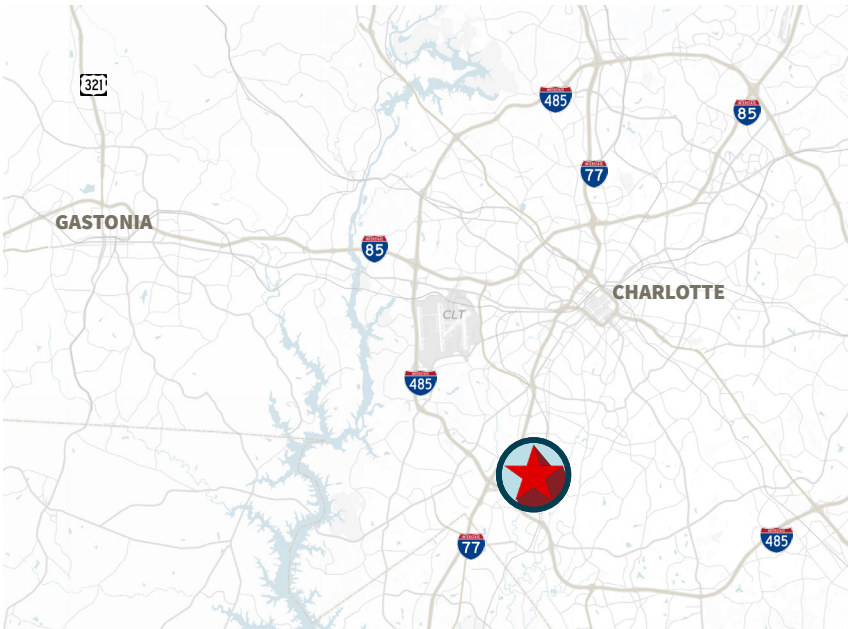




**± 2.75 ACRES
FOR LEASE**

9535 Hebron Commerce Dr. | Charlotte, NC

Fenced, gated, and paved industrial outdoor storage



Property Highlights

- ± 2.75 Acres
- ± 7,800 SF available
- ± 400 SF office

Available Immediately

Property Improvements

- Newly paved asphalt
- Fence repair and replacement
- Landscaping and vegetation removal
- Office renovation (new flooring, ceiling, paint & lighting)
- Warehouse renovation (floor resurfacing, lighting & insulation repair and replacement)

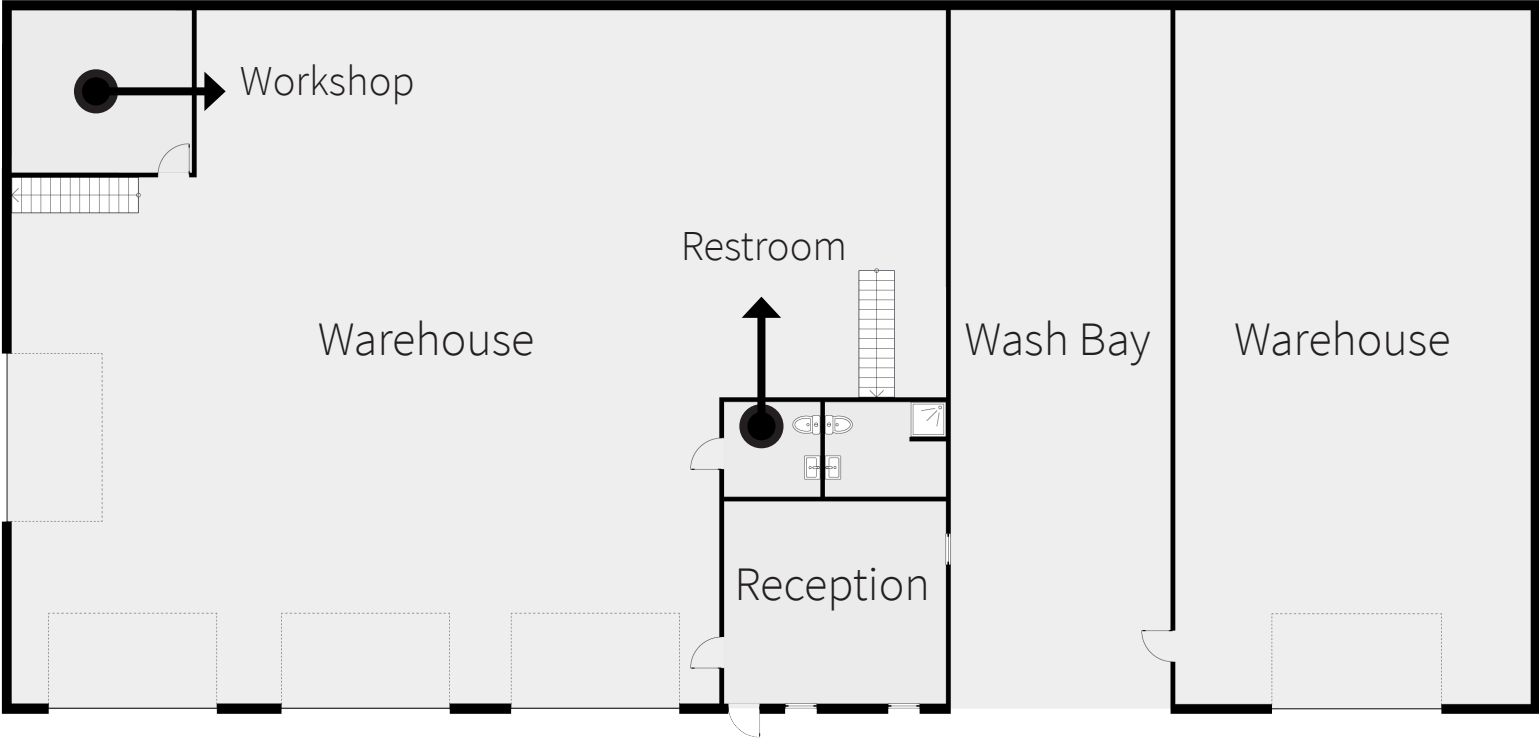
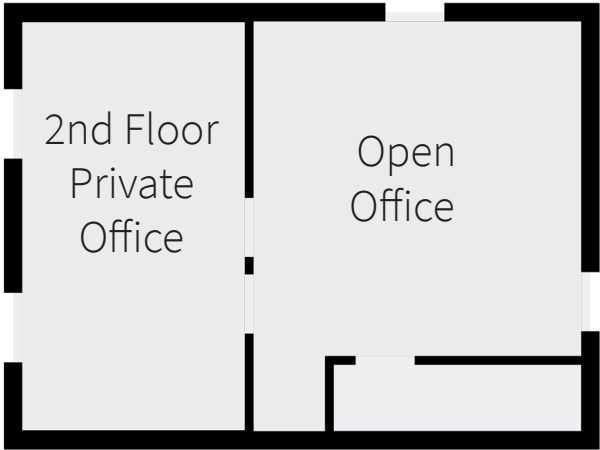
Rich Grieder
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Building Specifications

Acreage	2.75 AC
Available SF	±7,800 SF
Office SF	±400 SF (2nd Floor)
Breakroom SF	±500 SF with two (2) restrooms
Clear Height	17.5' - 20.5' under joist
Loading	(4) 12'w x 14'h doors (1) 14'w x 16'h door
Zoning	ML-2
Availability	Immediately
Additional Features	Fuel station Pressure washer Fully fenced with electric slide gate



Site Upgrades (New Fueling Station & Fence)



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