

FOR LEASE

**1832 University Commercial Place
Charlotte, NC 28213**

14,366 SF AVAILABLE IMMEDIATELY
1.92 ACRES OF FENCED YARD FOR
OUTDOOR STORAGE



SITE OVERVIEW



Property Details

YEAR BUILT	1981/recent renovations completed
PROPERTY TYPE	Industrial service facility/outdoor storage
ZONING	ML-1
PARCEL ID	09702142
ACREAGE	±1.92 AC
AVAILABLE SF	±14,366 SF
OFFICE SF	±1,885 SF
CLEAR HEIGHT	13'4" - 15'8"
DOCK HIGH DOORS	Five (5) 8' x10' with One (1) mechanical leveler
DRIVE-IN DOORS	One (1) 14' x14' grade level
AUTO POSITIONS	±15 spaces
OUTDOOR STORAGE	Fully fenced with gated entry ± 900 SF covered outdoor storage area

CONTACT BROKER FOR LEASE RATE

RECENT RENOVATIONS

Re-graveled yard for improved functionality and curb appeal

New paint

New LED lights in warehouse

Upgraded insulation

Dock and door replacements



Highly Accessible to the Entire Metro Area



Located in Charlotte's thriving University City submarket, just minutes from I-85 and I-485, providing direct routes to Uptown Charlotte, Concord, and regional distribution corridors throughout the Carolinas. Tenants benefit from a well-connected location that simplifies logistics, employee commutes, and access to suppliers and customers across the Southeast.

For more information, contact:

BRADLEY DUNN

704.777.7003

bdunn@trinity-partners.com

EZRA LEAK

704.299.7134

eleak@trinity-partners.com

