

725

IMPERIAL COURT



**±6,000 SF Industrial /
Flex Space
Available for Lease
in Charlotte, NC**

CONTACT BROKERS FOR PRICING DETAILS

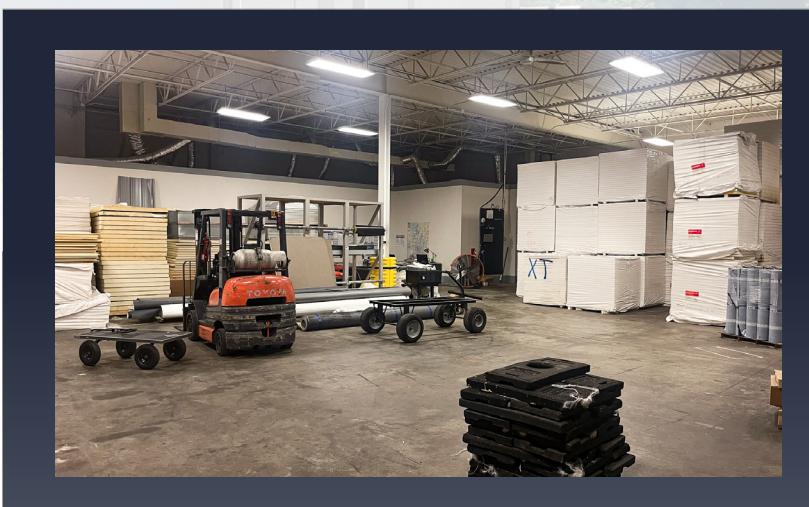
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**AVISON
YOUNG**

INDUSTRIAL / FLEX SPACE FOR LEASE

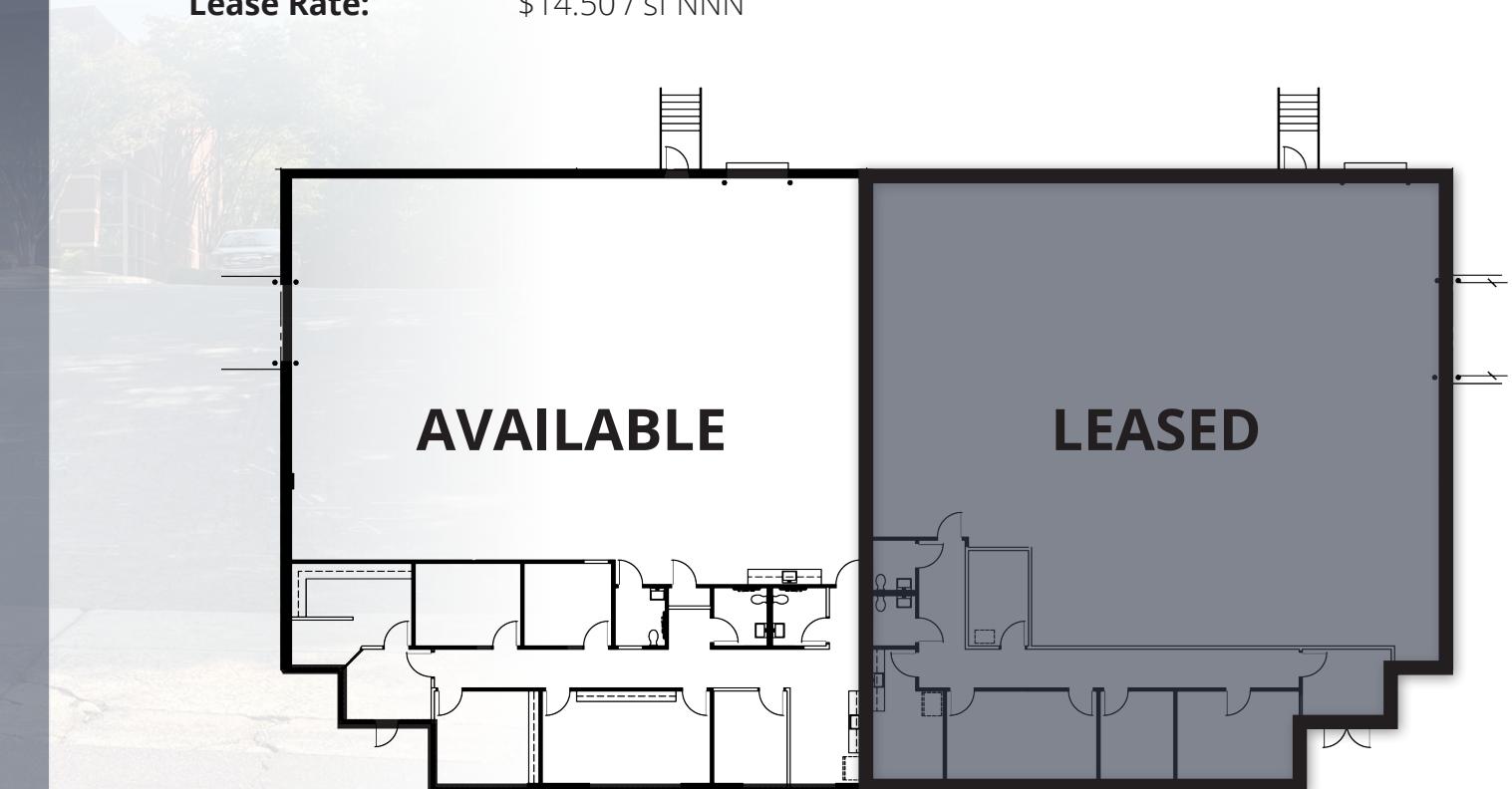
725 Imperial Court, Charlotte, NC

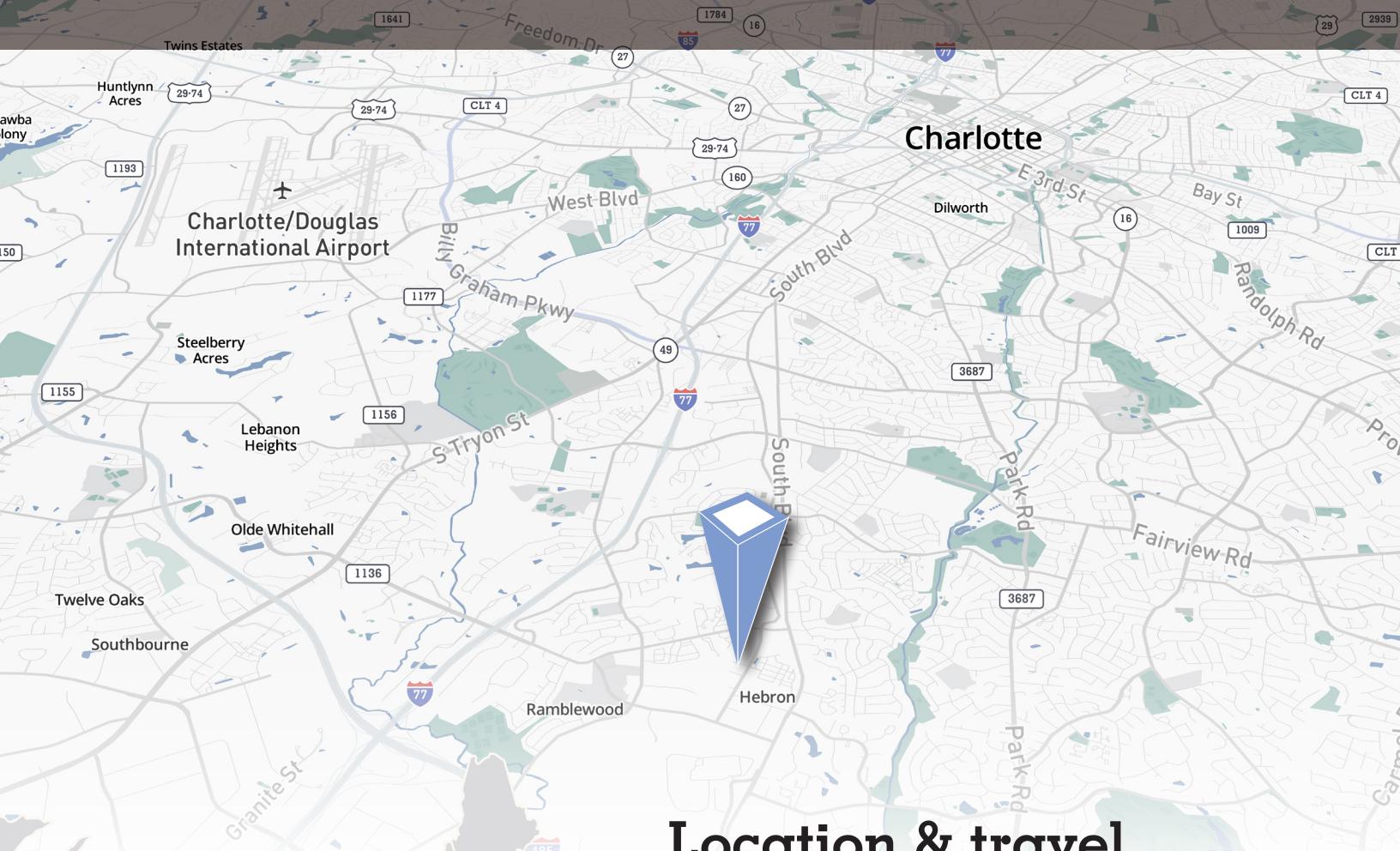
Located in Charlotte, this $\pm 6,000$ SF industrial / flex space is available for lease. The building is located in close proximity to South Blvd, which sees an average of 25,000 vehicles per day. The building is just **2 miles from Interstate 77 with easy access to Charlotte and its many surrounding highway systems.**



Property details

Address:	725 Imperial Court, Suite A Charlotte, NC 28273
Building SF:	$\pm 12,000$ sf
Available SF:	$\pm 6,000$ sf
Acreage:	± 2.72 ac
Zoning:	BD
Year Built:	1995
Offices:	Four (4) private offices
Restrooms:	Three (3) restrooms
Drive-In Door:	One (1) door
Clear Height:	24'
Parking:	Ample
Availability:	Immediately
Lease Rate:	\$14.50 / sf NNN





Location & travel

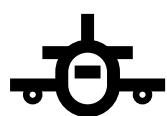
With **53% of the nation's population within a day's drive of the Charlotte region**, this property's location near the I-77 / I-485 interchange boasts a perfect regional access point.



INTERSTATE 77
2.0 MI



INTERSTATE 485
2.6 MI



CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT
10.2 MI



INTERSTATE 85
13.3 MI