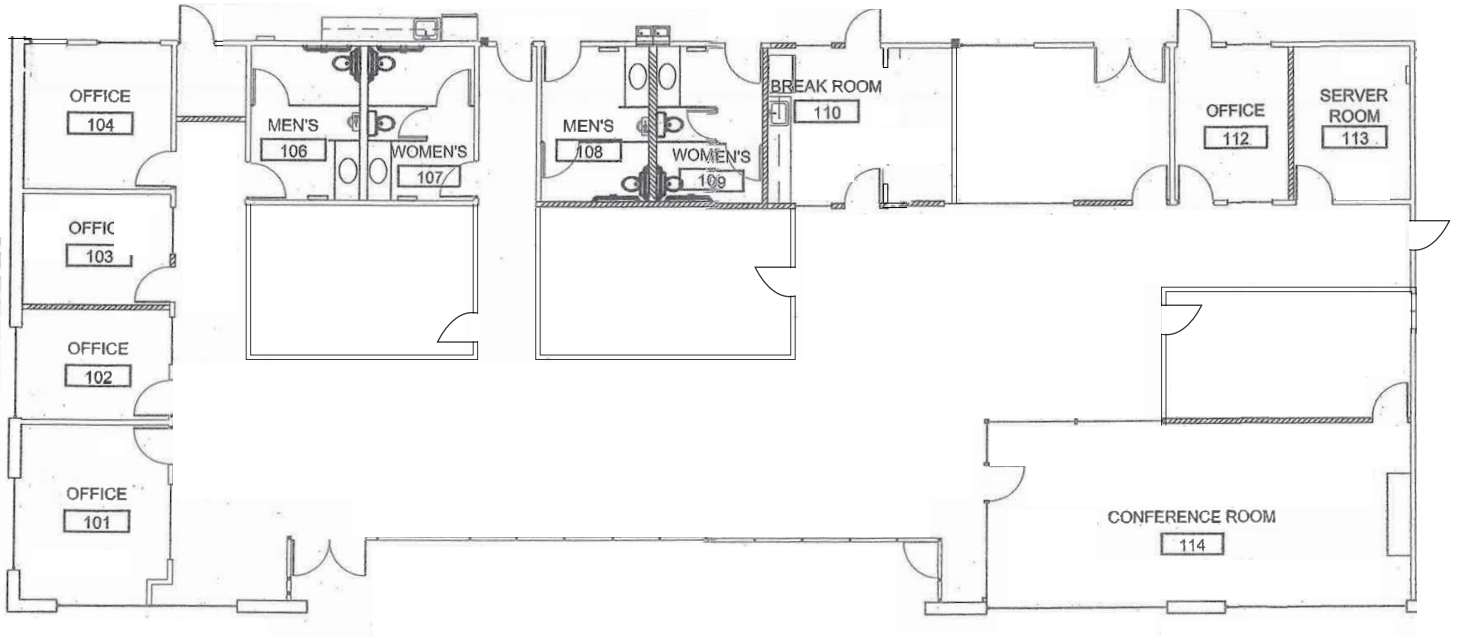


3410 OAK LAKE BOULEVARD
CHARLOTTE, NORTH CAROLINA

46,400 SF AVAILABLE FOR SUBLEASE

3410 OAK LAKE BOULEVARD
CHARLOTTE, NC 28208



For more information, please contact:

WARREN SNOWDON, SIOR
Managing Director | Principal
704.705.3852
warren.snowdon@foundrycommercial.com

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3410 OAK LAKE BOULEVARD CHARLOTTE, NC 28208

BUILDING FEATURES

- 46,400 Total SF Available
- 40,992 SF Warehouse
- 5,408 SF Office
- 22' Clear (Under Bar String)
- 12 (10' X 10') Dock High Doors
 - 8 Pit-Type and 4 EOD Levelers
- 2 (12' X 16') Drive-In Doors
- 120' Truck Court
- 45 Paved Parking Spaces
- Brick On Block Construction
- White Warehouse Walls
- 100% Wet Sprinkler System
- T-5 High Output Lights
- 60 mil White TPO Roof - Installed 2010 with 20 Year Warranty
- Sublease Expiration Date: 08.31.2025



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2151 Hawkins Street, Suite 1000
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