



3400 Woodpark Boulevard

Charlotte, NC, 28206



Available for Sublease

+/- 11,340 SF Warehouse / Office Space

Property Overview

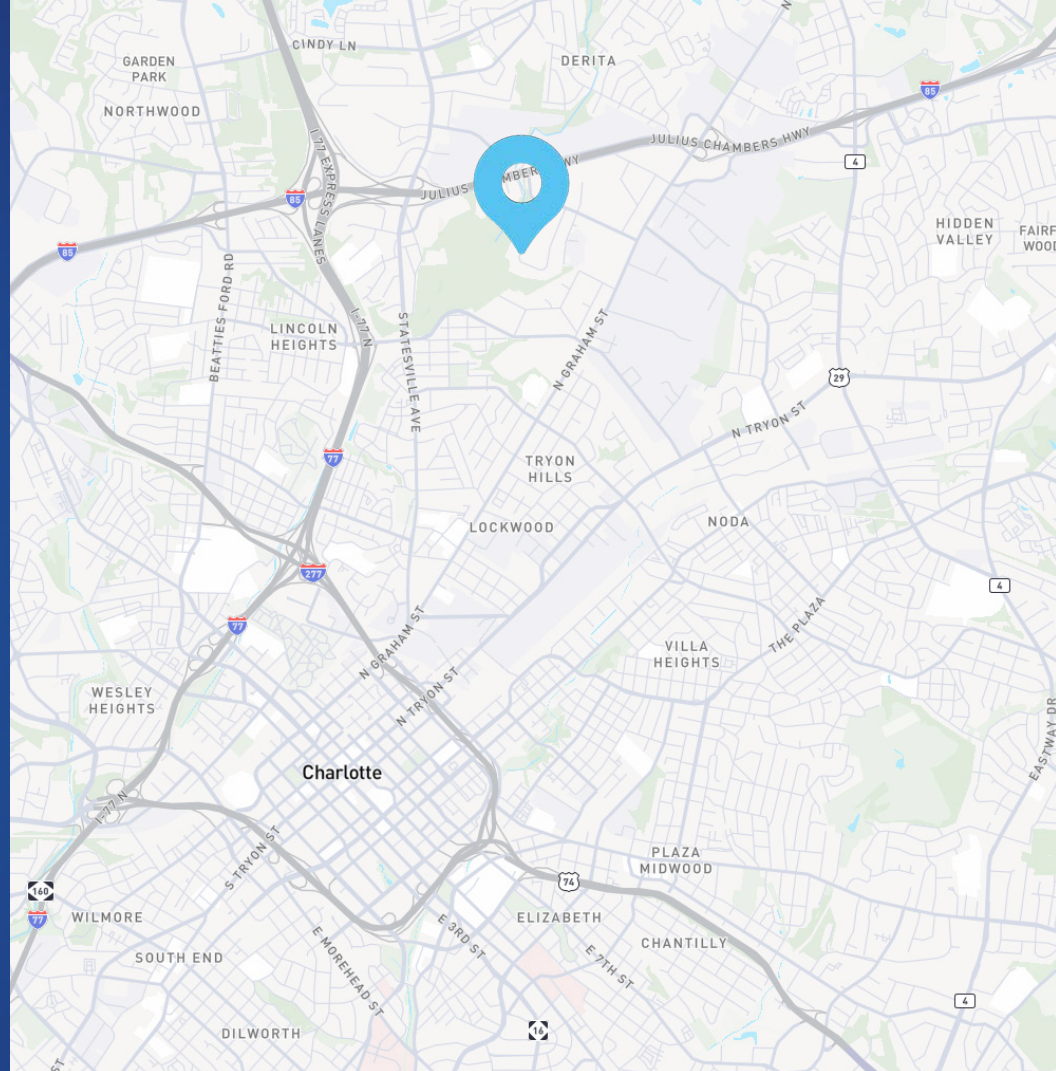
3400 Woodpark Boulevard Suite D Available for Sublease

3400 Woodpark Blvd., Suite D offers an 11,340 SF move-in ready industrial sublease opportunity within Woodland Business Park in Charlotte's desirable industrial submarket. The space includes a reception area, five private offices, multiple restrooms, and a heated warehouse serviced by one ramped drive-in door and one dock-high back-in door, accommodating a variety of distribution, storage, light manufacturing, and service-related uses.

Existing shelving, work benches, desks, and a large chain-link cage area will remain in place, providing a turnkey solution for immediate occupancy. Conveniently located with quick access to I-85 and I-77, the property is also minutes from Uptown Charlotte and Charlotte Douglas International Airport. The current lease term extends through January 31, 2029.

Property Details

Address	3400 Woodpark Blvd Suite D Charlotte, NC 28206
Availability	+/- 11,340 SF Available for Sublease
Use	Industrial
Parcel ID	07720205
Zoning	I-2
Lease Rate	Call for Details



Demographics

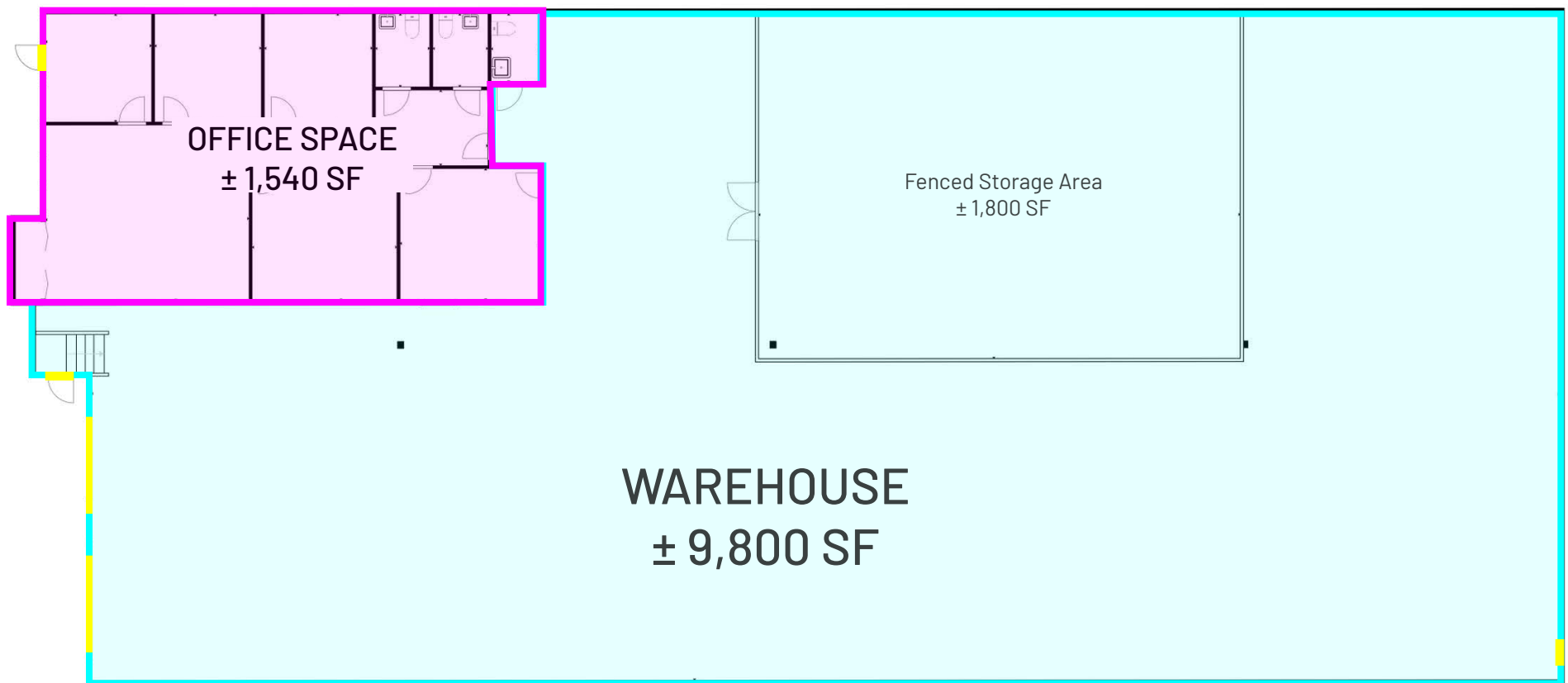
RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	12,789	112,632	294,517
Avg. Household Income	\$118,974	\$105,037	\$116,659
Median Household Income	\$71,638	\$67,596	\$73,608
Households	5,849	50,530	131,422
Daytime Employees	4,118	44,719	194,231



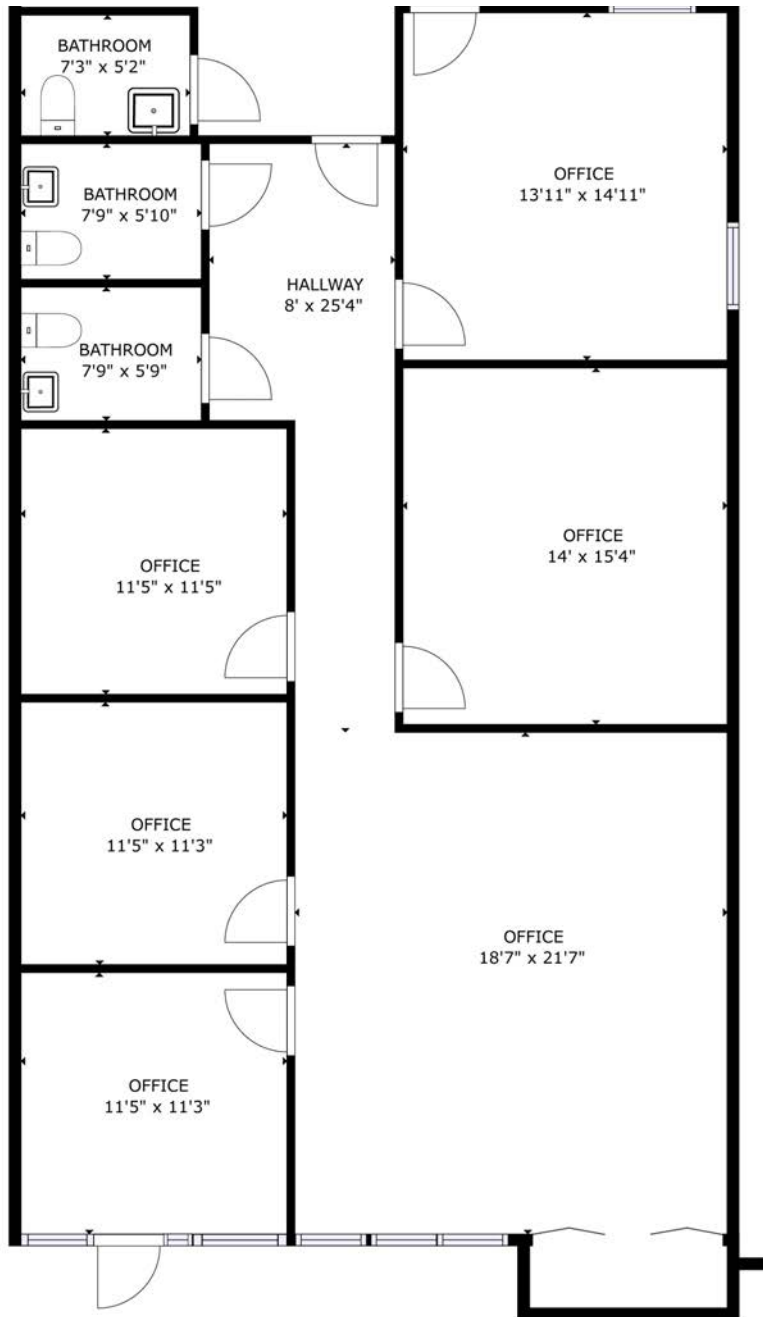
Available

+/- 11,340 SF

 Virtual Tour



Office Floor Plan

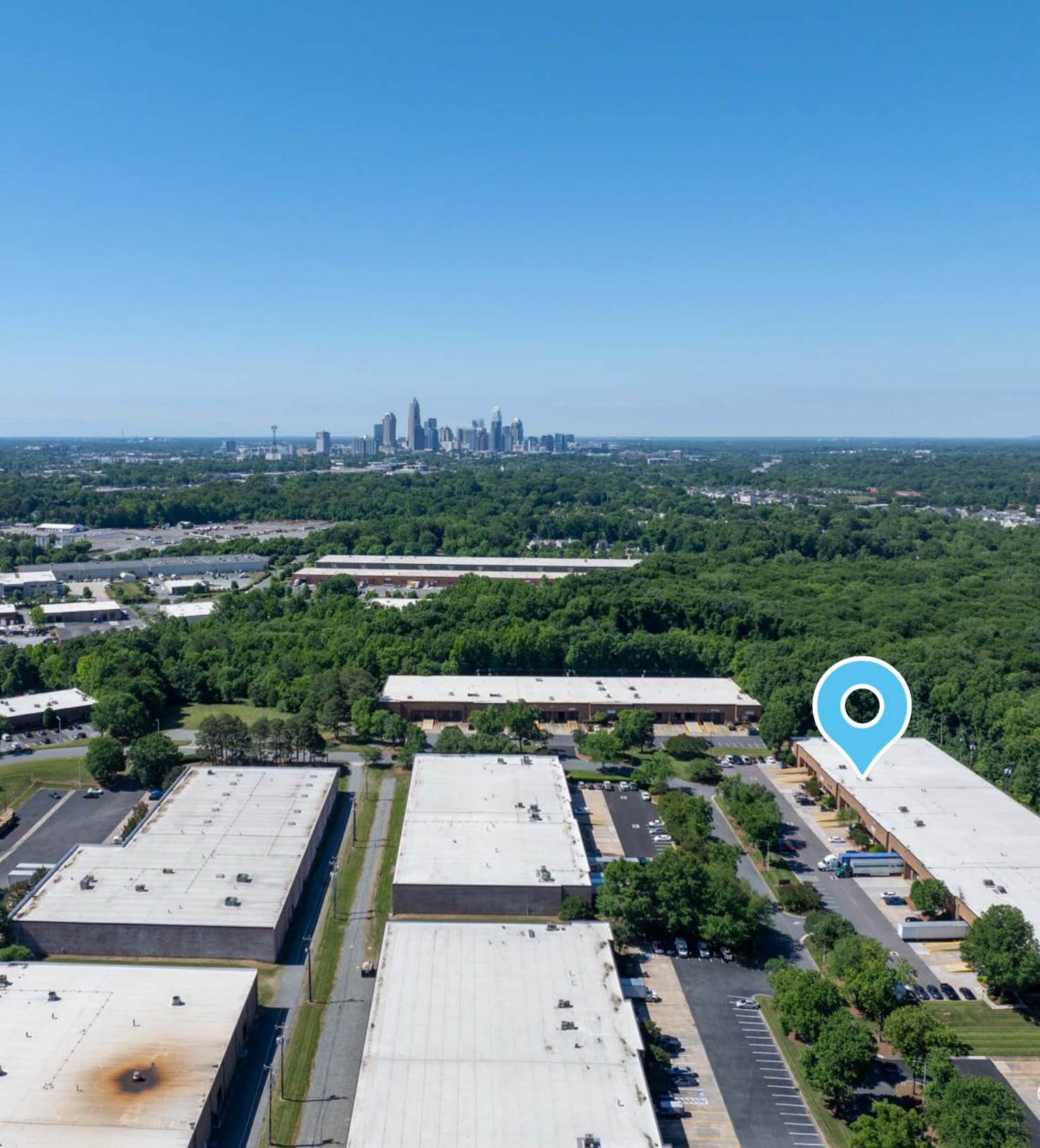


Warehouse Floor Plan



Market Overview





Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.