



# For Lease

## West Pointe Business Park

### 54,253 s.f. warehouse / distribution space

- Total building: 256,000 s.f.
- Available: ±54,253 s.f. (expandable to 98,000 s.f.)
- Warehouse: ±51,854 s.f.
- Office: ±2,399 s.f.
- Clear height: 30'
- Column spacing: 50' x 50'
- Dock doors: 13 (9' x 10')
- Drive-in doors: 1 (12' x 12')
- Drive-in doors: 1 (12' x 16'), with ramp
- Sprinkler: ESFR
- Lease rate: TBD
- Est. NNN expense: \$0.78/s.f.

## 1700-E West Pointe Drive Charlotte NC

**Jordan Quinn**

+1 704 804 5836

[jordan.quinn@am.jll.com](mailto:jordan.quinn@am.jll.com)

**Brad Cherry, CCIM, SIOR**

+1 704 927 3013

[brad.cherry@am.jll.com](mailto:brad.cherry@am.jll.com)

**JLL Charlotte**

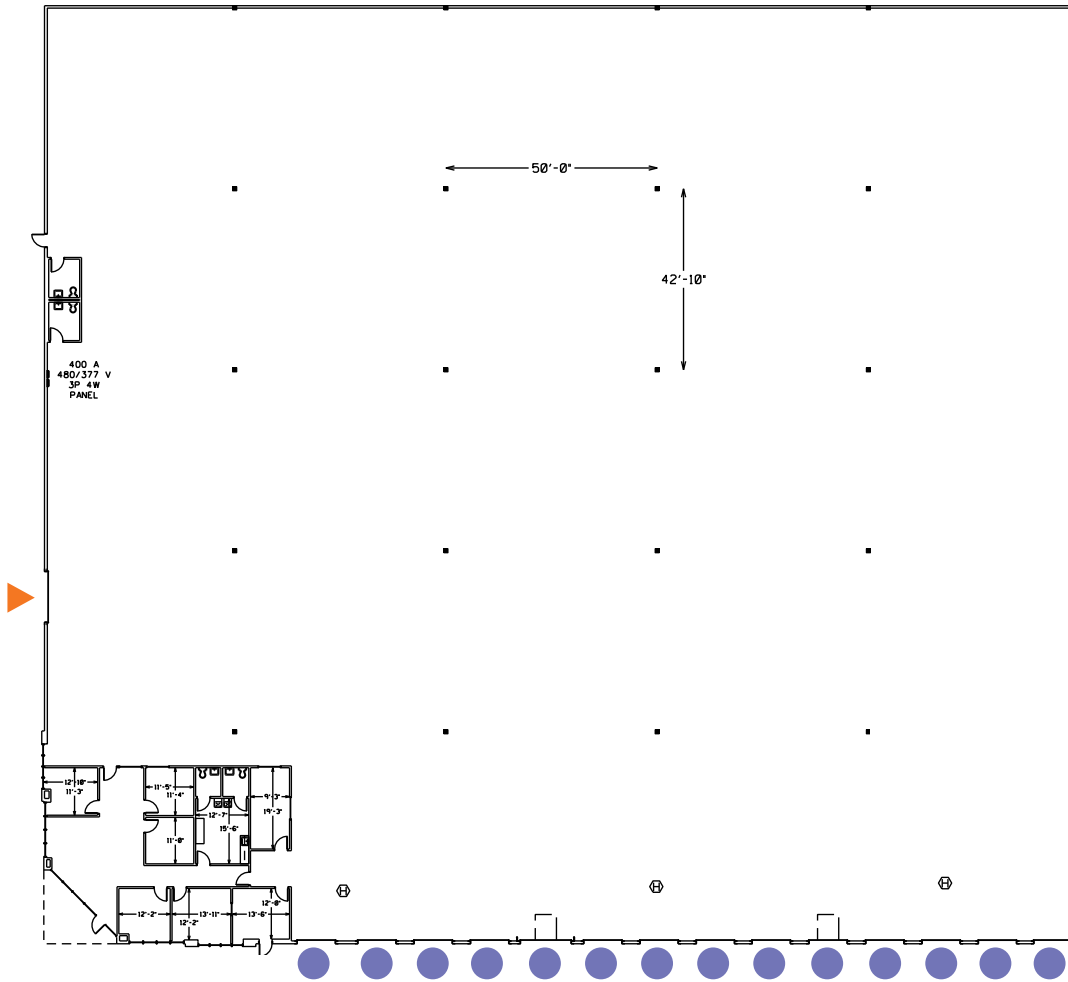
4201 Congress Street, Suite 300

Charlotte, NC 28209

[www.jll.com/charlotte](http://www.jll.com/charlotte)



● dock high door    ▼ drive-in door



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# For Lease

## West Pointe Business Park

### 43,747 s.f. warehouse / distribution space

- Total building: 256,000 s.f.
- Available  $\pm$ 43,747 s.f. (expandable to 98,000 s.f.)
- Warehouse:  $\pm$ 42,047 s.f.
- Office:  $\pm$ 1,700 s.f.
- Clear height: 30'
- Column spacing: 50' x 50'
- Dock doors: 14
- Drive-in: 2 (oversized with ramp)
- Sprinkler: ESFR
- Lease rate: \$4.85/s.f. NNN
- Est. NNN expense: \$0.78/s.f.

## 1700-D West Pointe Dr Charlotte NC

### Jordan Quinn

+1 704 804 5836

[jordan.quinn@am.jll.com](mailto:jordan.quinn@am.jll.com)

### Brad Cherry, CCIM, SIOR

+1 704 927 3013

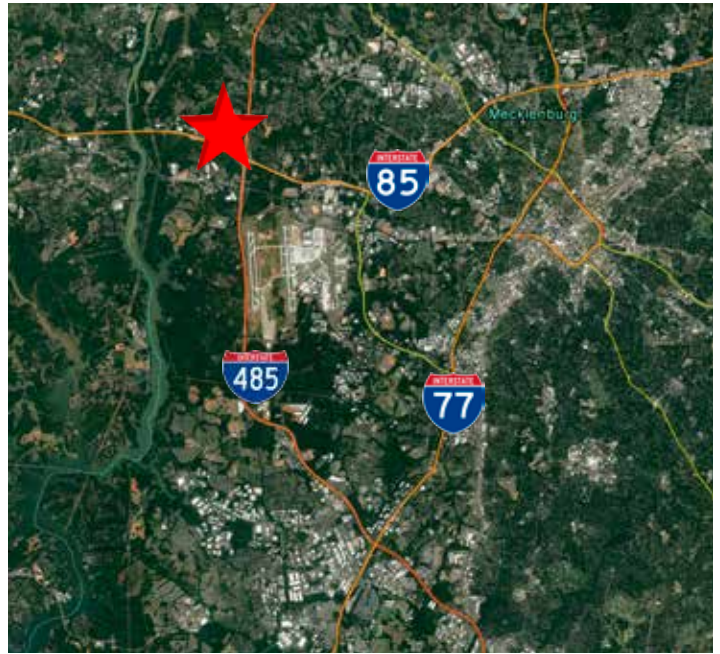
[brad.cherry@am.jll.com](mailto:brad.cherry@am.jll.com)

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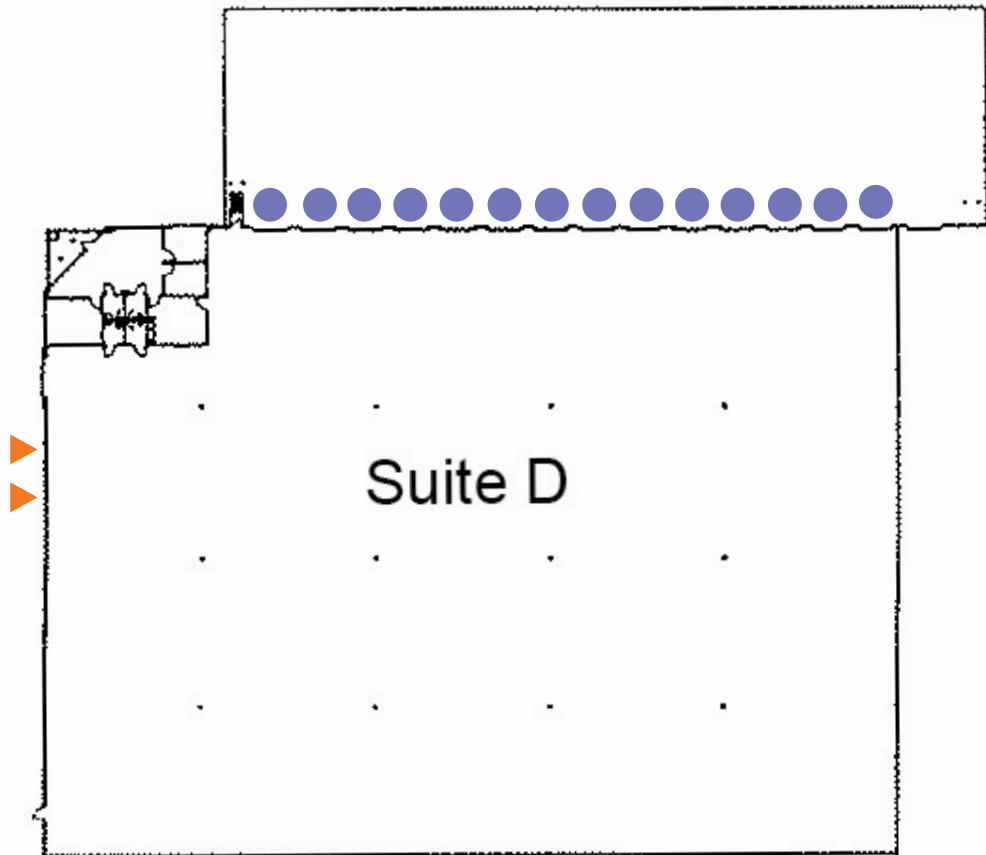
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