

# INDUSTRIAL FOR LEASE

±4,500 SF | 1 ACRE OF OUTDOOR STORAGE



## 448 SPRINGBROOK RD | CHARLOTTE, NC 28217

**BUILDING** ±4,500 SF warehouse/office  
4 grade level doors (10'x10')  
1 conference room, 4 offices, break room, & 3 restrooms

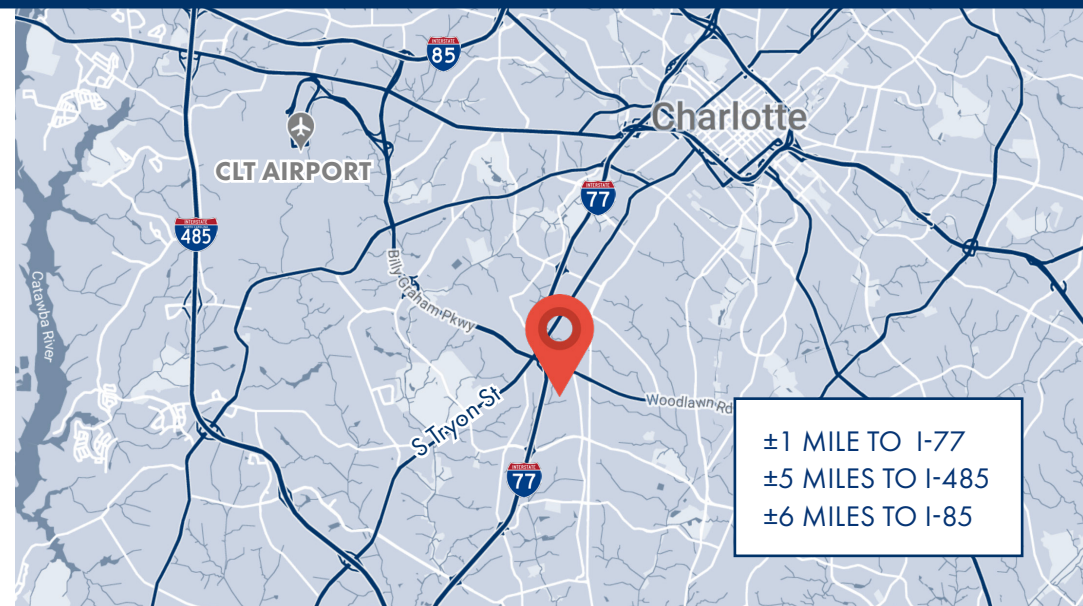
**LAND** ±1 acre of outdoor storage  
Fenced & gated with Duke Power security lights  
Potential to add an add'l ±0.5 acres outdoor storage

**FUELING SYSTEM** 2,000 gallon diesel tank & 1,500 gallon gas tank

**ZONING** Zoned ML-2

**FOR LEASE: \$11,900/MO NNN**

TAXES & INSURANCE: \$1,290/MONTH



±1 MILE TO I-77  
±5 MILES TO I-485  
±6 MILES TO I-85

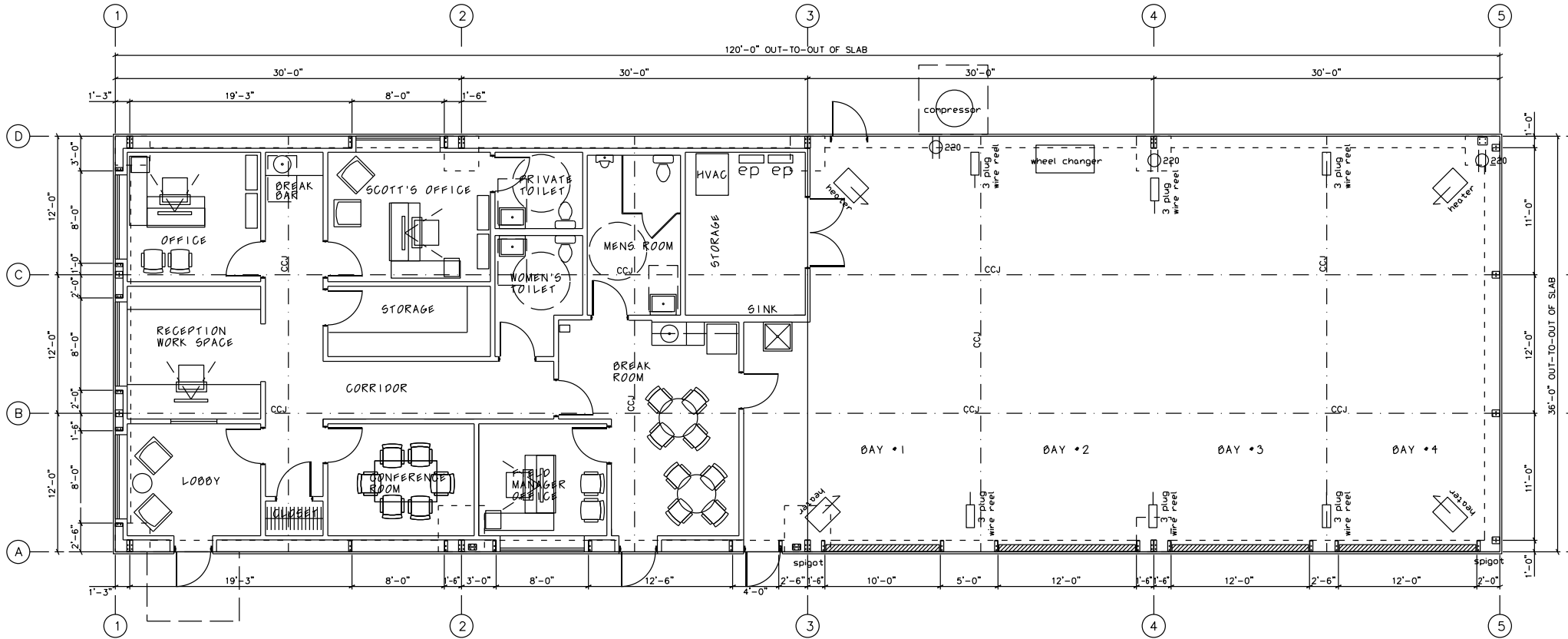
# PHOTOS

448 SPRINGBROOK RD | CHARLOTTE, NC 28217



# FLOOR PLAN

448 SPRINGBROOK RD | CHARLOTTE, NC 28217



# LOCATION

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**PIEDMONT PROPERTIES**  
CORFAC INTERNATIONAL

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