

# FOR SALE

## MULTI-TENANT FLEX/ INDUSTRIAL INVESTMENT



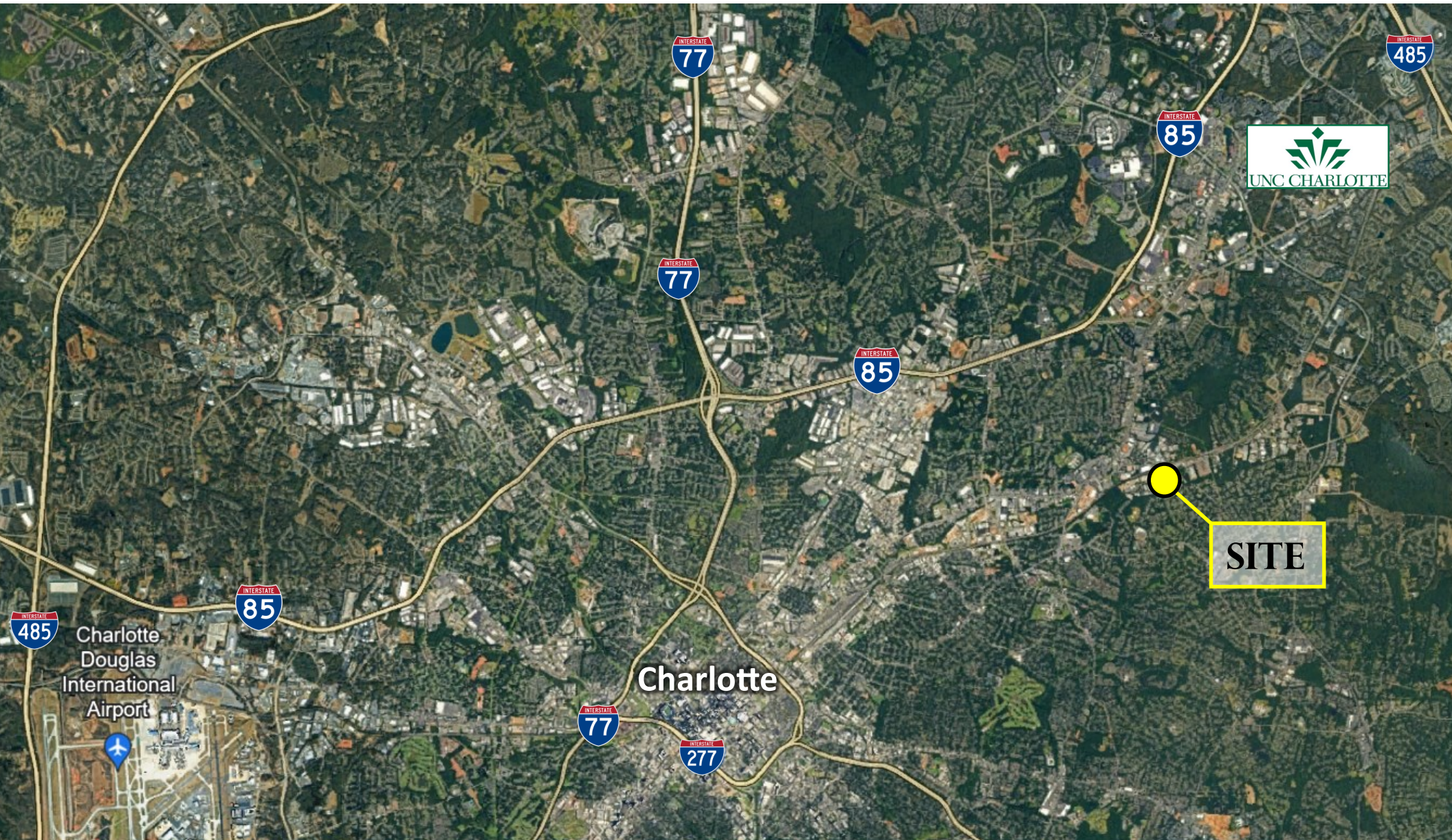
### OFFERING MEMORANDUM

# 1700 INDUSTRIAL CENTER CHARLOTTE, NC

**LPA**

Lat Purser  
& Associates, Inc.







## INVESTMENT HIGHLIGHTS

### BUILDING

**ADDRESS:** 1700 - 1710 Industrial Center Circle  
Charlotte, NC 28213

**COUNTY:** Mecklenburg

**TYPE:** Flex space (office/warehouse)

**YEAR BUILT:** 2023

**BUILDING SIZE:** Building 1:  $\pm 11,200$  SF  
Building 2:  $\pm 10,700$  SF  
 $\pm 21,900$  SF

### SITE

**SITE SIZE:**  $\pm 2.560$  AC

**PARCEL ID:** 09722305

**ZONING:** I-1 (CD)

### FINANCIAL

**NOI:** \$398,670

**LEASE TYPES:** NNN

**CAP RATE:** 7%

**ASKING:** \$5,695,000

### SUMMARY

This newly built, fully leased small bay flex property in Charlotte's University Area provides investors with a unique chance to secure a profitable investment. Featuring substantial in-place rents and built-in escalations, the property offers a reliable and stable income stream.

As exclusive agent for the seller, we are pleased to present an exceptional investment opportunity in the University area of Charlotte, North Carolina. This 100 % leased, newly built small bay flex property offers a prime blend of flex/industrial space within a rapidly growing commercial hub. This asset offers instant returns and reliable investment stability.

### **LOCATION:**

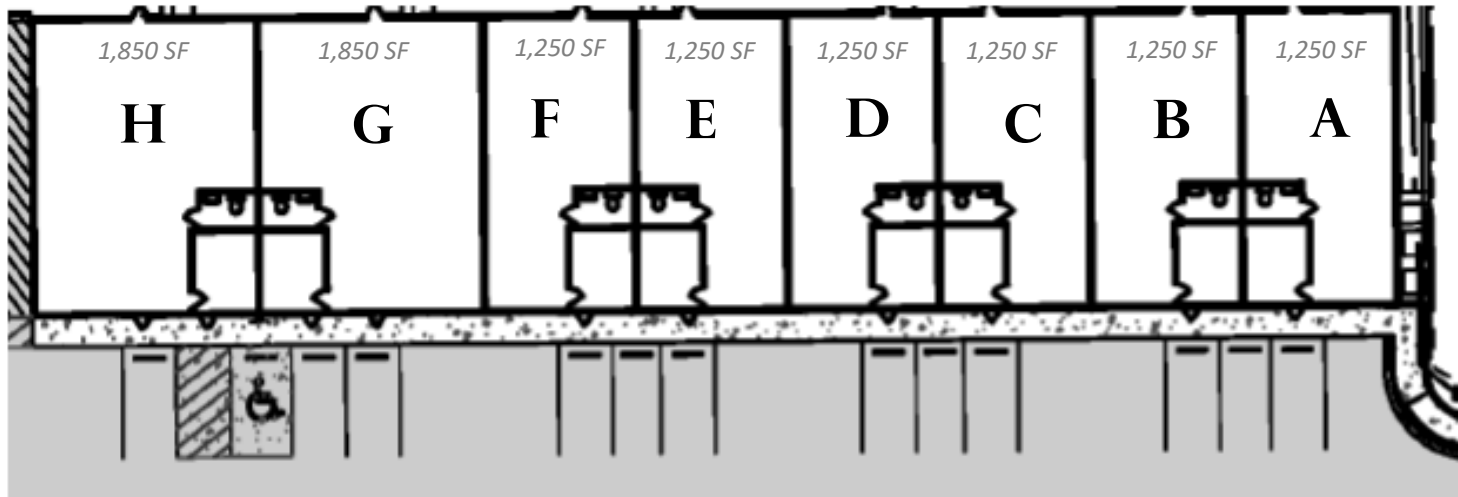
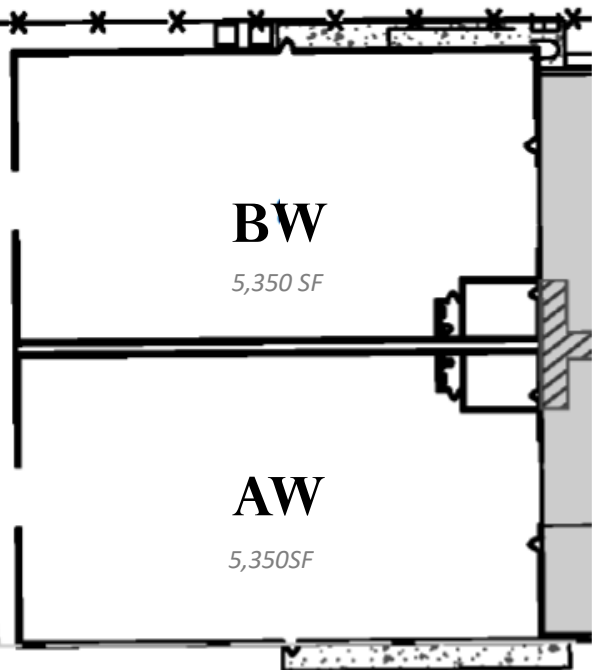
Situated in the highly sought-after University area, known for major retail and dining options, and key transportation routes, including Interstate 85, Interstate 485 and the light rail system, make this offering an ideal choice for businesses requiring efficient logistics to both the local and regional markets within the Charlotte MSA. The area is a focal point for commercial growth and development, benefiting from a strong economic presence and access to a highly educated and skilled workforce.

### **KEY FEATURES:**

- **Modern Construction:** The property features contemporary design and construction, with the use of high-quality materials. The newly built nature of the property assures minimal maintenance and compliance with the latest building codes.
- **Fully Leased:** The property is 100% leased, offering a steady stream of rental income and mitigating vacancy risk.
- **Versatile Layout:** Comprising of both office and warehouse space, the property is designed to accommodate a variety of business uses, including light manufacturing, distribution, and professional services.
- **Loading Facilities:** Equipped with oversized drive-in bays to support efficient operations and logistics that accommodate oversized vehicles, trucks and delivery vans.

### **MARKET POTENTIAL:**

The University area of Charlotte is a burgeoning commercial district with strong demand for high-quality flex spaces. The presence of educational institutions, research facilities, and a growing residential base contributes to a vibrant business environment.



	TENANT	SPACE	SF
<b>FLEX BAYS</b>	PRIME FITNESS	TENANT A	1,250 SF
	CORE TRANSIT	TENANT B	1,250 SF
	503 DRYWALL & PAINT	TENANT C	1,250 SF
	PALMETTO RESOLUTIONS	TENANT D	1,250 SF
	EAT ACADEMY II	TENANT E	1,250 SF
	ULTIMATE FITNESS	TENANT F	1,250 SF
	CHARLOTTE RUG CLEANING	TENANT G	1,850 SF
	EAT ACADEMY	TENANT H	1,850 SF
<b>WAREHOUSE BAYS</b>	VIX GARAGE	TENANT AW	5,350 SF
	S & E FLOORING	TENANT BW	5,350 SF









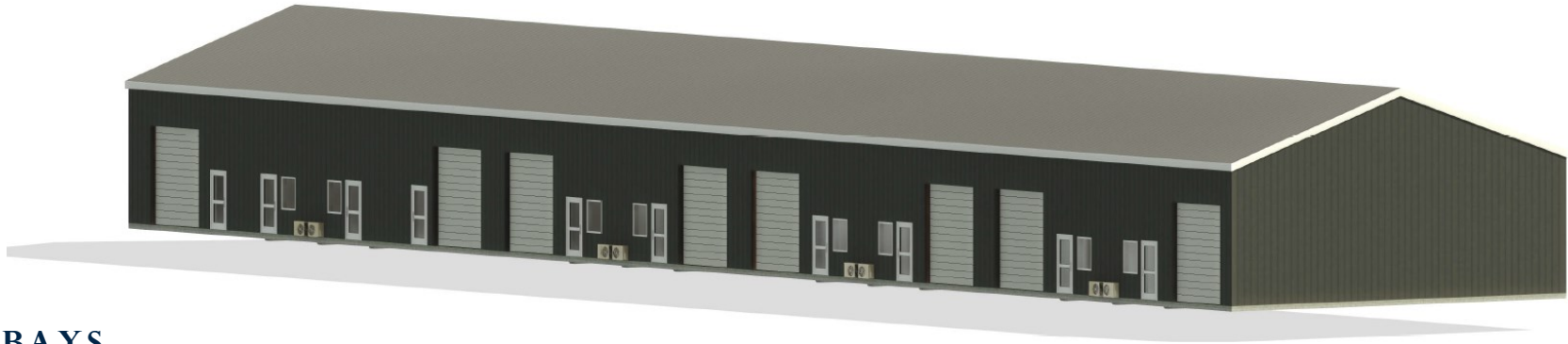
WAREHOUSE BAYS



NORTHWEST ISOMETRIC

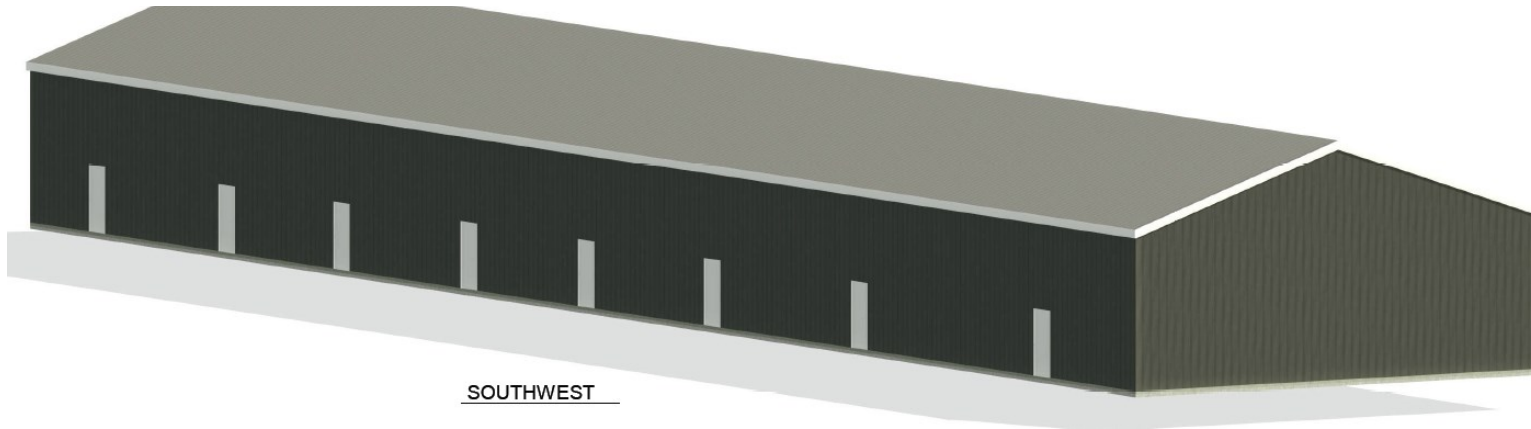


SOUTHEAST ISOMETRIC



NORTHEAST

FLEX BAYS



SOUTHWEST

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