

# COFFEY CREEK BUSINESS PARK

900 CENTER PARK DRIVE



## OFFICE / WAREHOUSE FOR LEASE

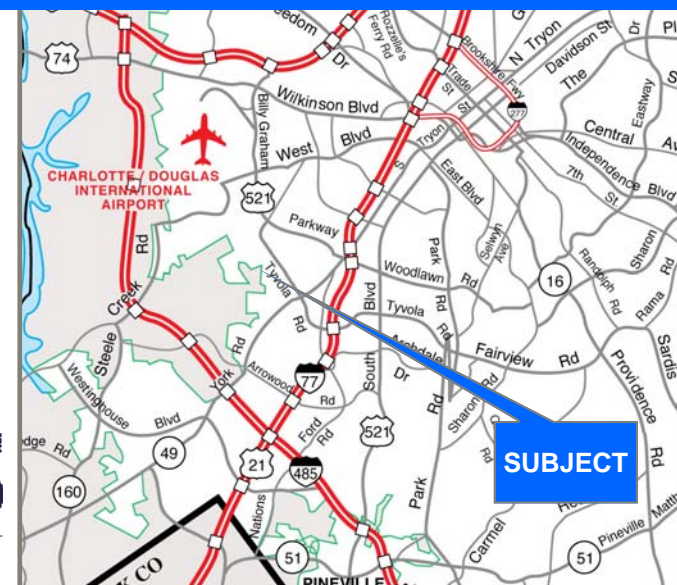
- ±8,333—24,683 s.f. available
- Rear load facility
- ±2.5 parking spaces 1,000 s.f. exclusive of truck court & adjacent land
- 20' clear height
- 100% sprinklered
- 50' x 40' column spacing
- 166' building depth
- Available February, 2011
- 10 docks & 1 drive-in door
- Easy access to Interstates 77, 85, and 485
- Located ±3 miles from Charlotte-Douglas Cargo Terminal
- Located within ±6 miles from Charlotte-Douglas Passenger Terminal
- Located ±9 miles from Charlotte's Central Business District
- Located ±1 mile from future City Park Project

### FOR ADDITIONAL INFORMATION CONTACT:

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**CLARUS**  
PROPERTIES, INC



SUBJECT

The information contained herein has either been given to us by the owner of the property or has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. This property is subject to prior sale, lease, price change or withdrawal without notice. Note: Broker participation is welcomed. Compensation is offered to buyer/tenant.