

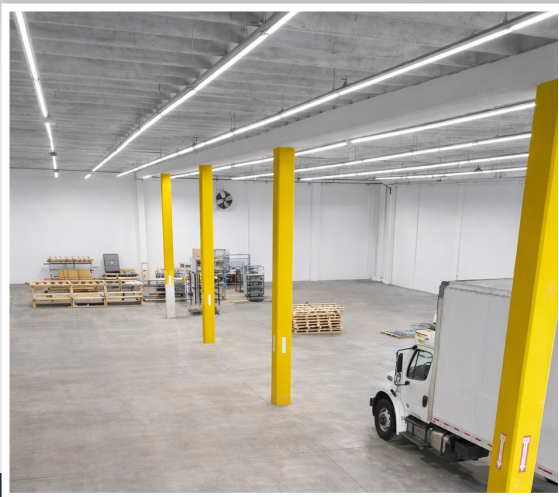
3125 - 3135 PARKSIDE DRIVE

CHARLOTTE, NC

±26,000 SF Industrial Opportunity for Lease



**Conceptual rendering*



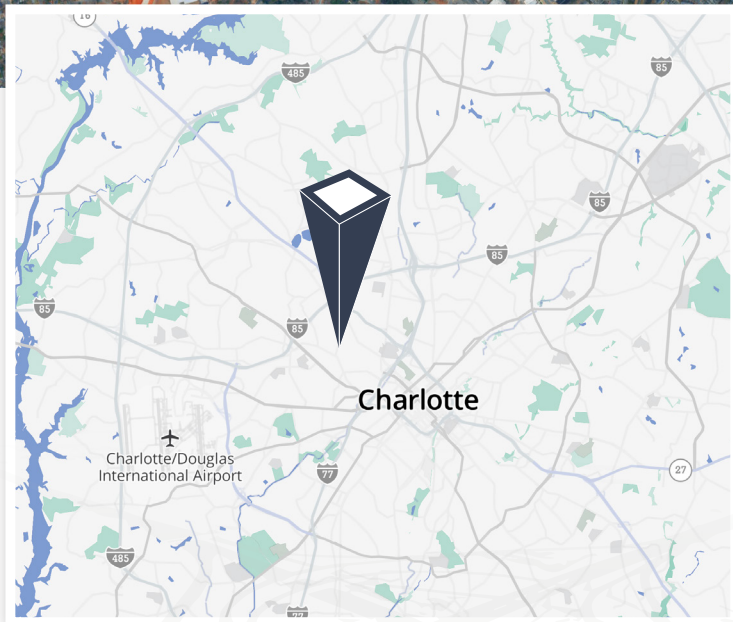
***\$1M LANDLORD RENOVATION,
BEST-IN-CLASS SPACE***

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**AVISON
YOUNG**

OVERVIEW



3125-3135 Parkside Drive Charlotte, NC 28208

SERVICING THE CHARLOTTE MSA AND TRIAD MARKETS

Located at 3125-3135 Parkside Drive in Charlotte, NC, this ±43,360 SF industrial facility sits on ±1.54 acres and offers ±26,000 SF currently available for lease. The property includes a well-appointed ±2,960 SF two-story office component, 21' clear heights, and a functional loading configuration with two dock-high doors and three grade-level drive-in doors. This versatile asset is ideal for a range of industrial users seeking a strategic location with efficient building features.

SITE PLAN

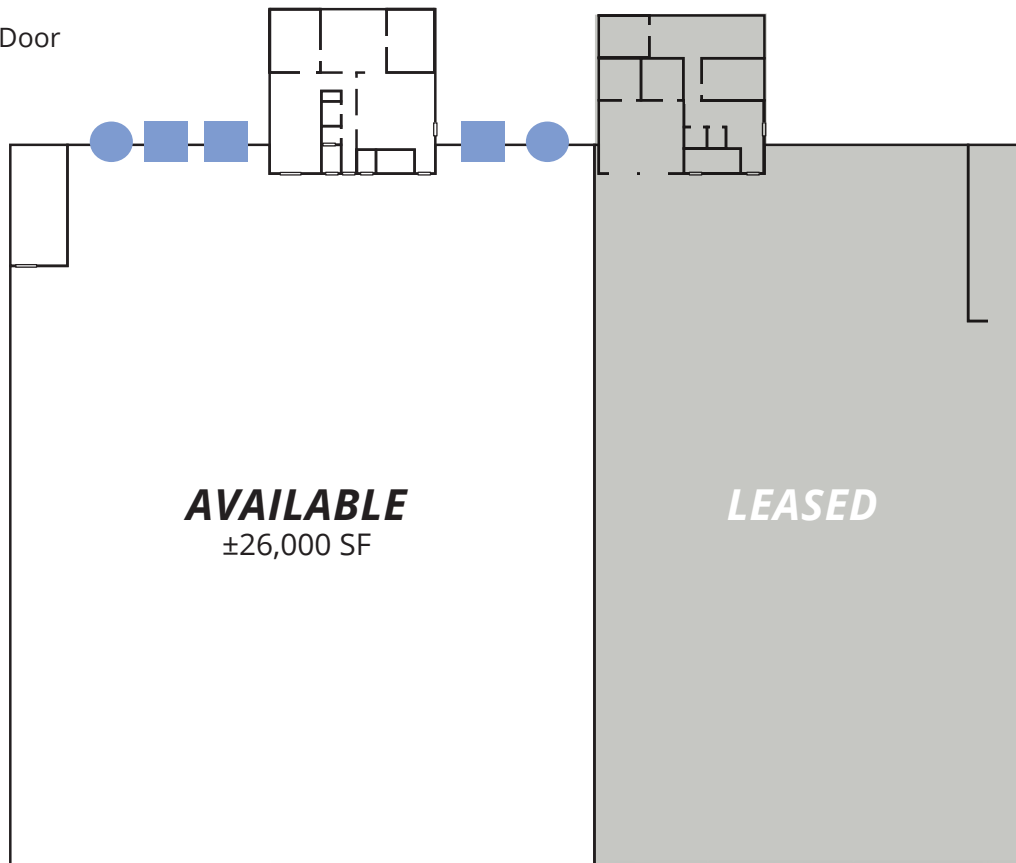


Building Size:	±43,360 SF	Office:	±2,960 SF (2-story)	Drive In Doors:	Three (3) Grade Level
Acreage:	±1.54 AC	Clear Height:	21'	Sprinkler:	Yes
Availability:	±26,000 SF	Dock High Doors:	Two (2)	Availability:	Immediately



FLOORPLAN

- Dock High Door
- Drive-In Door

**IMPROVEMENTS UNDERWAY****DELIVERED CONDITION (Q3 2026):**

- Fully renovated office (modern finishes, new flooring, upgraded systems)
- White-box warehouse (clean, bright, move-in ready)
- New LED lighting throughout (reduces operating costs)
- Upgraded loading + dock equipment
- Brand-new asphalt + parking lot

PRIME LOCATION



ACCESSIBILITY



INTERSTATE 85
1.3 miles



INTERSTATE 77
2.2 miles



INTERSTATE 277
3.3 miles



CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT
5.7 miles

FOR MORE INFORMATION, PLEASE CALL:

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