



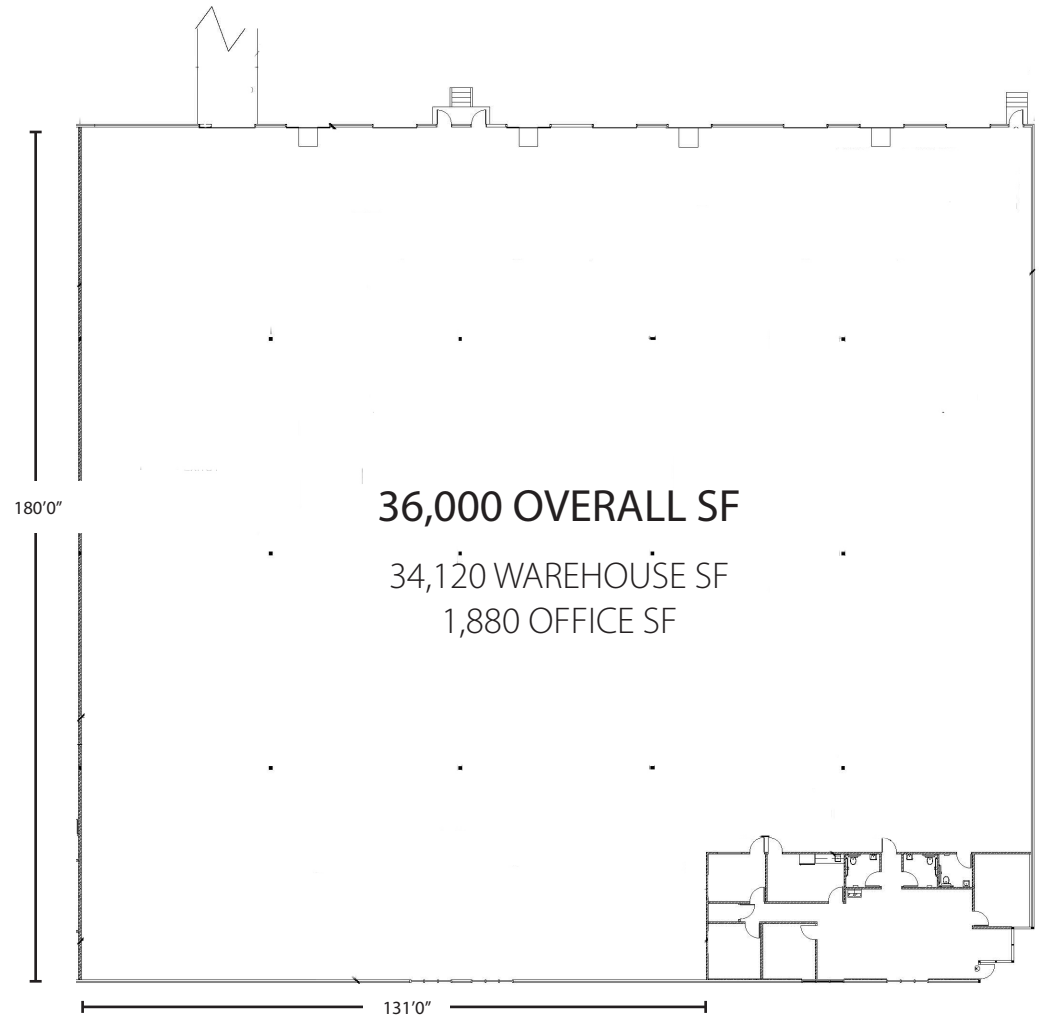
# INDUSTRIAL SPACE AVAILABLE FOR LEASE - ± 36,000 SF

13323-N Carowinds Boulevard | Charlotte, North Carolina 28273

## BUILDING SPECIFICATIONS

### 13323 CAROWINDS BLVD

Square Footage	
Total Area (SF)	± 129,600
Available SF	± 36,000
Estimated Office Area (SF)	± 1,880
Property Features	
Year Built	1999
Building Depth	180'
Sprinkler	ESFR
Ceiling Height	24'
Column Spacing	40' x 45'
Dock Doors	9
Drive-In Doors	1
Construction Overview	
Construction	Concrete Tilt-up
Floor	6" Reinforced Concrete
Warehouse Lights	T-5 with Motion Sensors
Leasing Information	
Available Date	12/1/2022
Leasing Rate	Call Broker for Details



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