

Coffey Creek Business Center

4107-4123 Rose Lake Drive | Charlotte, NC

1624 Cross Beam Road | Charlotte, NC

2,000 – 7,000 SF
Flex Units



- Clean and Well Maintained Business Environment
- Dock-High and Grade-Level Warehouse Access
- Convenient Access to Billy Graham Pkwy, I-77, and I-485
- 5 Minutes to CLT Int'l Airport
- Over 15 Hotels and 20 Restaurants within 1 mile
- Ample Parking

125 Trade Court, Suite F PMB-12, Mooresville, North Carolina 28117 | 704-709-9708 | Clifford@CPGIndustrial.com

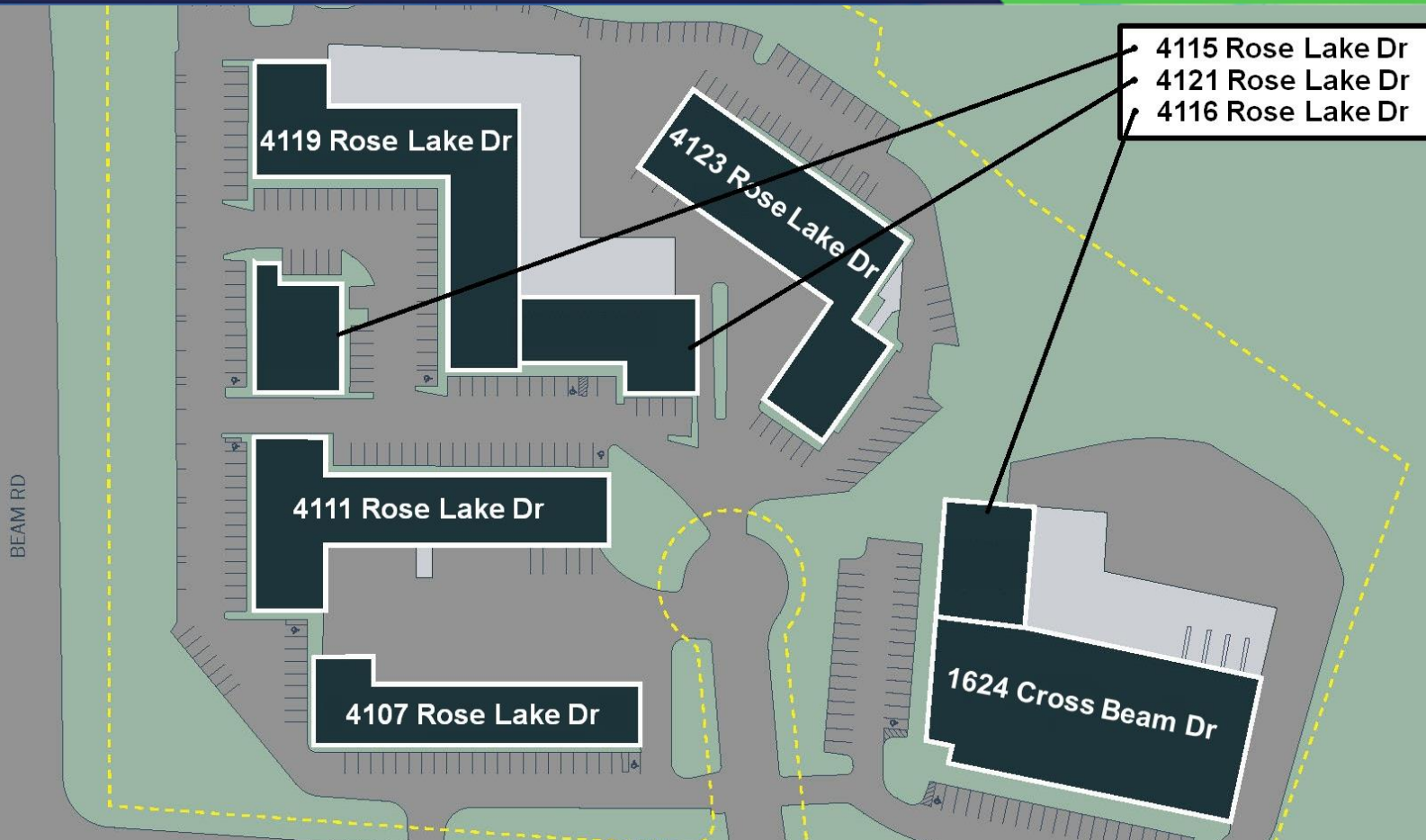
www.CPGINDUSTRIAL.com

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Address	Total SF	Base Rent	Warehouse Access	Gross Monthly Rent*
4115 Rose Lake Drive, Suite E	2,186	\$10.00	-	\$2,277.08
4116 Rose Lake Drive, Suite A	5,422	\$10.00	Dock-High	\$5,647.92
4121 Rose Lake Drive, Suite C	3,150	\$10.00	Dock-High	\$3,281.25
1624 Cross Beam Drive, Suite E	6,693	\$10.00	Dock-High	\$6,971.88

*Gross monthly rent includes base rent + TICAM.

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