

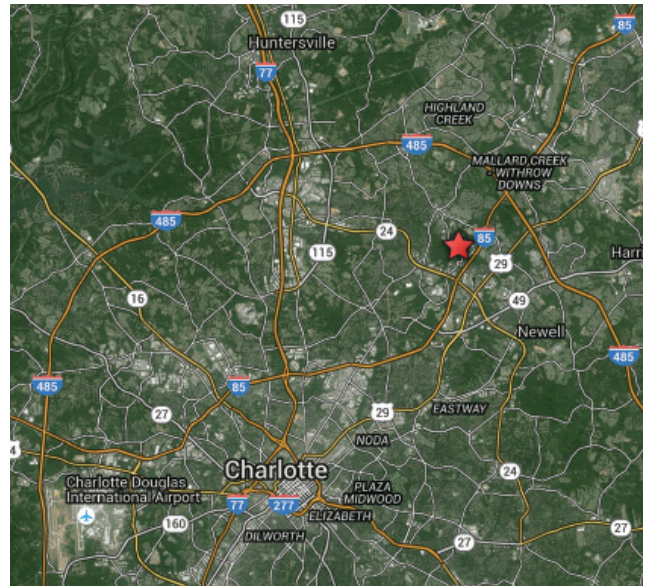
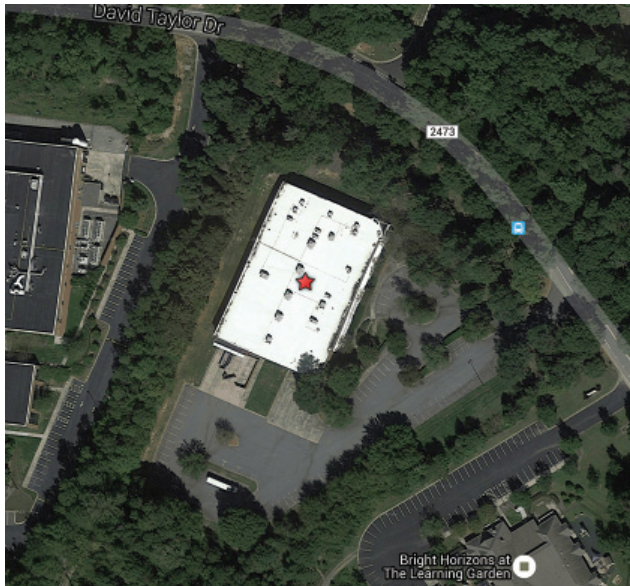
FOR SALE OR LEASE

# UNIVERSITY RESEARCH PARK

9711

DAVID TAYLOR DRIVE

Charlotte, NC 28262



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**CBRE**

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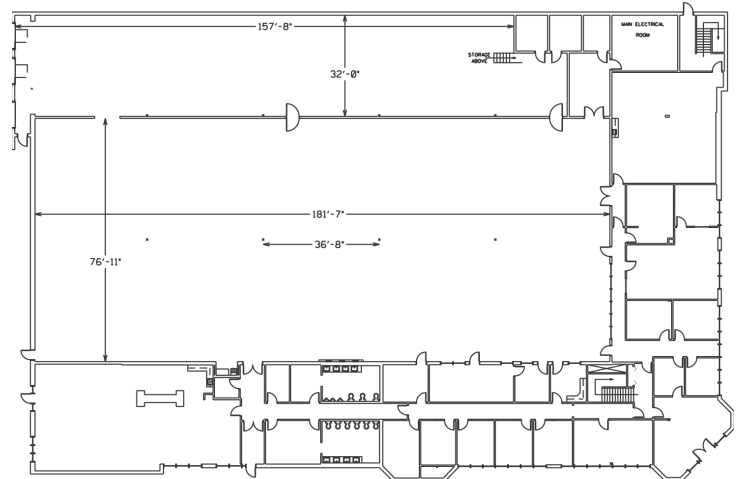
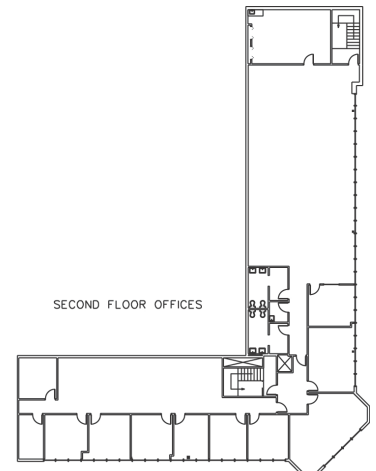


± **39,495 SQUARE FEET**

Ideal for office/warehouse, light manufacturing, data center or operations center. Reduced lease rate for one of the highest quality free-standing buildings in Charlotte.

Corporate neighbors include:

- + TIAA-CREF
- + Electrolux
- + IBM
- + Wells Fargo
- + Duke Energy



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Building Features		Warehouse/Production Features	
Size (SF):	±39,495	Size (SF):	±20,080
Acreage:	4.9	Ceiling Height:	20'
Construction:	Masonry	Column Spacing:	38'5.5" x 36'8" x 32' x 36'8"
Year Built:	1988	Dock Doors:	3, with levelers (8'x10')
Zoning:	RE-2	Office Features	
Parking:	115 spaces (3.09/1,000) (expandable)	Size (SF):	±18,615
Sprinkler:	Yes	Location	
Floor:	Slab on grade concrete	County:	Mecklenburg
Security:	Security fencing/gate allowed (pending review)	Interstate Access:	±1 mile to I-85
Outside Storage:	Exterior area available for generators, fuel storage & chillers	Distance to CLT Airport:	±16 miles
Power:	Duke Energy, high reliable, scalable power with low cost from \$.04 - \$.05 per kwh	Utilities	
Fiber:	Zayo, DukeNet, TW Telecom, AT&T, Windstream, Level 3	Sewer/Water:	Char-Meck
		Power:	Duke
		Gas:	Piedmont Natural



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