

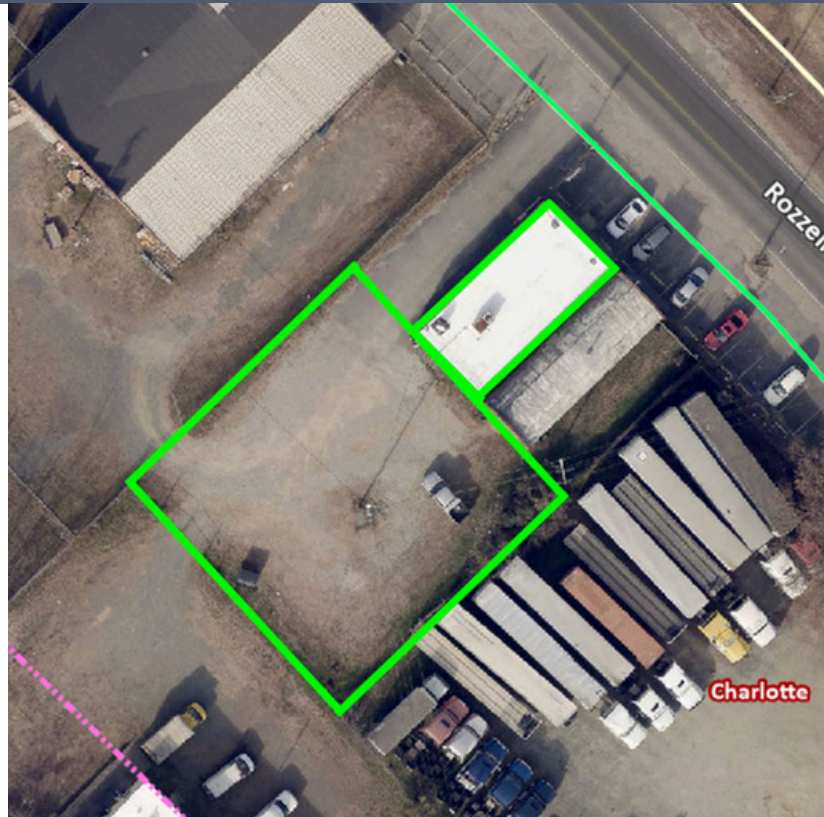


# FOR LEASE

4911 ROZZELLES FERRY ROAD  
CHARLOTTE, NC 28216

## PROPERTY HIGHLIGHTS

- Zoning: ML-2 (Heavy Industrial)
- Building Size:  $\pm$  1,800 SF
- Flexible Lease Options:
- Building only or
- Building with  $\pm$ 0.5 acres of fenced outside storage

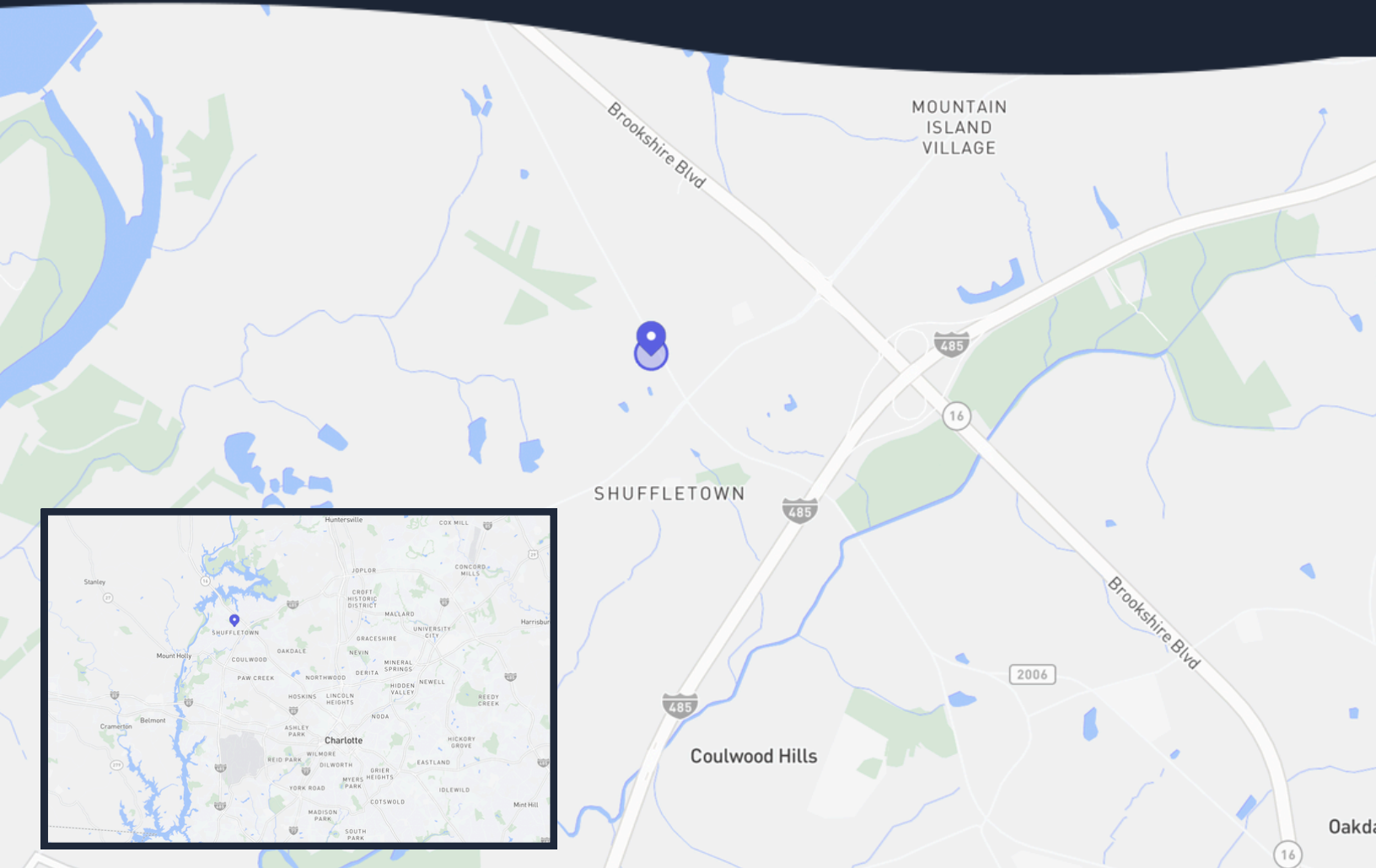


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## LOCATION HIGHLIGHTS

- Convenient West Charlotte location along Rozzelles Ferry Road within an established industrial corridor
- Easy access to major highways including I-85, I-77, and Brookshire Boulevard (NC-16) for regional connectivity
- Strong industrial area surrounded by compatible uses ideal for trucking, storage, and outdoor operations

## CONTACT TODAY



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