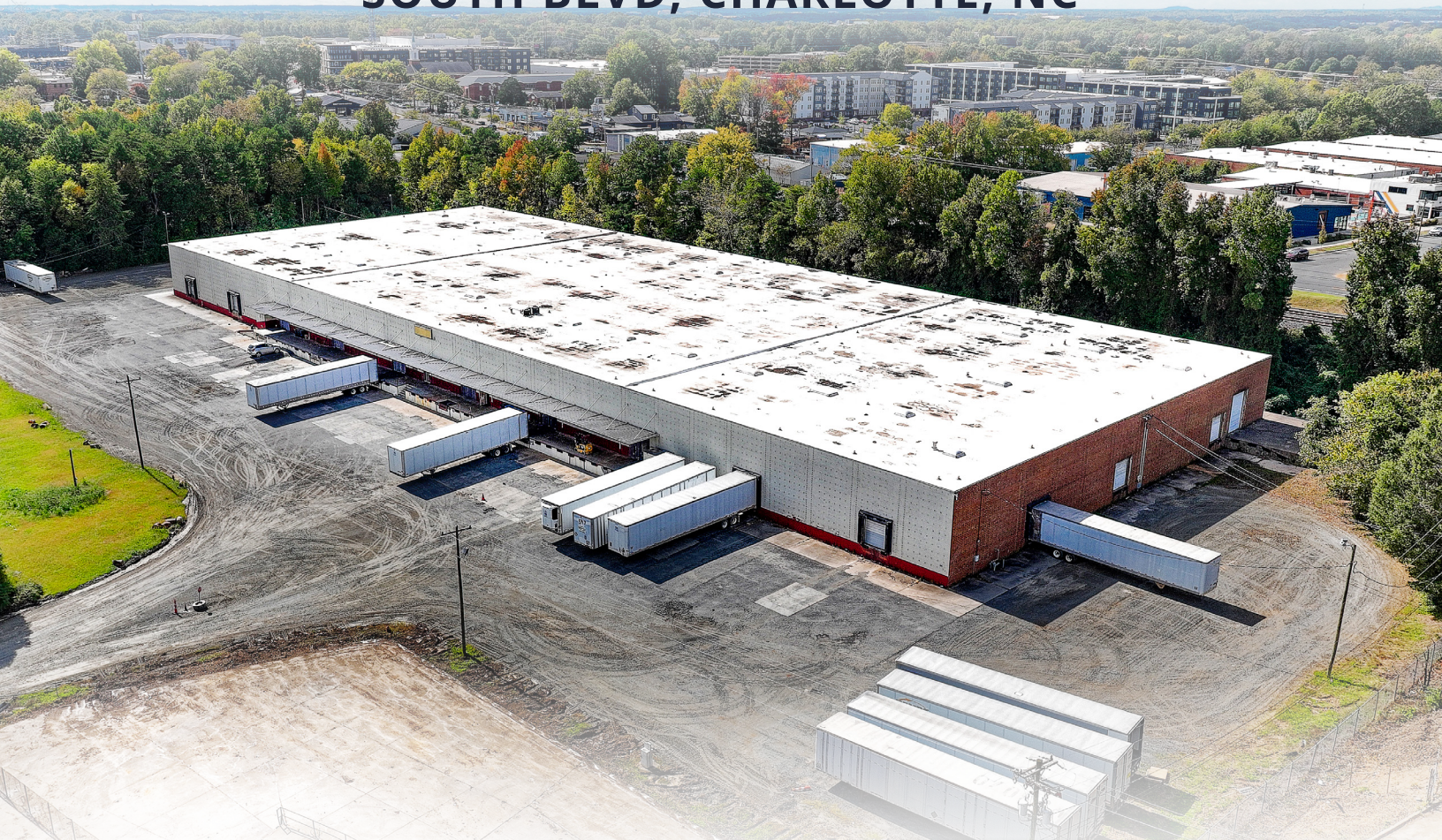


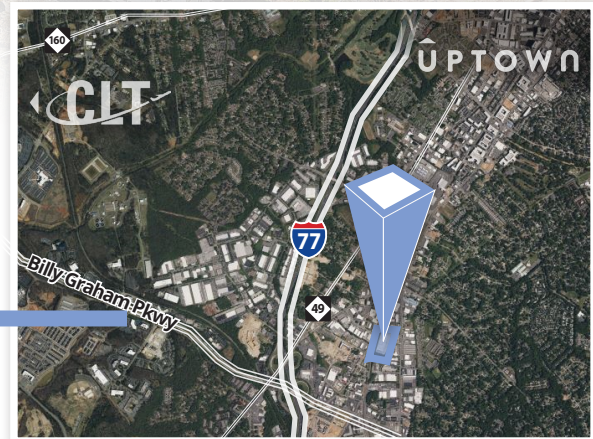
# 4300

**SOUTH BLVD, CHARLOTTE, NC**



**± 100,990 SF Industrial  
Space Available for Lease  
with Trailer Parking**

**CHARLOTTE, NORTH CAROLINA**



**Henry Lobb, SIOR**  
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**Gray Gaines**  
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YOUNG**

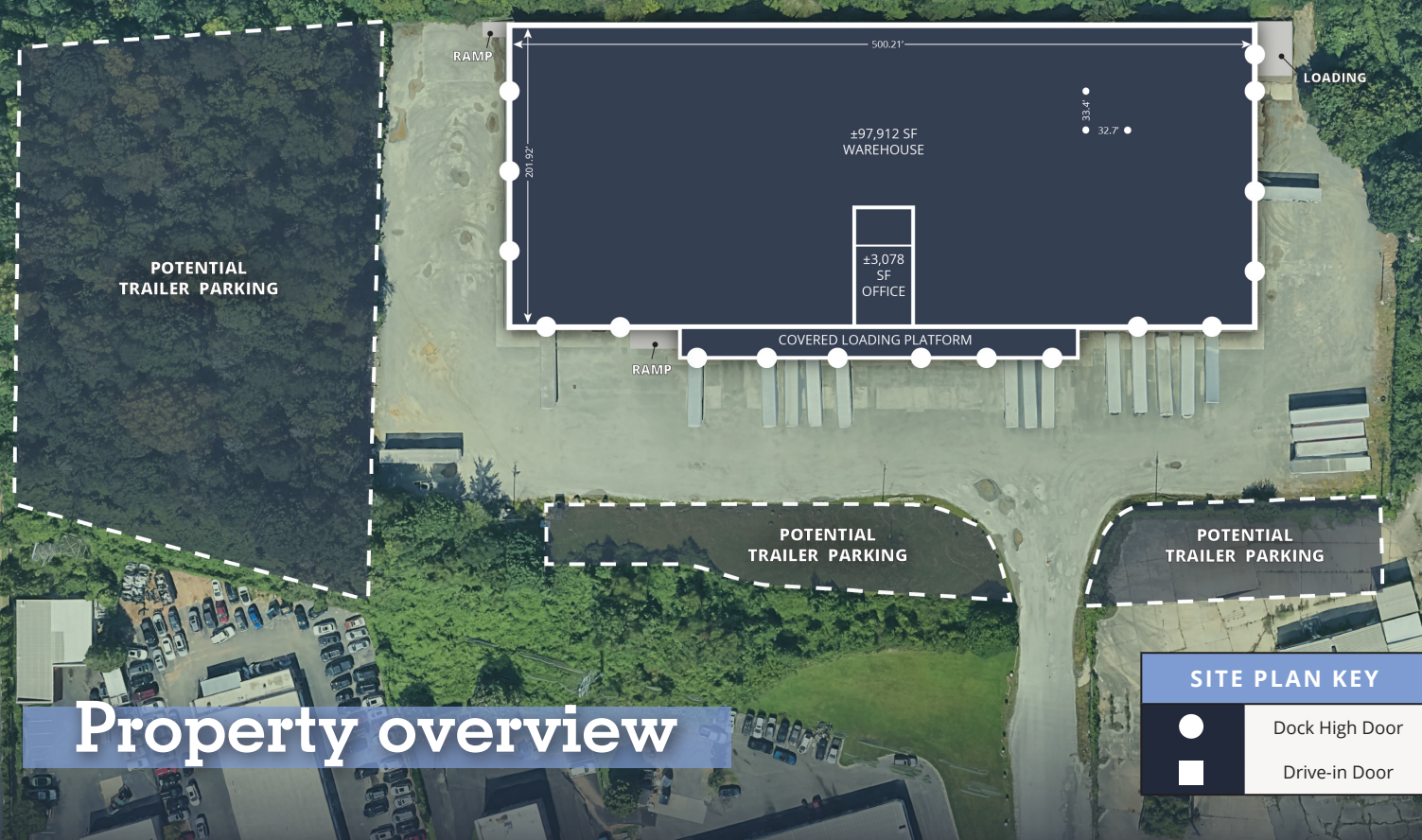
# INDUSTRIAL FACILITY AVAILABLE FOR LEASE

4300 South Blvd, Charlotte, NC



## Property details

Address:	4300 South Blvd
Acreage:	±12.36 AC
Zoning:	TOD-CC
Available SF:	±100,990 SF
Warehouse SF:	±97,912 SF
Office SF:	±3,078 SF
Clear Height:	23.5'
Column Spacing:	32.7' x 33.4'
Dock High Doors:	Seventeen (17)
Roof:	TPO with venturi system
Sprinkler:	Wet
Lighting:	Fluorescent



**SITE PLAN KEY**

- Dock High Door
- Drive-in Door

## Property overview

## Interstate access



**77 ACCESS ROUTES**

- 1.4 miles
- 1.3 miles



# INDUSTRIAL FACILITY FOR LEASE

4300 South Blvd, Charlotte, NC



INTERSTATE 77  
1.5 miles



INTERSTATE 485  
5.5 miles



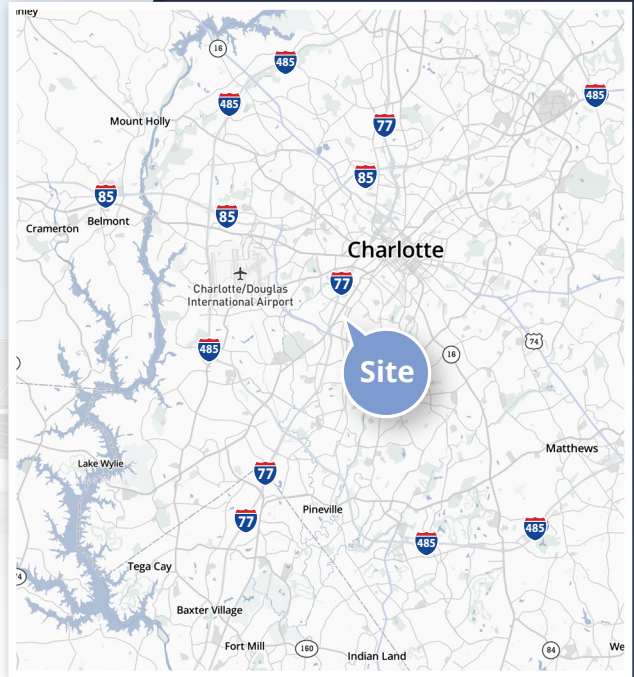
INTERSTATE 85  
6.5 miles



CHARLOTTE CBD  
3.7 miles



CHARLOTTE DOUGLAS  
INTERNATIONAL AIRPORT  
6.8 miles



## 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 offers a perfect regional access point.



**For more information:**

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