

Caldwell⁷

COMMERCE CENTER

31,500 SF - 233,335 SF
Available For Lease

**6122 & 6125 CALDWELL PARK DR,
CHARLOTTE NC 28213**



Trammell Crow Company

CBRE



PROPERTY OVERVIEW



BLDG 1

106,175

Total Square Feet

BTS

Office Space

32'

Clear Height

ESFR

Sprinkler

92

Auto Spaces

2,000

Amps

BLDG 2

127,160

Total Square Feet

BTS

Office Space

32'

Clear Height

ESFR

Sprinkler

108

Auto Spaces

2,000

Amps

SITE PLAN

RAILWAY TRACK

18 Trailer Stalls

75' DRIVE

60' TRUCK APRON

BUILDING 2
127,160 SF
32 FT. CLEAR

CALDWELL PARK DRIVE

BUILDING 1
106,175 SF
32 FT. CLEAR

60' TRUCK APRON

DRIVE

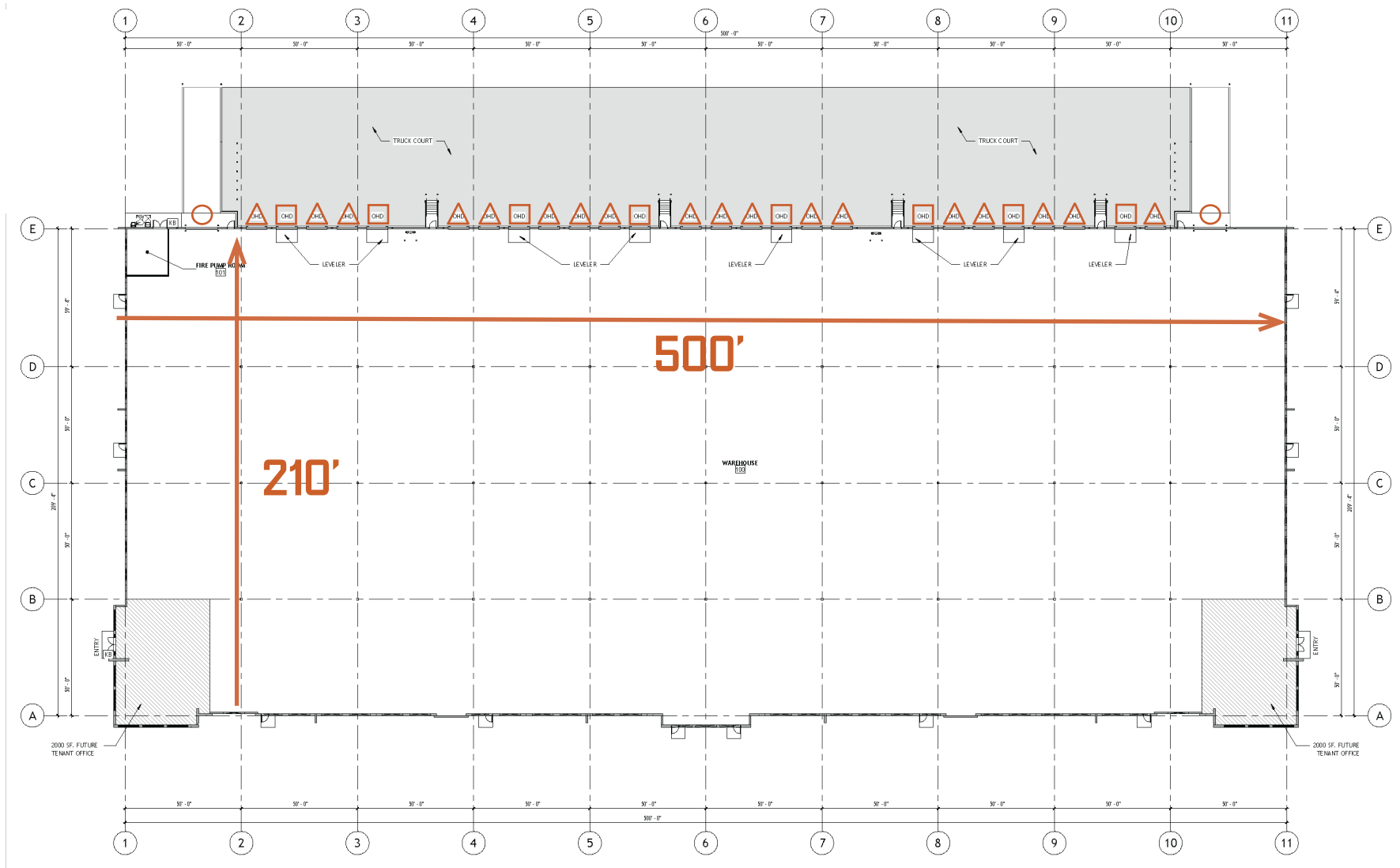
51 Auto Spaces

56 Auto Spaces

57 Auto Spaces

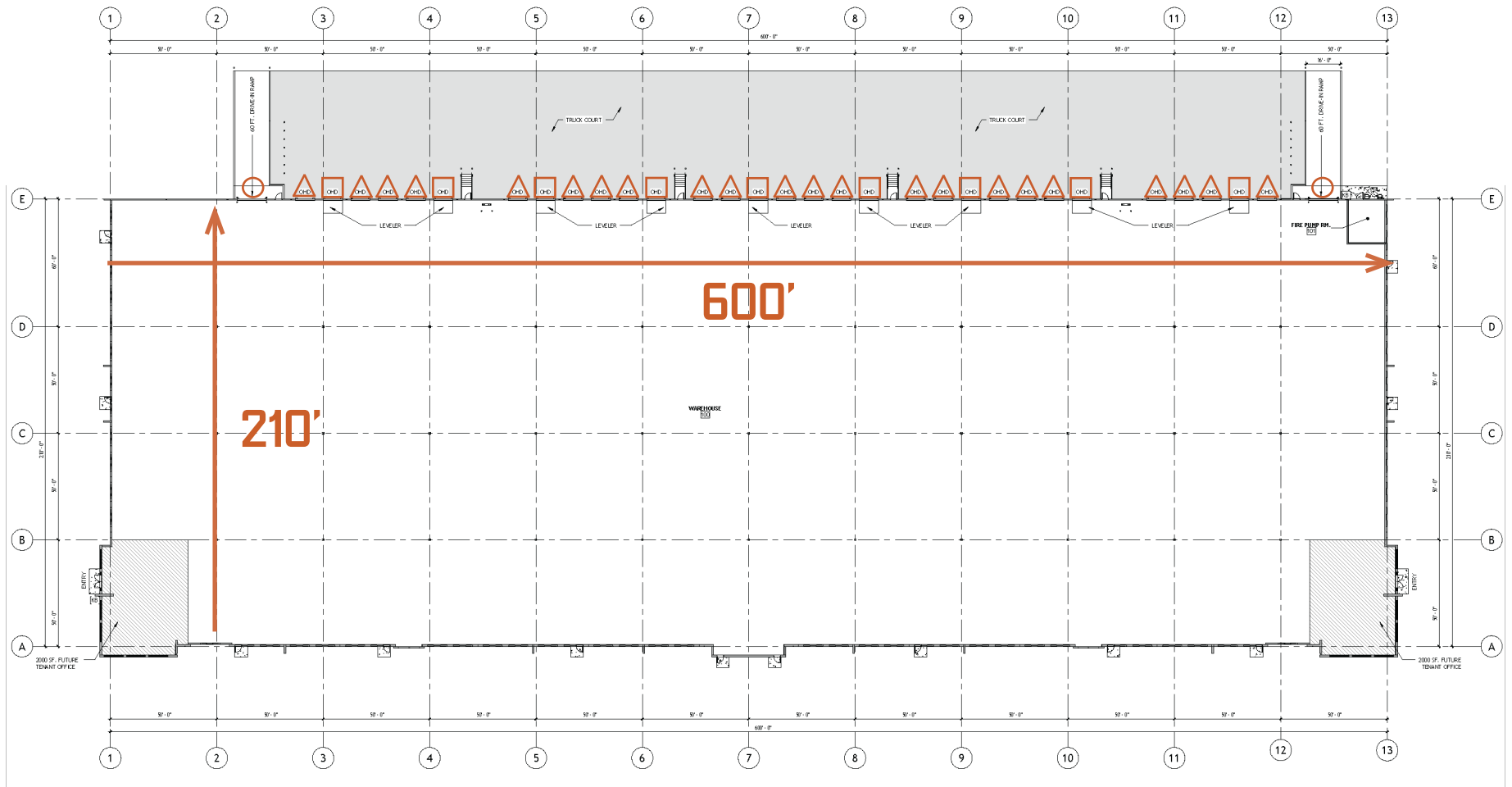
Auto Spaces

BLDG 1 - 106,175 SF



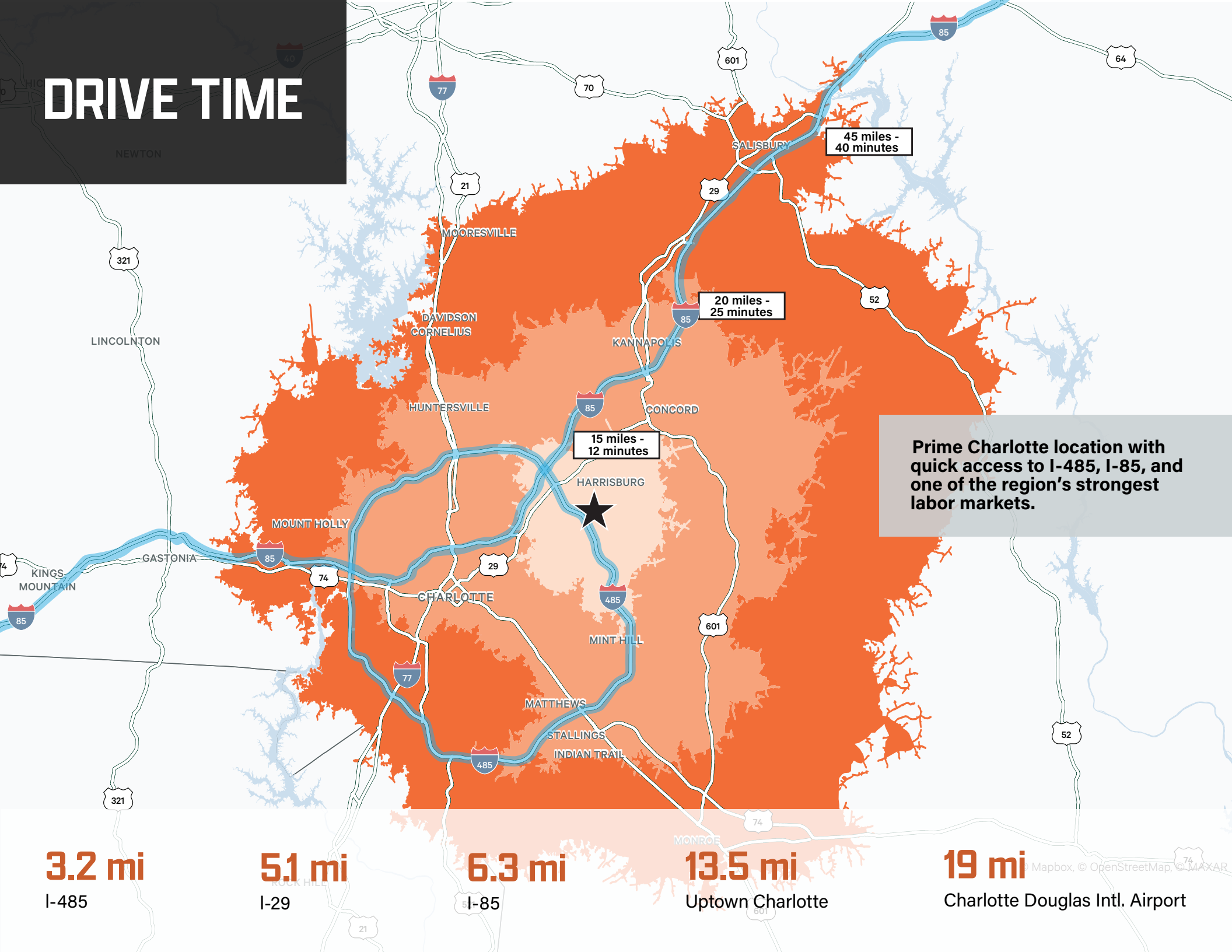
△ Dock-High (18) □ Dock-High w/ leveler (8) ○ Drive-In (2)

BLDG 2 - 127,160 SF



△ Dock-High [22] □ Dock-High w/ leveler [9] ○ Drive-In [2]

DRIVE TIME



Prime Charlotte location with quick access to I-485, I-85, and one of the region's strongest labor markets.

3.2 mi
I-485

5.1 mi
I-29

6.3 mi
I-85

13.5 mi
Uptown Charlotte

19 mi
Charlotte Douglas Intl. Airport



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WiredScore
PRE-CERTIFIED

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