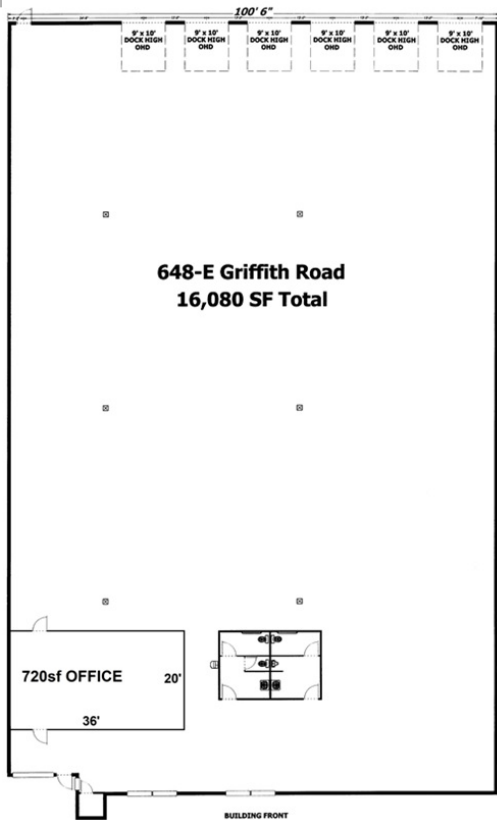


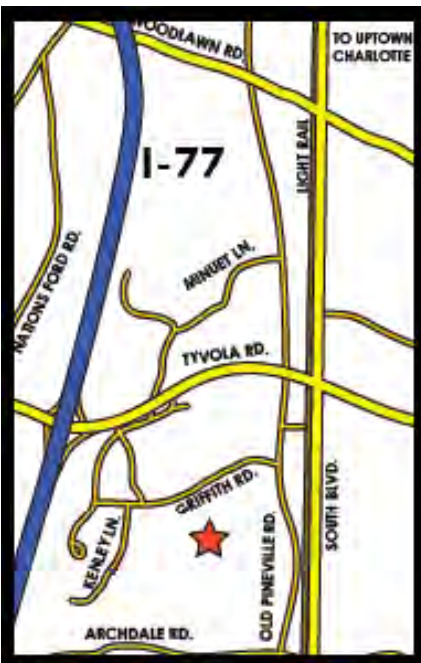
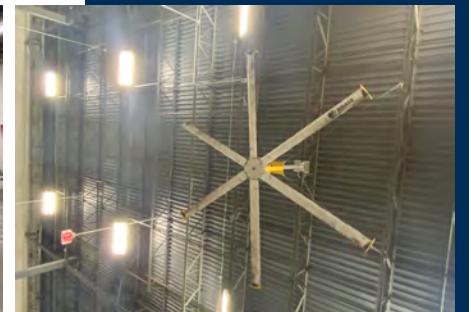
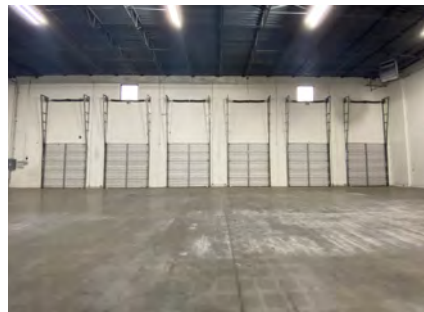
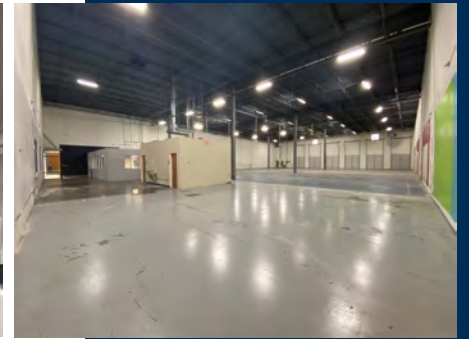
INDUSTRIAL FOR LEASE

648-E Griffith Road, Charlotte, NC



LOCATION HIGHLIGHTS

- Excellent South Charlotte location off I-77 and Tyvola, behind Costco
- Convenient to interstates 77, 485, & 85.
- Just minutes to Uptown and Douglas International Airport
- Surrounded by retail, restaurants, & hotels.
- Walking distance to light rail line.



BUILDING FEATURES

- 16,080sf TOTAL - 1,000sf Office includes one 720sf open office & 2 restrooms.
- 160' bay depth, 24' clear height.
- 40' x 40' column spacing.
- 2 Warehouse Gas Heaters.
- All concrete truck court.
- ESRF sprinkler system.
- Six 9' x 10' Dock-High Doors.
- ZONED I-2.
- One BIG ASS Fan in Warehouse.
- AT&T & Spectrum Fiber available.
- Spectrum 5G Wireless available.



For information contact Andy Burch (704) 332-1000 ABurch@FordRealtyNC.com

FORD REALTY COMPANY, INC • 508 Griffith Rd. • Charlotte, NC 28217 • FordRealtyNC.com

Space Plan

FORDHAM PARK – Bldg 11

648-E Griffith Road

16,080sf Total	<u>Base Rent</u>	<u>Est. TI-CAM</u>	<u>Total per month</u>
1,014SF Office	\$16,080 (\$12/sf)	\$3,149 (\$2.35/sf)	\$19,229 (\$15.35/sf)
15,066SF Warehouse			

AVAILABLE NOW!

