

MINT HILL, NC 28227

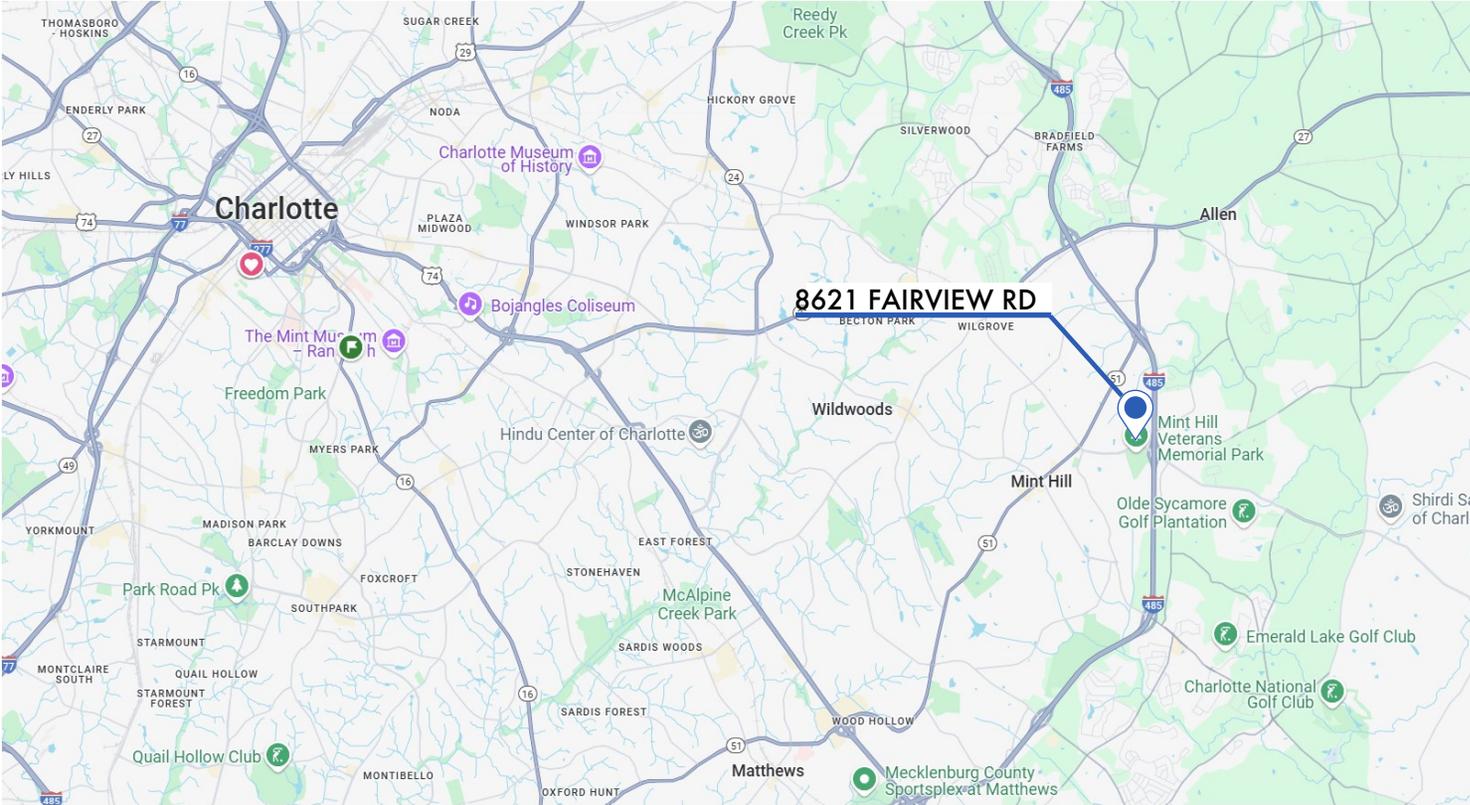
# 8621 FAIRVIEW ROAD

5.5 ACRES | 44,228 SF MULTI-TENANT INDUSTRIAL | 6 BUILDINGS



BILL GRIER | TYLER KOHLBUSCH  
704.201.7879 | 980-338-1060  
bill@fidelityprop.com | tyler@fidelityprop.com





## PROPERTY INFORMATION

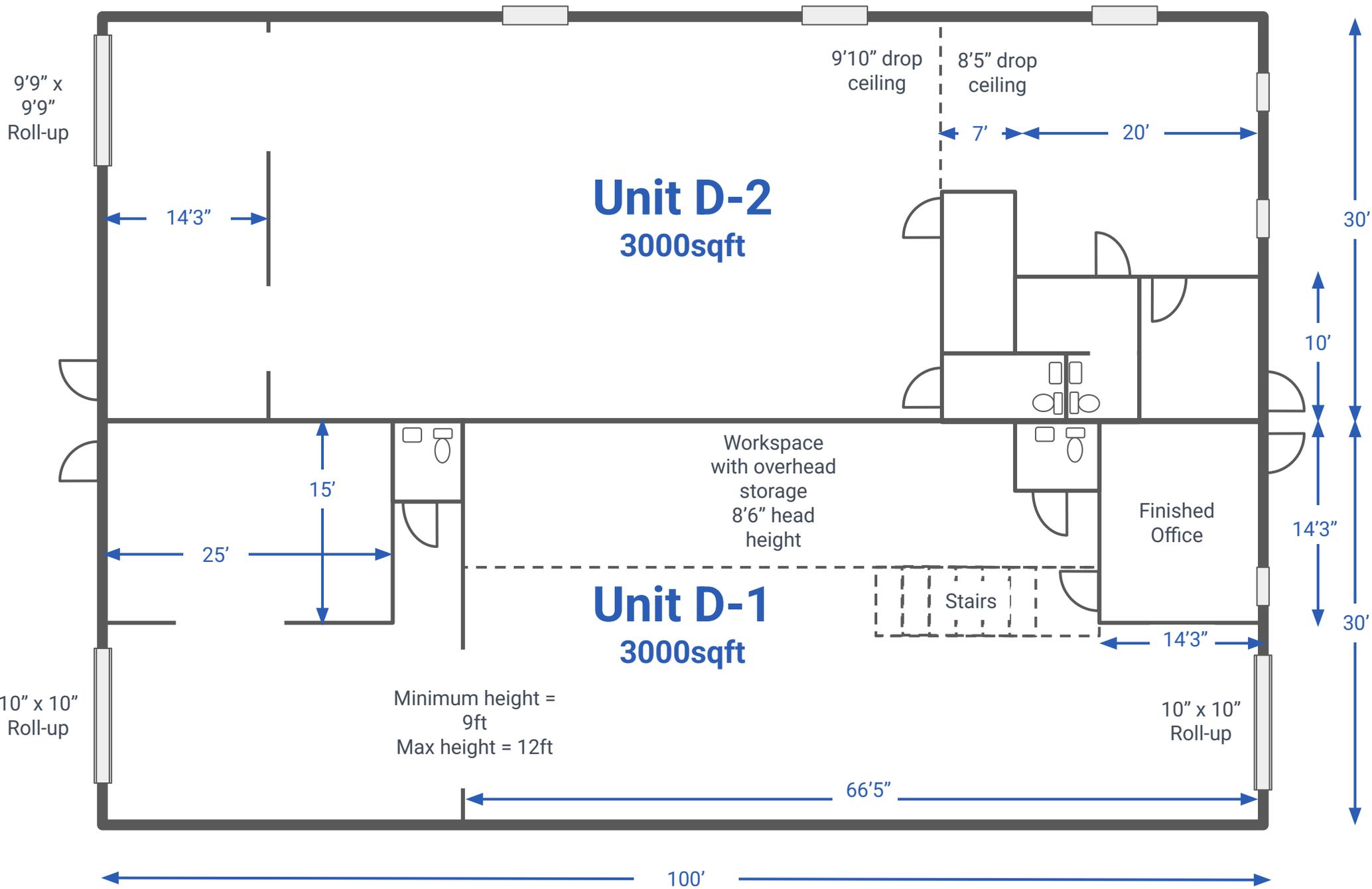
- Located in the high-growth Mint Hill sub-market just 1mi from downtown and 0.35mi from the I-485 on/off ramp, property offers quick access to the greater Charlotte Metro area.
- Two property entrances provide front and rear building access with loop-through for large conveyance deliveries.
- Designated right turn lane into the property.
- Zoned I-G (CD) allowing for most commercial, retail, and industrial uses.



BILL GRIER | TYLER KOHLBUSCH  
 704.201.7879 | 980-338-1060  
 bill@fidelityprop.com | tyler@fidelityprop.com



# BUILDING D



\*All dimensions are approximate

# Unit D-1

3000 sqft

- Newly finished office space (~ 200sqft)
- 10'x10' roll-up doors in front and back for full drive-through warehousing.
- Separate bathrooms for office and warehouse-use.
- Work/shop space available with elevated storage space above.
- HVAC throughout.
- Connection to Unit D-2 possible if full building is desired.



BILL GRIER | TYLER KOHLBUSCH  
704.201.7879 | 980-338-1060  
bill@fidelityprop.com | tyler@fidelityprop.com



# Unit D-2

3000 sqft

- Existing office and storage space can be adjusted/up-fit depending on desired office/warehouse mix.
- Aluminum/glass door and windows in the front with 9'9"x9'9" roll-up and man doors in the back.
- Drop-ceiling throughout (8'5" in office and 9'10" in warehouse area).
- Separate bathrooms for office and warehouse-use.
- Heavy power and built-in air lines available throughout shop/warehouse spaces.
- HVAC throughout.



BILL GRIER | TYLER KOHLBUSCH  
704.201.7879 | 980-338-1060  
bill@fidelityprop.com | tyler@fidelityprop.com

