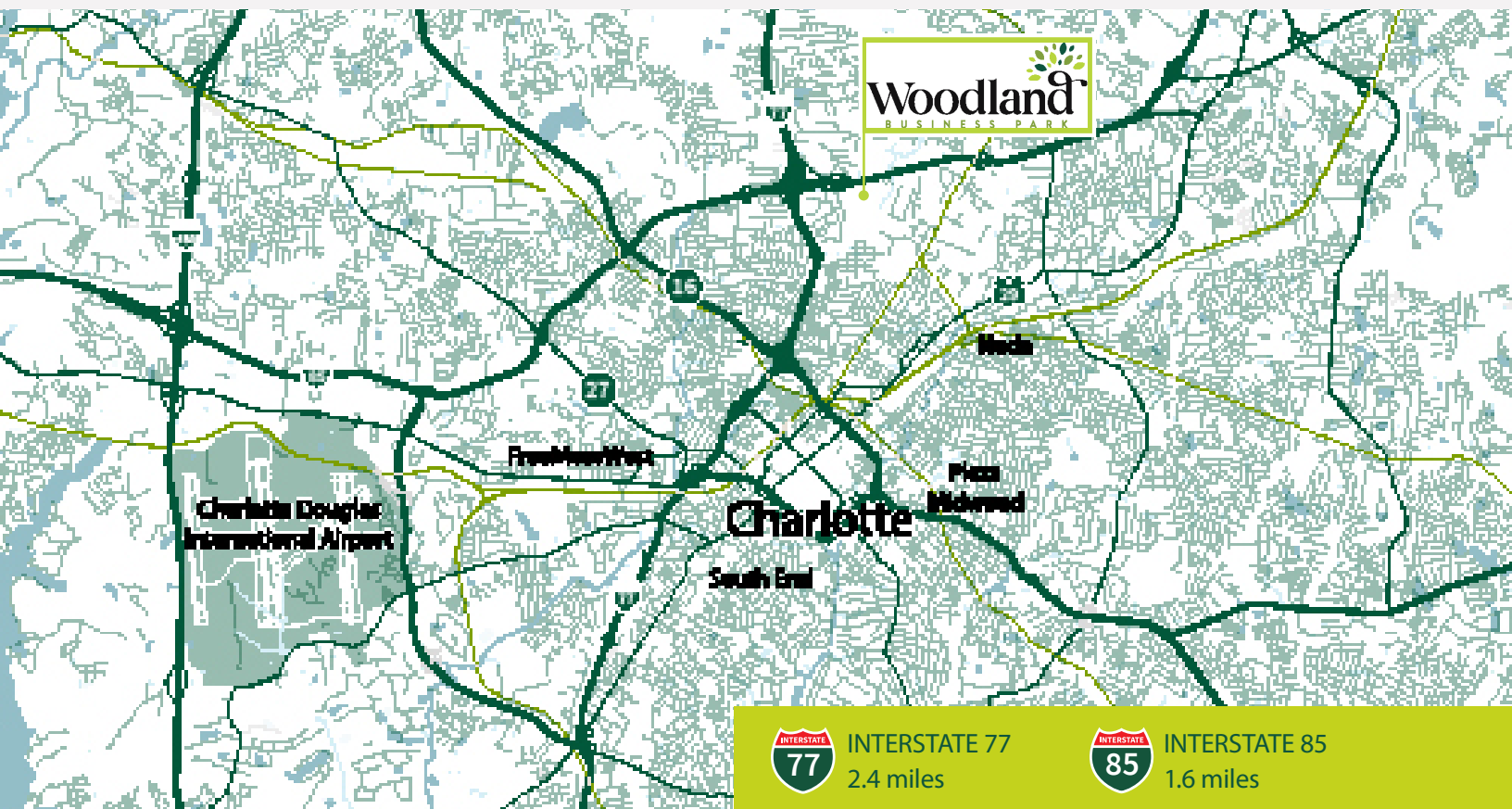
±10,436 SF
Available Space

±1,399 SF
Office Space



PARK OVERVIEW

GI Downs and manages 10 buildings in Woodland Business Park, totaling 847,000 square feet. The high-quality ownership and management of the park, combined with its size, creates an environment for tenants to focus on their core business and provides opportunity for future expansion. Located within close proximity to the I-85 / I-77 interchange, the Park offers quick and convenient access to highly efficient interstate systems.





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