



RIVEROAKS CORPORATE PARK

8400 AUTOMATION DRIVE

CHARLOTTE, NC
SUBLEASE | ±197,347 SF



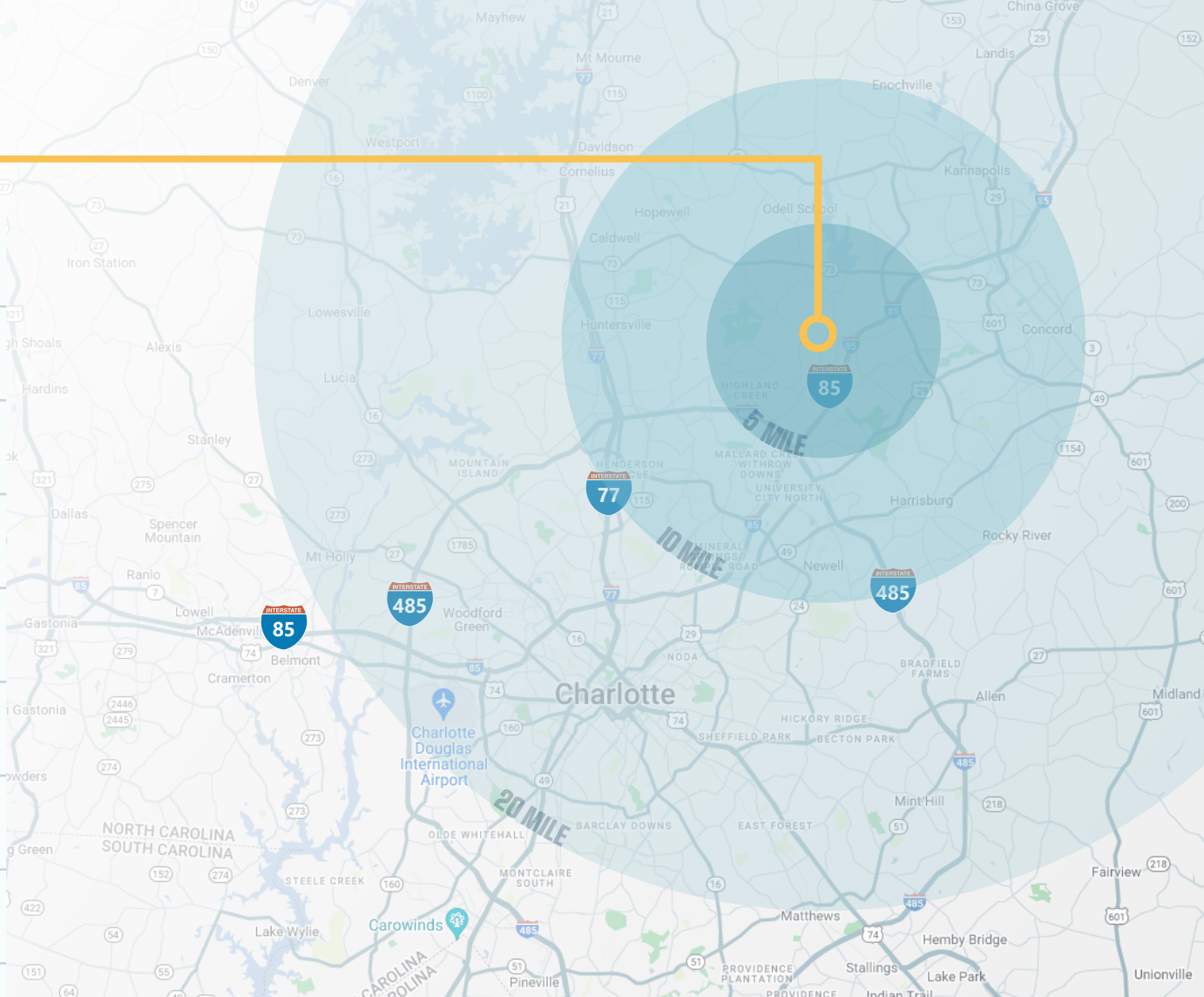
300 S Tryon Street, Suite 1110
Charlotte, NC 28202
www.cushmanwakefield.com

FERMIN DEOCA
+1 704 335 4436
fermin.deoca@cushwake.com

DREW COHOLAN
+1 704 620 6124
drew.coholan@cushwake.com

8400 AUTOMATION DRIVE PROPERTY DETAILS

TOTAL SF AVAILABLE	197,347 SF
LEASE EXPIRATION	12/31/2026
LOADING	CROSS DOCK
OFFICE	SMALL SPEC OFFICE
TRUCK COURT	185'
BUILT	2019
COLUMNS	50' X 52'6"
CEILING HEIGHT	32'
DOCKS	36 EXT.
DRIVE-INS	2
PARKING RATIO	57 CAR PARKS 30 TRAILER PARKS
SPRINKLERS	ESFR



DEMOGRAPHICS

	5 MILE	10 MILE	20 MILE
POPULATION	96,504	467,261	1,300,526
HOUSEHOLDS	35,153	178,285	513,680
EMPLOYEES	26,006	150,247	544,254
BUSINESSES	3,237	17,558	56,583

AVAILABLE
±197,347 SF

LEASED

197,347 SQ FT

241,484 SQ FT

ROOMS AND AREAS:

- OFFICE 123
- OFFICE 122
- OFFICE 121
- OFFICE 120
- TRAINING ROOM 117
- CHEMICAL 118 (10585 SF)
- AEROSOL 119 (1591 SF)
- REAR ROOM 109
- WOMENS LOCKER ROOM 124
- WOMENS RESTROOM 128
- MENS LOCKER ROOM 125
- MOTHERS ROOM 126
- MENS RESTROOM 127

Callouts: 1 (00A003), 2 (00A002)



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