

# Charlotte Industrial Availability Report

AUGUST 2023

## PROPERTY SPOTLIGHT:

### HARRIS RIDGE

6125 & 6135 LAKEVIEW ROAD

#### 6125 LAKEVIEW ROAD

**SUITE 300:**  
**TOTAL SF: ±40,146 SF**

- › ±30,000 SF office
- › One dock high door
- › 18' clear height
- › existing office can be reduced

#### 6135 LAKEVIEW ROAD

**SUITE 100:**  
**TOTAL SF: ±20,068 SF**

- › 100% office with substantial glass
- › Existing office can be reduced

**SUITE 150:**  
**TOTAL SF: ±7,778 SF**

- › ±6,095 SF existing office
- › ±1,683 SF warehouse
- › One dock high door
- › 18' clear height

**SUITE 250:**  
**TOTAL SF: ±14,893 SF**

- › 100% office with substantial glass
- › Existing office can be reduced

Contact: Bill Wood



**TRINITY**  
**PARTNERS**

TRINITY-PARTNERS.COM

PLEASE CLICK PHOTO TO VIEW OUR LISTINGS

NORTH



### NORTHCROSS CENTER

9825 NORTHCROSS CENTER CT.

TOTAL SF	OFFICE SF	DOCK-HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
Suite R ±7,200	5,899	2	0	18'	Call

- » End-cap unit with substantial glass
- » Easy access to I-77

CONTACT: BILL WOOD

NORTH



### PERIMETER WOODS BUSINESS PARK

9009 PERIMETER WOODS DRIVE

TOTAL SF	OFFICE SF	DOCK-HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
Suite G 7,622	6,175	1	0	18'	Call
Suite I 10,178	8,951	0	1	18'	Call

- » 100% HVAC with heavy power (G)
- » Existing office can be reduced as needed(G/I)
- » Substantial Glass

CONTACT: BILL WOOD

NORTH



### PERIMETER WOODS BUSINESS PARK

9013 PERIMETER WOODS DRIVE

TOTAL SF	OFFICE SF	DOCK-HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
Suite G 4,270	100%	0	0	N/A	Call

- » Available immediately
- » Existing office can be reduced as needed

CONTACT: BILL WOOD

NORTH



### HARRIS CORNERS CORPORATE CENTER

10420 HARRIS OAKS BOULEVARD

TOTAL SF	OFFICE SF	DOCK-HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
Suite C 19,876	100%	0	0	N/A	Call

- » Just renovated
- » Excellent call center space
- » End cap with 4.6/1,000 parking ratio
- » Substantial glass

CONTACT: BILL WOOD

NORTH



### HARRIS RIDGE

6135 LAKEVIEW ROAD

TOTAL SF	OFFICE SF	DOCK-HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
Suite 100 20,068	100%	0	0	18'	Call
Suite 150 7,778	6,095	1	0	18'	Call
Suite 250 14,893	100%	0	0	18'	Call

- » Existing office can be reduced as needed
- » Substantial glass

CONTACT: BILL WOOD

NORTH



### HARRIS RIDGE

6125 LAKEVIEW ROAD

TOTAL SF	OFFICE SF	DOCK-HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
Suite 300 40,146	30,000	1	0	18'	Call

- » Available immediately
- » Substantial glass
- » Heavy parking
- » Suite 300 is divisible to 6,464 SF

CONTACT: BILL WOOD

NORTH



### CROFT STATION

9115 OLD STATESVILLE RD

TOTAL SF	OFFICE SF	DOCK-HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
Suite N 2,800	1,400	0	1	18'	LEASED
Suite E 3,300	1,880	1	0	18'	Call

- » Wet sprinkler system
- » Call for more information

CONTACT: BILL WOOD

SOUTHWEST



### SOUTH POINT BUSINESS PARK

13504 SOUTH POINT BLVD.

TOTAL SF	OFFICE SF	DOCK-HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
Suite K 19,660	17,660	0	0	18'	Call
Suite H 3,280	2,528	1	0	18'	LEASED

- » Available 7/1/2024
- » Air conditioned warehouse
- » 2 miles from I-77

CONTACT: BILL WOOD

**WHITEHALL TECHNOLOGY CENTER III**

2705 WHITEHALL PARK DRIVE

TOTAL SF	OFFICE SF	DOCK-HIGH DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	LEASE RATE (PSF)
Suite 700 8,394	2,647	2	1	24'	Call
Suite 600 10,048	2,690	2	1	24'	Call
Suite 500 10,001	2,642	2	0	24'	Call
Suite 400 10,001	2,642	3	0	24'	Call
Suite 300 10,001	2,642	2	1	24'	Call
Suite 200 10,001	2,642	2	1	24'	Call
Suite 100 10,001	2,642	2	1	24'	Call

- » Construction Underway!
- » Q2 2024 Delivery

**Each suite will include:**

- » Substantial storefront glass
- » 24' clear height with ESFR sprinkler
- » Dock high and drive in access capability
- » 10' ceiling in offices
- » State-of-the-art conference room with electrical floor box and wall mount for big screen monitor
- » Above-standard finishes in restroom and kitchen areas
- » Finished warehouse walls and ceilings with new LED lighting and motion sensors in place

**CONTACT: BILL WOOD**

# Contact

## **TERRY BRENNAN**

704.575.2497 | [tjb@trinity-partners.com](mailto:tjb@trinity-partners.com)

## **BILL WOOD**

704.906.2763 | [wpw@trinity-partners.com](mailto:wpw@trinity-partners.com)



650 south tryon street, suite 900 • charlotte, nc 28202

[trinity-partners.com](http://trinity-partners.com)