

# 10800

**WITHERS COVE PARK DR**  
CHARLOTTE, NORTH CAROLINA 28269



**300,000 SF Class-A  
Industrial for Lease**

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**AVISON  
YOUNG**

# INDUSTRIAL SPACE AVAILABLE FOR LEASE

10800 Withers Cove Park Dr • Charlotte, NC

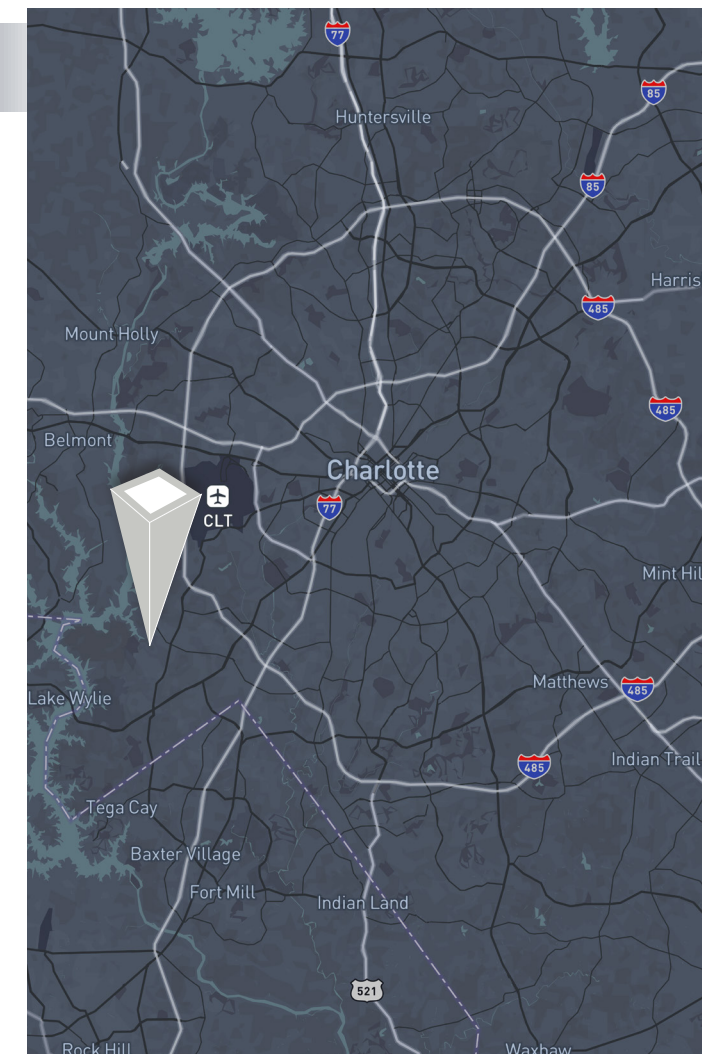
Situated on 23.26 acres in one of Charlotte's most dynamic industrial corridors, the 300,000 SF facility at 10800 Withers Cove Park is surrounded by a thriving commercial submarket and growing population. Just 5.1 miles from Charlotte Douglas International Airport, it offers prime access to major transportation routes and logistics hubs, making it ideal for distribution and manufacturing operations.

## Featuring Recent Property Upgrades

Including freshly milled and repaved asphalt & all interior and exterior lighting upgraded to LED

## Property details

<b>County:</b>	Mecklenburg
<b>Acreage:</b>	23.26 AC
<b>Zoning:</b>	ML-2
<b>Building Size:</b>	±300,000 sf
<b>Office Size:</b>	Primary office ±10,439 sf Warehouse office ±725 sf Warehouse breakroom & restrooms ±1,380 sf Total Office: ±12,544 sf
<b>Column Spacing:</b>	50' x 50'
<b>Clear Height:</b>	30'
<b>Lighting:</b>	LED
<b>Power:</b>	2,000 amps, 3-phase 277v/480v
<b>Sprinkler:</b>	ESFR sprinkler
<b>Dock Doors:</b>	Thirty-seven (37)
<b>Drive-in Doors:</b>	Two (2)
<b>Auto Parking:</b>	131 spaces
<b>Available:</b>	Immediately



## SITE PLAN

Norfolk Southern Rail Line

130' TRUCK COURT

POTENTIAL TRAILER PARKING EXPANSION

131 AUTO SPACES

300,000 SF

130' TRUCK COURT

WITHERS COVE PARK DR

## Rendering of Trailer Parking Expansion

Potential Trailer Parking or Yard Space



# INTERSTATE ACCESS

10800 Withers Cove Park Dr • Charlotte, NC



INTERSTATE 485  
±3.5 miles



INTERSTATE 77  
±4.7 miles



CHARLOTTE DOUGLAS  
INTERNATIONAL AIRPORT  
±5.1 miles



UPTOWN  
CHARLOTTE  
±11.4 miles

## FOR LEASING, CONTACT:

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DOGWOOD  
INDUSTRIAL PROPERTIES

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