

Coffey Creek Business Center

4107-4123 Rose Lake Drive | Charlotte, NC

1624 Cross Beam Road | Charlotte, NC

1,976 – 3,889 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

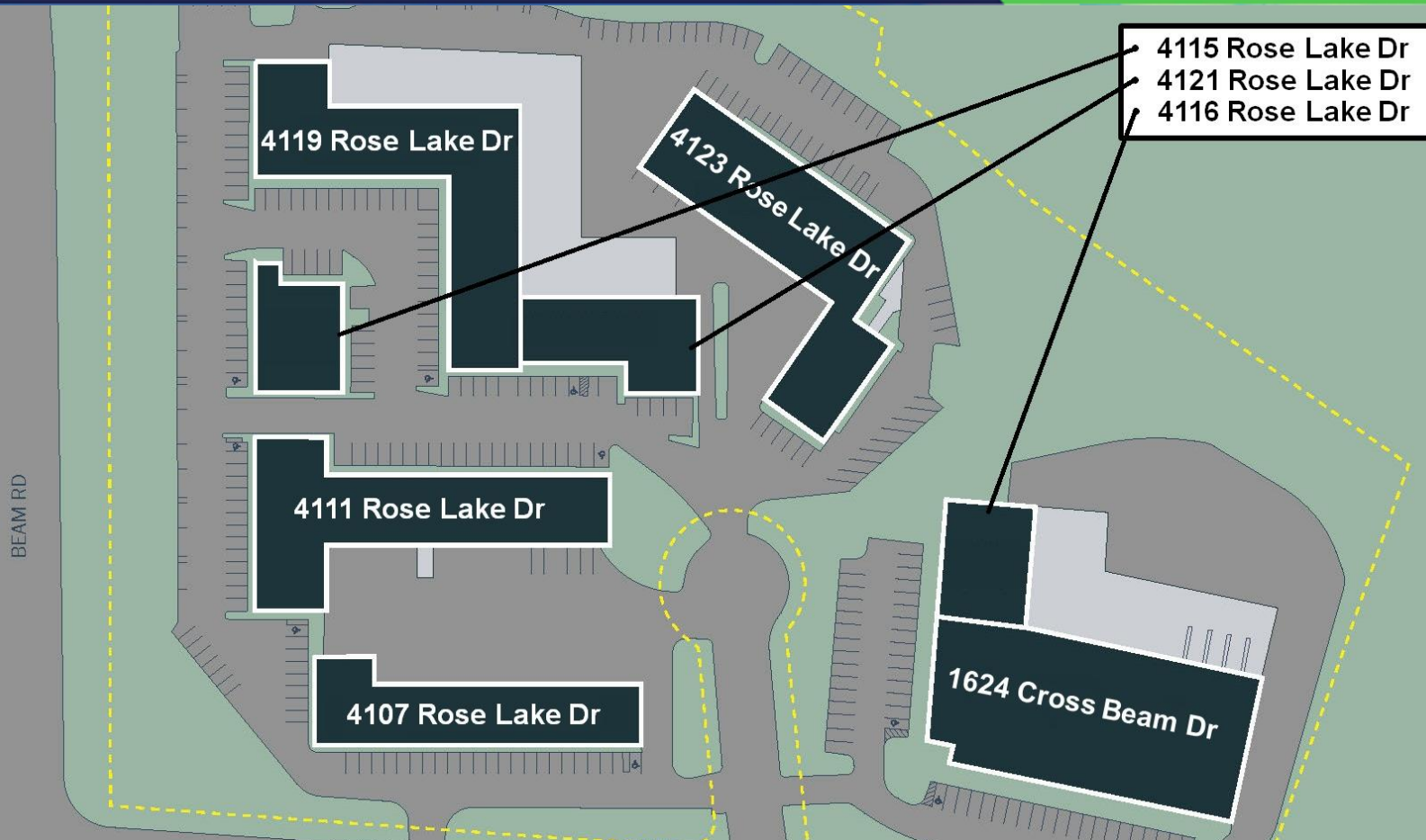
www.CPGINDUSTRIAL.com

Coffey Creek Business Center

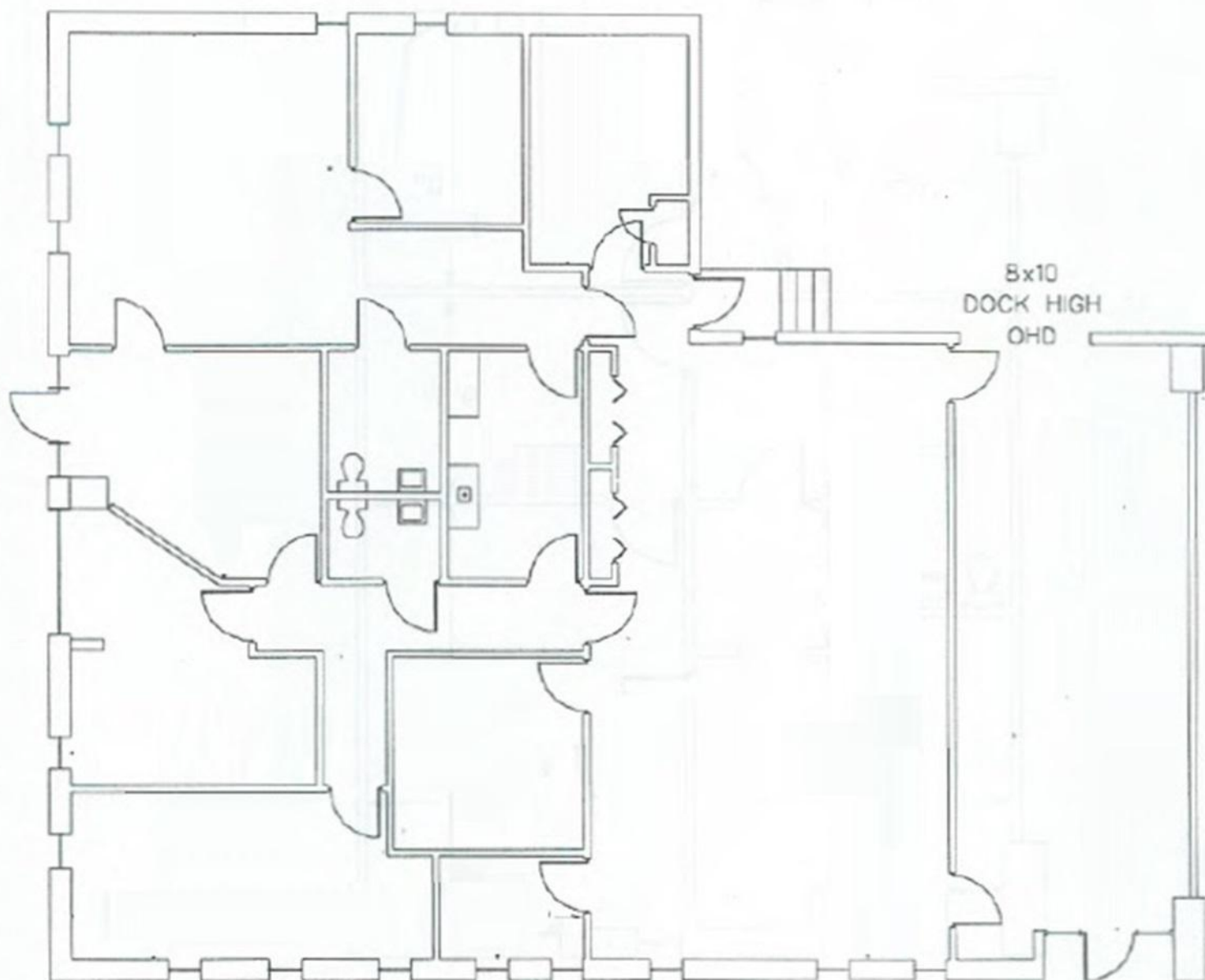
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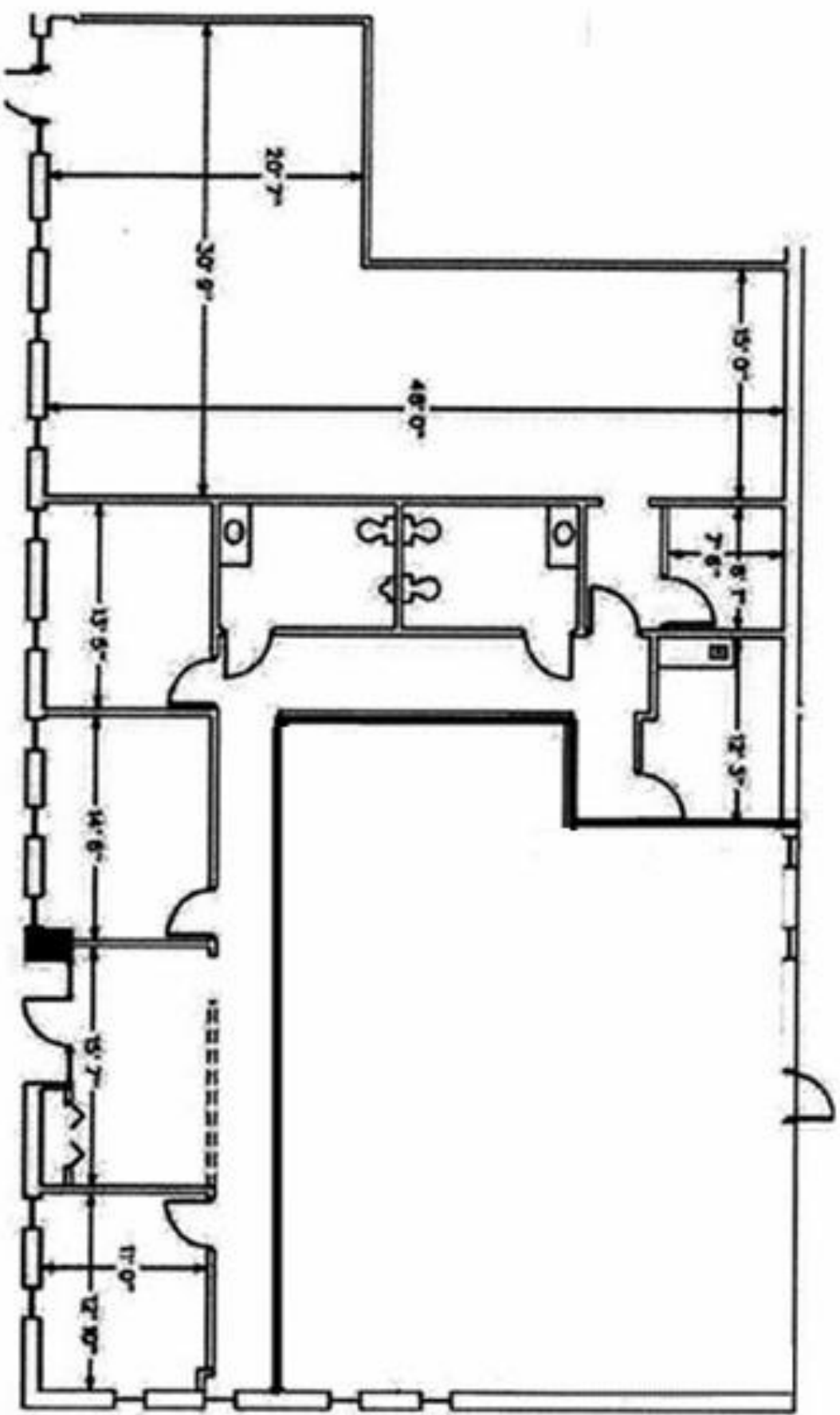
1,976 – 3,889 SF
Flex Units



Address	Total SF	Base Rent	Warehouse Access	Gross Monthly Rent + TICAM
4107 Rose Lake Drive, Suite A	3,630	\$12.00 PSF	Dock-High	\$4,458.85
4111 Rose Lake Drive, Suite A	3,841	\$13.00 PSF	Dock-High	\$5,038.11
4119 Rose Lake Drive, Suite F	1,976	\$14.00 PSF	100% Office	\$2,756.52
4119 Rose Lake Drive, Suite IK	1,955	\$12.00 PSF	Dock-High & Grade-Level	\$2,401.39
4121 Rose Lake Drive, Suite A	3,250	\$12.00 PSF	Dock-High & Grade-Level	\$3,992.08
4123 Rose Lake Drive, Suite EF	3,889	\$12.00 PSF	Dock-High & Grade-Level	\$4,776.99



COFFEY CREEK BUSINESS CENTER
4107 ROSE LAKE DRIVE
SUITE A
3,630 SF TOTAL

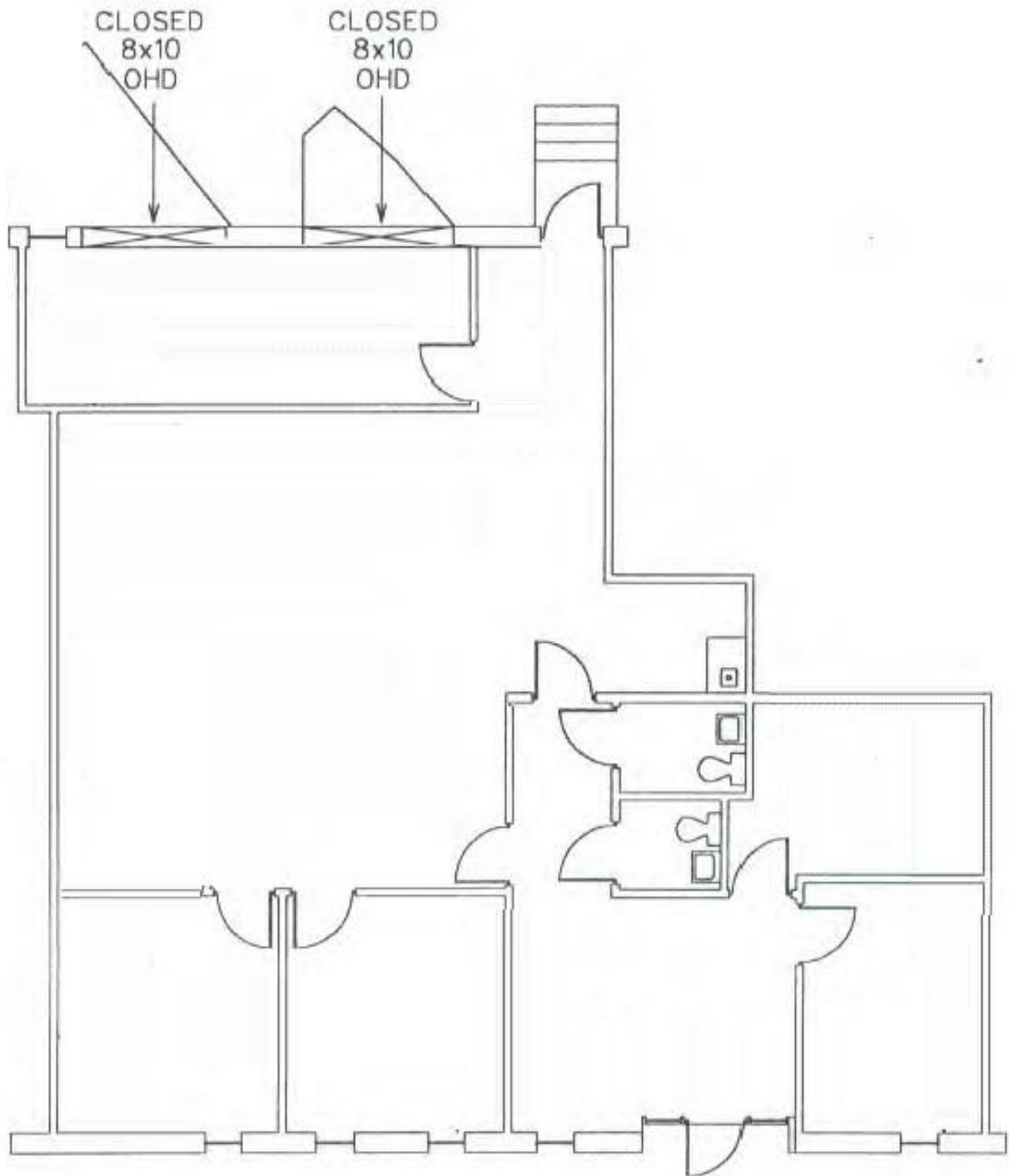


COFFEY CREEK BUSINESS CENTER

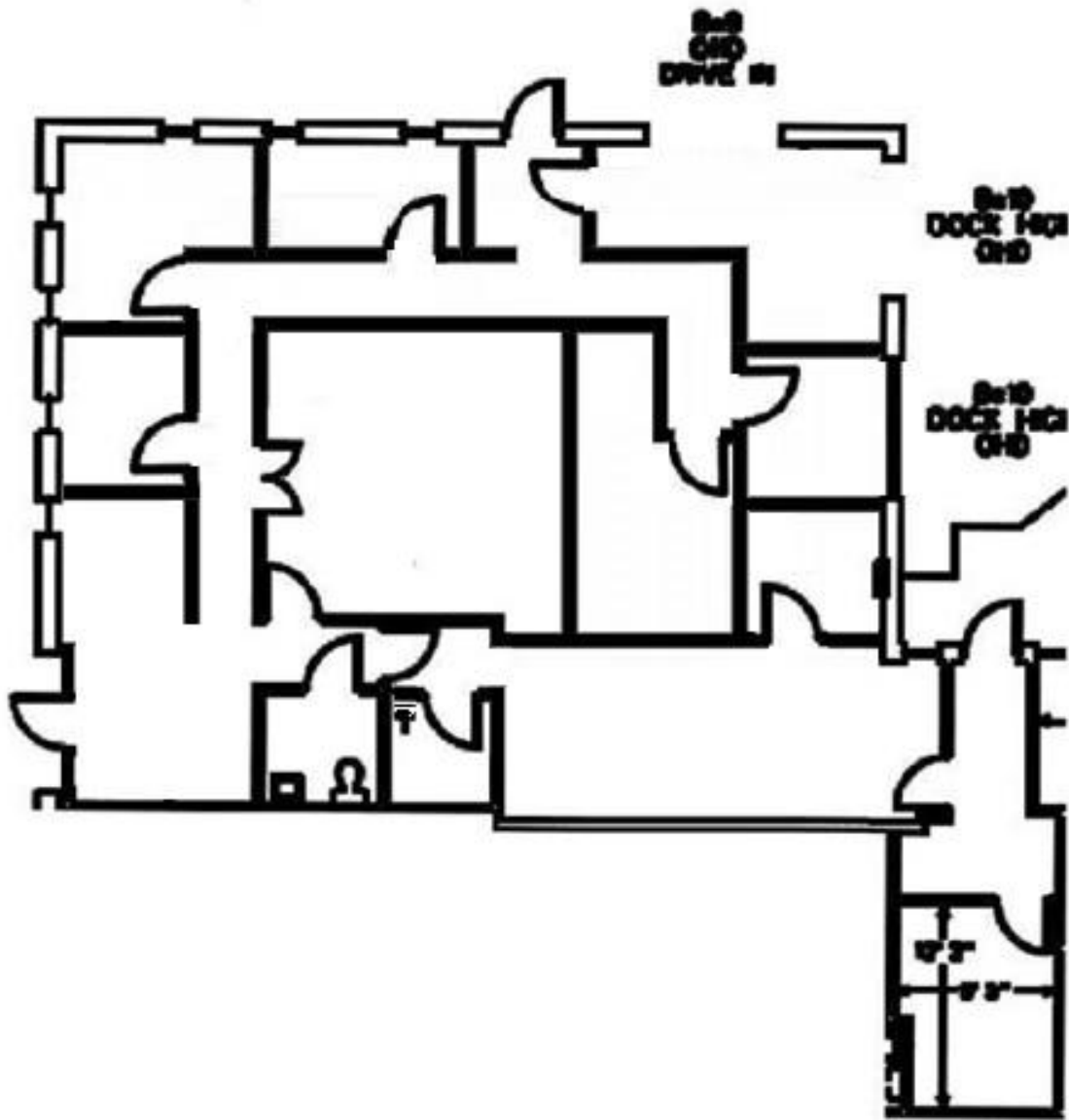
4111 ROSE LAKE DRIVE

SUITE A

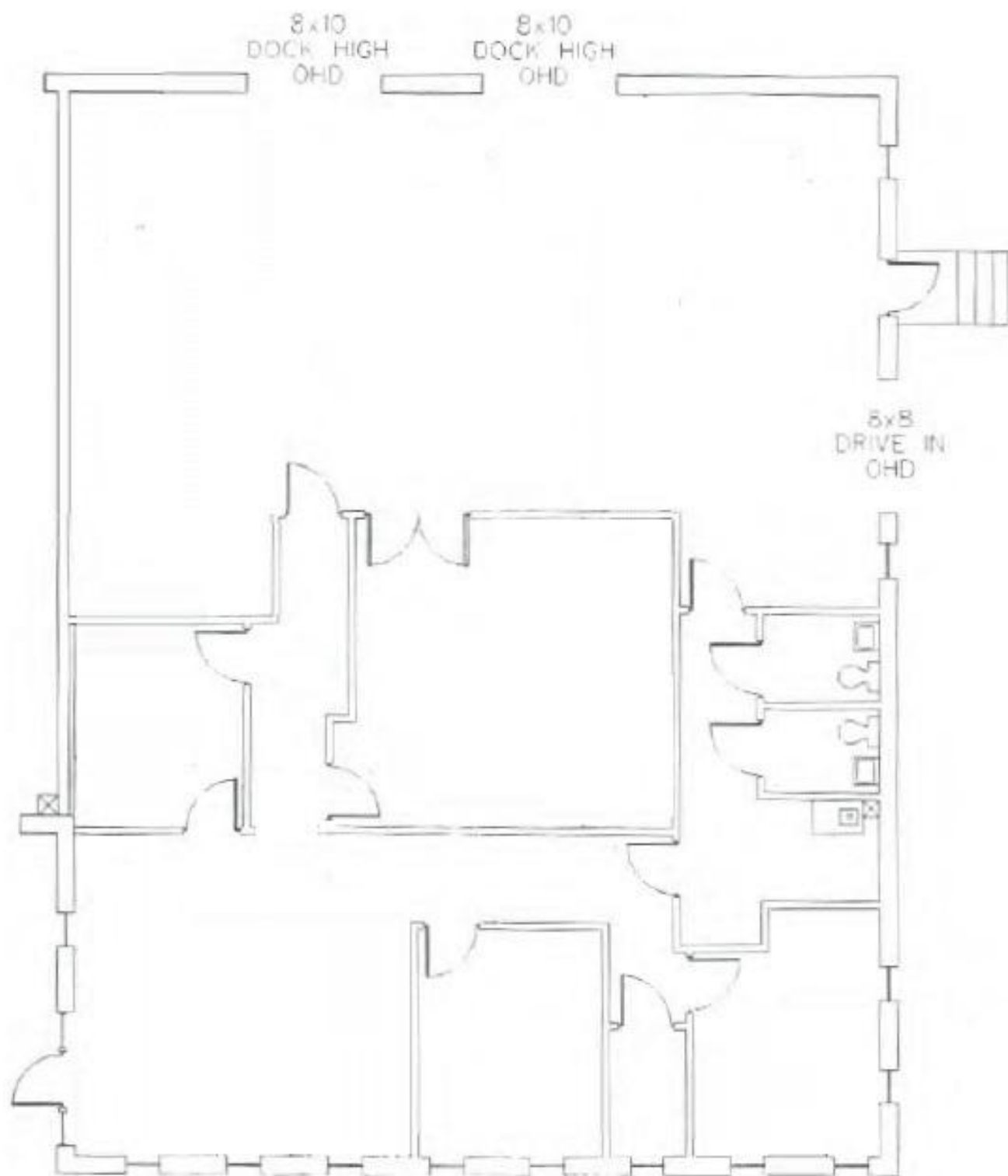
3,841 TOTAL SF



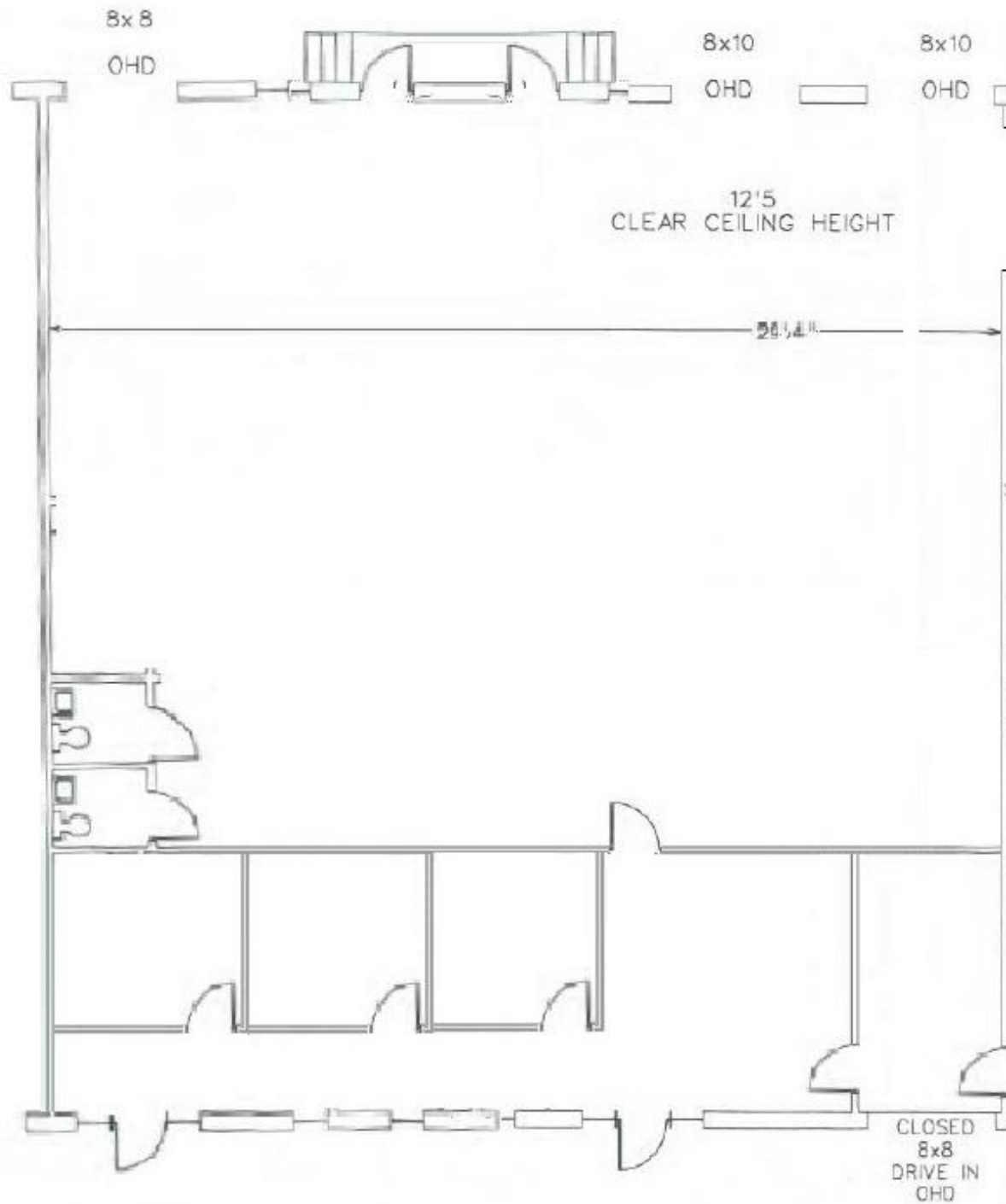
COFFEY CREEK BUSINESS CENTER
4119 ROSE LAKE DRIVE
SUITE F
1,976 SF TOTAL



COFFEY CREEK BUSINESS CENTER
4119 ROSE LAKE DRIVE
SUITES I&K
1,955 SF TOTAL



COFFEY CREEK BUSINESS CENTER
4121 ROSE LAKE DRIVE
SUITE A
3,250 SF TOTAL



COFFEY CREEK BUSINESS CENTER
4123 ROSE LAKE DRIVE
SUITES E&F
3,889 SF TOTAL